



ESTABLISHED 1850

CITY OF VACAVILLE

650 MERCHANT STREET
VACAVILLE, CALIFORNIA 95688-6908
www.cityofvacaville.com
707-449-5100

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Councilmember, District 6

VIA EMAIL

July 23, 2021

Community Development Department
Planning Division

Mr. Josh Randles
Residential Project Manager
Discovery Builders, Inc.
4021 Port Chicago Hwy,
Concord, CA 94520
jrandles@discoverybuilders.com

SUBJECT: MONTESSA HOUSE PLANS APPROVAL
1222 California Drive (APNs 0128-060-110, 0128-070-020 and -030)
Reaffirmation of Previous Environmental Assessment and Planned
Development (File No. 21-118)

Dear Josh:

The Planning Division has reviewed your Planned Development request to construct four (4) house plans on 59 lots located in the Montessa Subdivision. The house plans consist of two (2) single-story and two (2) two-story models ranging in floor area from 2,265 sq. ft. to 2,758 sq. ft. Exterior elevations reflect Bay Area Modern, French Country and Craftsman design themes. Please be advised that your request has been approved as follows:

- I. The Director of Community Development has determined that the Project is within the scope of the previously adopted Montessa Mitigated Negative Declaration (SCH No. 2007012083), which adequately described the impacts of this Project and meets the requirements of CEQA, based on findings pursuant to Section 14.03.025.030.A (Reaffirmations – Findings for Reaffirmations) of the Land Use and Development Code, attached as Exhibit A.**
- II. The Director of Community Development has approved your Planned Development request to construct four (4) house plans on 59 lots in the Montessa Subdivision, based on findings pursuant to Section 14.09.110.070.A (Planned Development – Required Findings for Approval) of the Vacaville Land Use and Development Code, attached as Exhibit A.**
- III. The Director of Community Development hereby approves your Planned Development request to construct four (4) house plans on 59 lots in the Montessa Subdivision, subject to the conditions of approval attached as Exhibit B.**

This approval shall become effective immediately unless a written appeal to the Planning Commission is submitted within ten (10) calendar days. To appeal this decision, a written appeal application and the accompanying fee must be submitted to the Planning Division offices at 650 Merchant Street on or before 5:30 pm on August 3, 2021.

This approval shall expire **July 23, 2023**, 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. **BUILDING PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY CONSTRUCTION.** Please contact the Planning Division at (707) 449-5140 or the Permit Services Division at (707) 449-5152 if you have any questions.

Sincerely,

ALBERT ENAULT,
Associate Planner

ATTACHMENTS:

- Exhibit A – Findings of Fact
- Exhibit B – Conditions of Approval
- Exhibit C – Montessa Conditions of Approval (2016)

EXHIBIT B

MONTESSA HOUSE PLANS
Conditions of Approval
1222 California Drive
(APNs 0128-060-110, 0128-070-020 and -030)
Reaffirmation of Previous Environmental Assessment & Planned Development
File No. 21-118

Code sections referenced below are from Vacaville Land Use and Development Code (LUDC), unless otherwise specified.

SUMMARY OF EVIDENCE

The Director of Community Development bases its decision on the following information: (1) the project application, including attachments and related studies; (2) the staff reports, City files, records and other documents prepared for and/or submitted to the City relating to the environmental review and the project itself; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the Vacaville General Plan, the Vacaville Land Use and Development Code and other applicable plans, codes and resolutions of the City of Vacaville; (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City during the comment period relating to the project or the environmental review; (6) the minutes and recordings of the Administrative Hearing; and (7) all other matters of common knowledge to the to the City, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City and its surrounding areas.

ENVIRONMENTAL REVIEW FINDINGS

LUDC 14.03.025.030 Findings for Reaffirmation.

This project is within the scope of the previously adopted Montessa Subdivision Mitigated Negative Declaration (MND) (State Clearinghouse No. 2007012083), which adequately described the impacts of this project and meets the requirements of CEQA. As a condition of approval, development must comply with the mitigation monitoring plan identified in the Montessa Subdivision MND.

A. The decision-maker shall make the following findings:

1. That the activity is within the scope of the project covered by the previous adopted mitigated negative declaration;

Finding: The Montessa Subdivision MND analyzed the development of 58 new single-family residential homes. The MND considered and disclosed any potential impacts that could result from construction of the grading, new single-family homes, private landscaping, and public improvements. The proposed project consists of 59 new single-family homes, with no changes to the overall project limits. The proposed project is within the scope of analysis that was performed in the original MND.

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

Finding: As noted above, the Montessa Subdivision was designed to accommodate single-family residential housing. The applicant is proposing to introduce the same land use that was previously analyzed for the project site. The Montessa House Plans are within the scope of the original environmental review and the project does not result in new activities that were not previously disclosed. The new house plans will not introduce any new impacts that were not analyzed by the original MND.

3. That the Statement of Overriding Considerations, if any, adopted with the previous project for which the EIR was prepared has been incorporated into the project approval;

Finding: The original adoption did not include a statement of overriding considerations because all impact we mitigated to a less-than significant level.

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

Finding: The Applicant is required to comply with any applicable mitigation measures as conditioned in Exhibit B.

5. That no new environmental document would be required.

Finding: The new house plans are consistent with the original evaluation described in the Montessa Subdivision MND, and there are no new impacts produced by the project. Therefore, no new environmental document is required.

Environmental Review Conclusion

The project is within the scope of the previous environmental review. No additional environmental impacts have been identified as part of the proposed project, and no additional environmental review is required.

PLANNED DEVELOPMENT FINDINGS

LUDC 14.09.113.070 Findings Required for Approval

The Director of Community Development, when approving a planned development, shall adopt findings of fact.

- A. These findings shall include, but not be limited to, the following:

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 project meets this criterion as noted below:

- A. *The proposed project complies with the goals, objectives and policies of the General Plan, because: The project density (3.5 du/ac) is consistent with the*

General Plan, which requires density between 3.1-5.0 du/ac; (2) the project provides new single-family homes, which helps preserve the single-family residential character of Vacaville (Policy LU-P1.4); (3) the project conforms to the Residential Design Requirements for New Single Family Development (Policy LU-P23.1); (4) the applicant has applied for a Planned Development permit (Policy LU-P11.3); and (5) the project will provide high-quality housing in a range of residential densities and types (Goal LU-12).

B. The proposed project complies with the goals, objectives and policies of the Zoning Ordinance, because: (1) the applicant has applied for a Planned Development, as required by Section 14.09.074.050.D (Design Requirements for Detached Single-Family, Duet, Duplex, and Cottage Cluster Developments) of the Code; and (2) the proposed single-family homes are permitted under the Residential Low Density (RL-6 & RL-10) zoning districts; and

C. The proposed project complies with the goals, objectives and policies of the Development Code, because: (1) the project will comply will all development standards required by the Vacaville Municipal Code; and (2) the project will comply with all other development standards required by the previous project approval for the Montessa Subdivision.

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: As proposed and conditioned, the project meets this finding, because: (1) the proposed house plans will be required to comply with the California Building Code and Fire Code; and (2) the project location will be served by Public Safety services provided by the City of Vacaville.

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: As proposed and conditioned, the project meets this finding, because: (1) the project will provide single-family homes, which is consistent with adjoining development in the Skyview neighborhood; (2) each house plan is substantially different to ensure sufficient housing options are provided for the neighborhood; and (3) the project will provide new architectural styles that will create a unique neighborhood for future residents and adjoining neighborhoods.

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: As proposed and conditioned, the project meets this finding, because: (1) the density for the subdivision (3.5 du/ac) is consistent with the General Plan and Land Use and Development Code; (2) the project will utilize the same lot sizes and dimensions that were approved with Resolution 2016-075; (3) the project will meet the standards for maximum structure height (30 ft. to midpoint of roofline), rear yard setback (minimum 20 ft.), front yard setback (20 ft. to living space and garage doors), and off-street parking (2

enclosed spaces); and (4) as conditioned, the applicant will be required to provide landscaping for all residential front yards and corner lot side yards.

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 meets this finding, because: (1) all City utilities are available to serve the project; (2) development of the property at the proposed density was anticipated in water, sewer, and storm drainage planning for the area; (3) there is an existing park (3 Oaks Community Center) located approximately a half mile away that will serve the project site; (4) the project will be served by the Vacaville Unified School District; and (5) as determined by the Police and Fire Departments, the project will be served by existing emergency services provided by the City of Vacaville.

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 meets this finding, because the Montessa Subdivision Mitigated Negative Declaration was originally adopted on August 9, 2016. At that time, the Vacaville City Council confirmed that the project was consistent with the Vacaville General Plan, including the Transportation Element. As proposed, the project will not include any changes to the original traffic analysis described in the original MND. Therefore, the project will be consistent with the Transportation Element of the Vacaville General Plan.

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

Finding: The project meets this finding, because: (1) impacts to the City's residential inventory were previously analyzed under the Montessa Subdivision MND, and the project will not increase or modify any impacts that were previously analyzed by the original MND; and (2) the project will not affect or reduce the City's inventory of vacant lands that have been identified for future development in accordance with the Housing Element.

Planned Development Conclusion

Based on the facts and findings above, the project meets the planned development criteria with the conditions listed in Exhibit B.

EXHIBIT B

MONTESSA HOUSE PLANS

Conditions of Approval

1222 California Drive

(APNs 0128-060-110, 0128-070-020 and -030)

Reaffirmation of Previous Environmental Assessment & Planned Development

File No. 21-118

I. Standard Conditions of Approval:

Discovery Builders, Inc. (hereinafter referred to as “Applicant” and “Property Owner”) 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 and Property Owner shall comply with the following Project-Specific Conditions:

PLANNING

1. This action approves a Planned Development request to construct four house plans on 59 lots located in the Montessa Subdivision. The house plans consist of two (2) single-story and two (2) two-story models ranging in floor area from 2,265 sq. ft. to 2,758 sq. ft. Exterior elevations reflect Bay Area Modern, French Country and Craftsman design themes. The proposed floor plans include 4-5 bedrooms, 2½-4 bathrooms with two-car and three-car garages. Exterior building materials consist of stucco or board and batten siding with stone veneer, mock wood shutters, and flat concrete tile roofing.

This approval shall expire on July 23, 2023, 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.

2. Plans submitted for Building Permits shall be in substantial compliance with plans approved by this action and dated July 23, 2021, except as modified by these conditions of approval. Any modifications to the approved development plan, landscape plans, project description and house plans, except as modified by these conditions of approval, shall be subject to review and approval by the Director of Community Development and may require a separate Planning entitlement review process.
3. All applicable mitigation measures identified in the Montessa Mitigated Negative Declaration and MMRP (SCH No. 2007012083) shall be adopted as conditions of approval for this project.
4. The Applicant/Property Owner shall comply with the original conditions of approval for the Montessa Project (File No. 16-076) as noted under Resolution No. 2016-075, attached as Exhibit C.

5. 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/Property Owner and to all future owners of the property. (Cohn v. County Board of Supervisors (1955) 135 Cal. App. 2d 180, 184)
6. For the purpose of assisting City staff to perform a timely review of the project Building Permit submittal, plans submitted for Building Permits shall include a cover letter identifying the sheet numbers from the plans that correspond to each condition of approval.
7. Plot Plans submitted for Building Permits shall identify all building setbacks and property line dimensions. All houses shall comply with the following minimum building setbacks, as measured from the property line to the foundation, but exclusive of architectural features such as sills, cornices and eaves that extend into the required setbacks by no more than two feet.
8. Lots 10-13, 34-35, and 52-59 shall comply with the following setback requirements, as noted in the original approval for the Montessa Project (Reso. No. 2016-075):
 - a. Front – 25 ft. to living space and front-load garages. Lots adjacent to RL-6 zoning may have a reduced front yard setback of 20 ft.
 - b. Front – 20 ft. to side-load garages and unenclosed porches.
 - c. Side – 5 ft. & 15 ft., with a minimum 20 ft. between structures
 - d. Rear – 20 ft. to living space, and 15 ft. to unenclosed patios as measured to the post.
9. Lots 1-9, 14-33, and 36-51 shall comply with the following setback requirements, as noted in the original approval for the Montessa Project (Reso. No. 2016-075):
 - a. Front – 20 ft., but may vary between 18 ft. and 22 ft.
 - b. Front – 15 ft. to side-load garages and unenclosed porches.
 - c. Side – 5 ft. & 10 ft., with a minimum 15 ft. between structures
 - d. Rear – 20 ft. to living space, and 15 ft. to unenclosed patios as measured to the post.
10. Plans submitted for Building Permits shall include the following notes on the plan sheets containing elevations, which shall be implemented by Discovery Builders during construction:
 - a. Front elevation design features and materials shall be returned a minimum of four (4) feet on side elevations, except that materials simulating columns or similar features may be returned the equivalent width of the feature approved on the front elevation.
 - b. All trim around windows, doors, vents, gables and corbels shall be painted on all sides. Shutters shall be proportionate to the window size.
 - c. Rear and side elevations abutting streets or open space shall be improved with decorative trim around windows, gable siding, vents, shutters, door openings, window grids and other architectural enhancements equivalent to the appearance on the front elevation. Plans depicting the final enhancement locations shall be subject to review and approval by the City Planner.

- d. Masonry materials on the front elevation shall be extended to cover the concrete footing or foundation on the house or porch, to the extent permitted by the Building Code.
11. Plans submitted for Building Permits shall include final Landscape Plans with the following notes and revisions, subject to review and approval by the City Planner:
 - a. All dwelling units/lots shall include a minimum of one street tree and one ornamental tree (minimum 15-gallon, 1½ in. trunk caliper measured 4 ft. above finished grade). On an ongoing basis, at least one street tree shall be located within the required front yard of all dwelling units/lots.
 - b. Front and side yards trees and plants shall be of a variety that ensures adequate shading of adjoining sidewalks or curbs.
 - c. Each front yard shall contain one large shade tree and one ornamental tree. Side yards trees shall consist of medium canopy trees with a variety of plants that ensures adequate shading of adjoining sidewalks.
 - d. Trees shall be adjusted to avoid the sight distance triangles, but shall not be removed.
 - e. The root barrier detail on Sheet T-2.2 shall be revised to comply with the standards listed under the following subsection.
 - f. Trees shall not be planted directly on top of any water or sewer lines. Dimensions shall be included on the plans to confirm that front yard trees are planted a minimum distance of 8 ft. from concrete and house foundations, and 10 ft. from water and sewer lines. Deep root barriers shall be provided abutting concrete or utility lines for all trees within eight (8) feet of pavement, or within ten (10) feet of sewer or water lines. Under no circumstance shall trees be closer than five (5) feet to sewer or water lines.
12. No less than one (1) off-street parking space shall be provided for each model home within a model home complex. 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.
13. 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.
14. Hours of noise producing construction shall be from 7:00 a.m. to 6:00 p.m., Monday through Saturday. Construction activities shall conform to the following standards, which shall be clearly labeled on plans submitted for Building Permits:
 - 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. 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. Section 14.09.072.150 (D) of the City of Vacaville Land Use and Development Code states: "A permit or entitlement may be revoked for reasons which include, but are not limited to, any of the following: (1) Failure to comply with the original approval or with one or more of the project conditions as originally approved; or the construction or development of the subject property is not in conformance with the project as approved; (2) Upon a determination that the permit or entitlement was obtained or extended upon fraud or misrepresentation; and (3) Upon a determination that the project violates a provision of the Municipal Code or is not operating in conformance with the performance standards".
16. The Applicant/Property Owner 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 66474.9) that the Applicant/Property Owner shall defend, indemnify, and hold harmless the City and its officials and employees in any action, claim or proceeding brought by any person or entity to overturn, set aside, or void any permit, entitlement, or approval issued or granted by the City. The City shall promptly notify the Applicant/Property Owner of any such action, claim or proceeding and the City shall cooperate with Applicant/Property Owner in the defense thereof without contributing to the cost of such defense.
17. The Applicant/Property Owner 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/Property Owner shall comply with the requirements of Vacaville Municipal Code Section 14.09.072.190.

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.

18. This project will comply with the California Fire Code (CFC), California Residential Code (CRC), and the National Fire Protection Association Standards (NFPA).

19. Approved address numbers shall be provided for each home. Such numbers shall contrast with their background and be readily visible from the street. CFC 505.1, NFPA 1, 10.13 and Vacaville Fire Dept. Policy.
20. 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".
21. In case a fire detection and/or suppression system is out of service for any length of time, a firewatch shall be assigned to monitor the premises. In addition, the contractor shall notify the Fire Department before a system is taken out of service and indicate specifically when the system is to be out of service and when it is to be restored. CFC 901.7, NFPA 101, 9.6.1.7. The Fire Department's guideline is attached hereto.
22. Fire sprinklers shall be required per the most current edition of NFPA, CRC and CFC.
23. Fire hydrants shall be located no more than 300 feet (122 m) from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and water mains shall be provided at a location(s) required by the Fire Code Official. The Applicant shall also verify fire hydrant location(s) with the Vacaville Fire Department.
24. 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. 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. A fire hydrant is required in front of Lot 15 to meet these requirements for Lot 14.
25. Fire lanes shall be required and have signage where needed. No parking fire lane signs are required for the access to the driveways for Lots 14 and 15.
26. Deferred submittals to the Vacaville Fire Department shall be required for residential fire sprinkler systems.
27. Fire flow shall meet the requirements of the CFC for the building type and size.
28. 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.
29. Smoke alarms and carbon monoxide detectors are required per code.
30. Weed abatement per the Vacaville Fire Department's requirements will take place before and during construction of this project.
31. Phasing of this project shall meet the access requirement for fire per the CFC at all times.
32. Rooftop solar panel placement will comply with the California Fire Code.

33. 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 paved width of 20 feet.
 - d. Private driveways less than 100 feet in length shall have a minimum width of 15 feet.
 - e. Private driveways greater than 100 feet in length shall have a turn-around or turnout approved by the Fire Marshal every 100 feet and at the structure.
34. Plan Checks for Fire Department permits shall require a minimum four weeks out.
35. 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.
36. 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. (901 CFC)
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.

PUBLIC WORKS

42. Trees highlighted green within the blue intersection and private sight distance triangles shall be adjusted to be outside of the site distance triangles (Attachment 1).

43. All street intersections shall comply with Standard Drawing 3-04A and 3-04B, Intersection Stopping Sight Distance. The sight distance triangle shall be shown on the landscaping and improvement plans. Within the sight distance triangle:
 - a. No mounds, fences, or landscaping are allowed over 3 feet of the street pavement grade.
 - b. No trees are permitted with a mature trunk diameter over 6 inches and all branches must be trimmed to a height of 10 feet above the ground.
44. All private driveways shall comply with Standard Drawing 3-05, Sight Distance at Private Driveways. The sight distance triangle shall be shown on the landscaping and improvement plans. Within the sight distance triangle:
 - a. No mounds, fences, or landscaping are allowed over 3 feet of the street pavement grade.
 - b. No trees are permitted with a mature trunk diameter over 6 inches and all branches must be trimmed to a height of 10 feet above the ground.
45. Within the sight distance triangle, the improvement and landscape plans shall provide elevations for:
 - a. the roadway;
 - b. the highest ground level within the landscape plans; and
 - c. any proposed fixed object
 - d. Within the sight distance triangle, objects must be 3 feet or less above pavement elevation, otherwise they do not comply with the standard.

**STANDARD CONDITIONS OF APPROVAL FOR ALL DESIGN PERMITS, USE PERMITS,
PLANNED DEVELOPMENTS, AND SUBDIVISION MAPS**

CODE & POLICY REQUIREMENTS
MAY ONLY BE SUPERCEDED BY SPECIAL CONDITIONS OF APPROVAL

General Conditions

1. Development shall be in substantial conformance with the approved Project Plans prepared by Discovery Builders and stamped approved on July 23, 2021, and any modifications or changes as may be required to meet these Standard Conditions of Approval and any Special Conditions of Approval. In the event the Applicant/Property Owner proposes any deviations from the approved plan of subdivision or the Standard or Special Conditions of Approval, the Director of Community Development or his designee may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The Applicant/Property Owner will be responsible for paying a new application fee for any such reconsideration.
2. In the event of a conflict between these Standard Conditions of Approval and any Special Conditions, the Special Conditions of Approval shall prevail. If applicable, any conflict between the Standard and or Special Conditions of approval and the Development Agreement, the Development Agreement shall prevail.
3. Prior to the issuance of any grading and/or building permit, the development shall comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Codes, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, and these Conditions of Approval.
4. Failure of the project Applicant/Property Owner to comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Code, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, and these conditions of approval may result in revocation of the project approval.
5. No development shall commence until the Applicant/Property Owner receives a grading permit and/or a building permit and pays all applicable fees, charges, and assessments, including development impact fees and building permit and inspection fees, in accordance with Chapter 11 of the Vacaville Municipal Code and any applicable School Impact Fees and County Facilities Fees.

Hold Harmless; Indemnification of City

6. In accordance with Vacaville Municipal Code Section 14.09.072.109, the Applicant/Property Owner, and any parties or individuals acting through Applicant/Property Owner or granted rights-of-entry by Applicant/Property Owner, shall defend, indemnify, and hold harmless the City of Vacaville ("City") and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees seeking to set aside, void, annul, or modify an approval or action of the City or its City Council, Planning Commission, Director of Community Development, Zoning Administrator, or any other department, committee, commission, agency, board, official, or employee of the City relating to a subdivision or other land use application, discretionary or ministerial permit or approval, or other development; provided, however,

that this duty to defend, indemnify, and hold harmless is conditioned upon City's prompt notification of such claim, action, or proceeding and its reasonable cooperation in the defense thereof. As used in the preceding sentence, "cooperation" shall not exclude the expenditure or payment of any funds by City

7. Applicant/Property Owner and any successor in interest to this entitlement shall defend, indemnify and harmless City and its agents, officers and employees from and against any and all claims, losses, costs, damages, injuries or expenses (including, but not limited to, attorney fees, expert witness and consultant fees, and other costs of litigation) arising out of or in any way related to injury or death of persons or damage to property that arise out of or relate to the use and or development of the property pursuant to this (*Design Permit, Use Permit, or Planned Development*), or by any action or activity by City, whether caused by joint negligence of the City, its officers or employees.

Cooperation In The Event Of Legal Challenge

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

Consultations and Permits Required by State and Federal Agencies

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

Construction Activities

10. Construction traffic shall not use existing residential streets for access to the site unless approved by the City Engineer.

11. If applicable, prior to the commencement of construction, the Applicant/Property Owner shall obtain air quality permits from the Yolo-Solano Air Quality Management District for the operation of large stationary equipment such as generators

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

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

Encroachment Permit

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

Transitioning Existing Improvements

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

Damage/Repairs

15. Applicant/Property Owner shall repair all damaged existing pavement, existing sidewalk, curb and gutter, landscaping or other public improvements along the frontage of the project to the satisfaction of the Director of Public Works prior to occupancy.

Design Permits, Use Permits, Planned Developments; Variances

16. Development shall be in substantial conformance with the approved Project Plans prepared by Discovery Builders and stamped approved on July 23, 2021, and any modifications or changes as may be required to meet these Conditions of Approval. In the event the Applicant/Property Owner proposes any deviations from the approved site plan, floor plan, elevations or these Conditions of Approval that may not be approved in accordance with applicable provisions of the Land Use and Development Code, the Director of Community Development may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The Applicant/Property Owner will be responsible for paying a new application fee for any such reconsideration.
17. The project approval is granted for a period of one year from the effective date of approval unless a Special Condition is approved granting a different length of time. Unless a building permit is issued and the improvement of the site is diligently pursued or completed prior to the expiration of one year, the approval shall lapse and become void.

A one-year extension may be considered by the original decision-maker, provided that prior to the expiration date an application for renewal of the project is filed with the Community Development Director. Approval shall be for two years if processed concurrently with a Tentative Map.

18. Final (construction) architectural drawings, site plan, landscape plan, and sign drawings shall be submitted for review and approval by the Community Development Director prior to the issuance of any building permits.

Master Plotting Plan for Residential Developments

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

Architecture and Design

20. Unless approved as a part of this application, the Director of Community Development shall review and approve the proposed colors and exterior construction materials prior to the issuance of Building Permits.
21. Roof materials shall be tile, treated wood shake, 40-year architectural grade composition, or an equivalent approved by the Community Development Director. The decision-maker may specify the type of roof material(s) for the development in compliance with this standard.
22. All single family detached and/or attached residential units within the development shall have internally-illuminated house numbers.
23. Acceptable siding materials include, but are not limited to, amazonite siding, lap siding, horizontal siding, vertical siding, diagonal siding, shingles, stucco, and masonry. T-111 siding, with a minimum thickness of five-eighths (5/8) inch, may be permitted only on side or rear elevations not facing a street.
24. All residential units shall have garages with sectional, roll-up garage doors.
25. Roof mounted equipment such as electrical equipment, air conditioning or heating equipment or compressors, generators, or other similar mechanical equipment, shall be screened from public view from adjoining private or public property and public rights-of-way by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. All screening is subject to review and approval by the Community Development Director. The Community Development Director may approve exceptions for solar equipment.
26. Equipment may be screened by a separate roof screen that is architecturally integrated with the building, and when screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The Community Development Director may approve exceptions for solar equipment.

27. Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction.
28. All building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.
29. The Director of Community Development shall approve the placement of centralized mailbox delivery and/or parcel locker units if required by the United States Postal Service. The Director may require decorative framework or other enhanced architectural treatment. The Applicant/Property Owner shall submit a separate drawing with the improvement plans indicating the location(s) of the unit(s) and any design enhancements for review and approval.

Signs

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

Decorative Walls and Fences

31. The Applicant/Property Owner shall submit to the Community Development Director detailed plans for corner lot, block end, perimeter, unit perimeter, and easement fencing which shall be provided by the Applicant/Property Owner. Corner lot fencing shall be placed not closer than fifteen (15) feet from the face of curb on the street side of a corner lot. All fences shall be returned to the adjacent dwelling per the requirements of the Community Development Director.
32. All required fencing shall be shown on plot plans submitted at the time of building permit application for individual lots and shall be located and constructed in a manner consistent with the details and specifications approved by the Community Development Director. Such fencing shall be installed prior to occupancy of individual homes. For model homes, the Community Development Director may allow the required fencing to be deferred provided appropriate financial security such as a bond or cash deposit is submitted to ensure that the required fencing is installed prior to the sale of the home to an individual buyer.
33. Wall and fence height shall be measured from the finished grade level established through the approved grading plan, on the side of the fence on which the grade elevation is the greatest. When a retaining wall is used in combination with a wall or fence, the total height of the wall or fence shall be measured from the originally approved grade level, established through a subdivision improvement plan or an approved grading plan, on the side of the fence on which the grade elevation is the greatest.

Energy Conservation

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

Building Standards and the Issuance of Building Permits

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

Retaining Walls

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

Lot Drainage

43. Applicant/Property Owner shall provide adequate drainage for each lot and construct storm drainage swales, pipes, thru curb drains and inlet connection points to the street drainage system so each lot drainage and storm drain system can tie into the public storm drain system without surface flow over the public sidewalk or proposed private lots. Only natural existing drainage will be allowed to cross property lines, and all new lot improvements shall be tied to a drainage system to properly dispose of the lot drainage within the lot boundary unless drainage easements are obtained. Existing drainage across property lines will be allowed provided that all man made improvements on the uphill lot that causes additional or concentrated drainage to flow to an acceptable drainage system before it reaches the down-hill lot. If this occurs, the uphill property must collect the drainage and dispose into a storm drain system or other method as approved by the City Engineer.

Non-Stormwater Discharges

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

Utility Relocation

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

Maximum Slopes of Driveways

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

Public and Private Landscaping

47. The landscaping plans shall include the total square footage of all landscaped area.
48. Prior to the conveyance of any dwelling unit or lot, the Applicant/Property Owner shall install at least one street tree and one accent tree (minimum 15 gallon 1 1/2 inch trunk caliper measured from four feet above finished grade), pursuant to the requirements of Data Sheet ST01, as revised, in front of each lot or dwelling unit.
49. Corner lots shall also be landscaped between the fence and back of sidewalk with a minimum of three trees (minimum 15-gallon at planting with 1½ inch trunk caliper measured from four feet above finished grade), shrubs, and groundcover.
50. Landscaping and irrigation shall be installed in the front yards of each lot in accordance with criteria established by either the Planned Development, Use Permit, Policy Plan, Specific Plan, and or any other Conditions of Approval prior to receiving a Certificate of

Occupancy, unless a suitable financial security is deposited with the Building Official to ensure timely compliance with this condition.

51. After the installation of the landscaping / irrigation, the landscape architect and the landscape contractor shall provide written confirmation to the City Planner that the completed landscaping is installed per the approved landscape plan.
52. Any required ground mounted equipment, including all backflow prevention devices, timers, manifolds, shall be either placed below grade in appropriate boxes or vaults or screened by landscape or building materials per City design standards.
53. Tree and shrub placement shall take into account the location of approved signage, to promote enhanced views of signage without impacting parking lot and perimeter landscaping coverage.
54. Soil amendments shall be added as recommended by the soils reports and rototill to six (6) inches in depth. Submit copy of soils report and recommended amendment receipts to City Landscape Inspector.
55. Soil preparation, irrigation, and all landscaping shall be inspected by the City prior to the issuance of a Certificate of Occupancy.
56. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements.

Police Department Requirements and Conditions

57. The development shall comply with City Building Security Ordinance 15.28.

Fire Lanes and No Parking Zones

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

Permits and Inspections

59. 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.
60. 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.
61. 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

62. 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.

63. 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"

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

ATTACHMENT 1



FENCE AND WALL DESCRIPTIONS:

- ① 6 FT. HT. SOLID WOOD FENCE AT RESIDENTIAL LOTS
(SEE DETAIL 1 ON L-3.2)
- ② 4 FT. HT. VINYL-CLAD CHAINLINK FENCE ALONG TOP OF DETENTION BASIN
(SEE DETAIL 2 ON L-3.2)
- ③a 6 FT. HT. SOUND WALL:
(SEE DETAIL 3 ON L-3.2)
- ③b 3 FT.-HEIGHT WALL EXTENSION OF PROJECT WALL LOCATED WITHIN 5 FT. OF
BACK OF SIDEWALK (SIMILAR TO DETAIL 3 ON L-3.2)
- ④ 12 FT. WIDE MAINTENANCE ACCESS GATE
- ⑤ 3 FT. WIDE MAN GATE ON GARAGE SIDE AT EACH LOT (MATCH WOOD FENCE)
- ⑥ 4 FT. HEIGHT WOOD AND WIRE MESH FENCE ALONG OPEN SPACE
(SEE DETAIL 4 ON L-3.2)

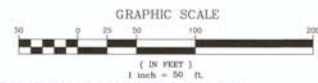
RECOMMENDED TREES LIST:

BOTANICAL NAME	COMMON NAME	SIZE
PRIMARY STREET TREE: FRAXINUS AMERICANA 'AUTUMN PURPLE'	WHITE ASH	15 GAL
SECONDARY STREET TREE: PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL
BROADLEAF EVERGREEN TREE: QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL
PRIMARY DECIDUOUS CANOPY TREE: QUERCUS LOBATA	VALLEY OAK	15 GAL
SECONDARY DECIDUOUS CANOPY TREE: QUERCUS DOUGLASHII	BLUE OAK	15 GAL
CONIFEROUS TREE: PINUS PINEA	ITALIAN STONE PINE	15 GAL

RECEIVED
APR 30 2021
CITY OF VACAVILLE
PLANNING DIVISION



RW Stover & Associates, Inc.
Landscape Architecture
1000 Davis, March Street, Suite 4
Vacaville, CA 94991
PH: 707.532.8281



REFER TO SHEET L-3.1 FOR TREE AND FENCING DETAILS
Date: 4-07-21

CITY of VACAVILLE
SOLANO COUNTY, CALIFORNIA

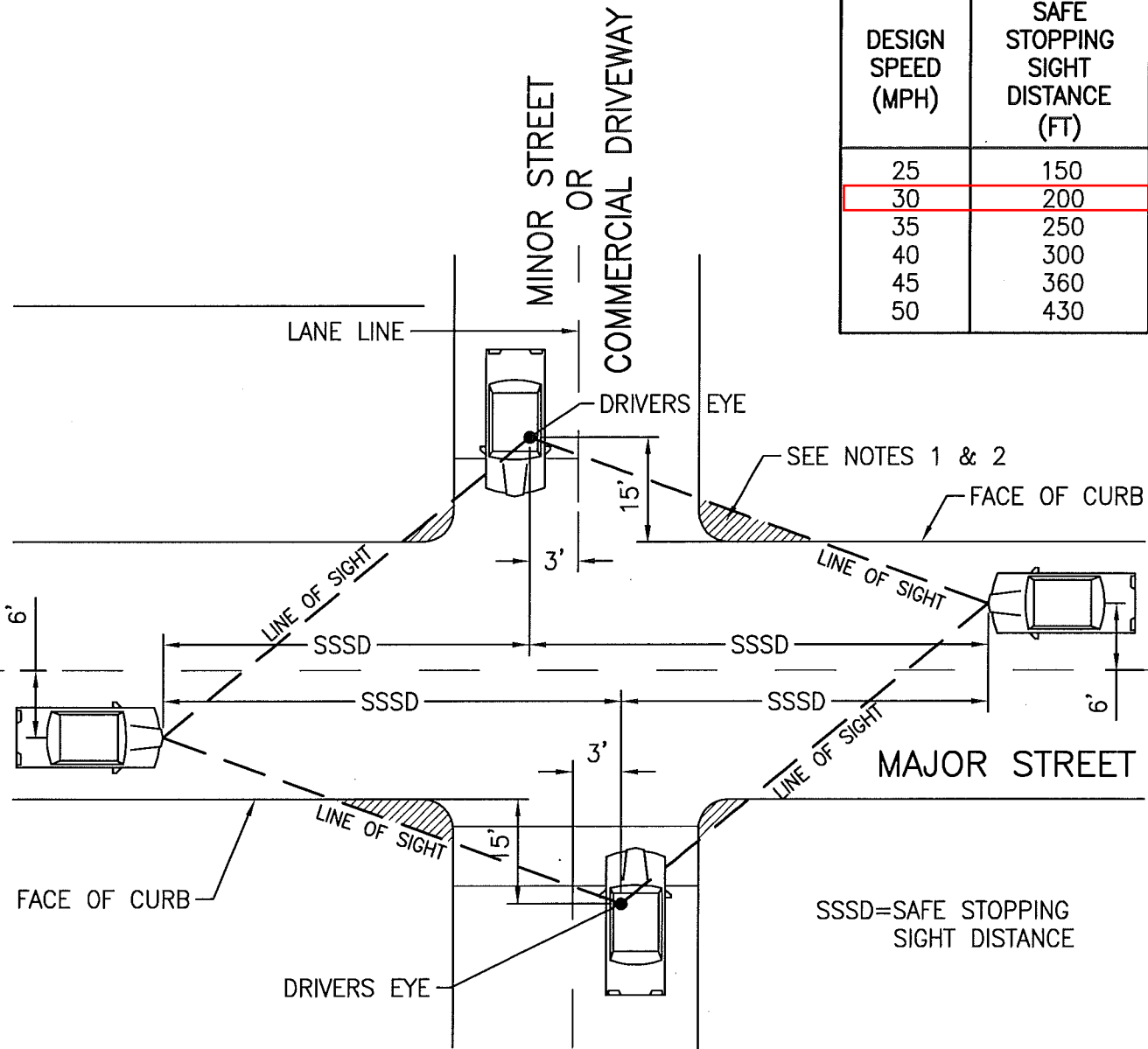
IMPROVEMENT PLANS – MONTESSA

STREET TREE AND FENCING PLAN

Draw: Daley HCE 4/7/21 City Engineer

designed by: _____ reviewed by: _____ project no: _____
drawn by: _____ title: _____ sheet: L-3.1 of _____

DESIGN SPEED (MPH)	SAFE STOPPING SIGHT DISTANCE (FT)
25	150
30	200
35	250
40	300
45	360
50	430



NOTES:

1. NO MOUNDS, FENCES OR LANDSCAPING ALLOWED WITHIN THE CROSSHATCHED AREA OVER A 3 FEET HIGH LINE OF SIGHT ABOVE THE STREET PAVEMENT GRADE EXCEPT AS ALLOWED IN NOTE 2. (i.e. 2.5 feet above curb for landscaping)
2. NO TREES PERMITTED WITHIN THE CROSSHATCHED AREA WITH A MATURE TREE TRUNK DIAMETER OVER 6 INCHES AND ALL TREE BRANCHES MUST BE TRIMMED TO A HEIGHT OF 10 FEET ABOVE THE GROUND. (ex. trees only)
3. SAFE STOPPING SIGHT DISTANCE VARIES IN ACCORDANCE WITH DESIGN SPEED.

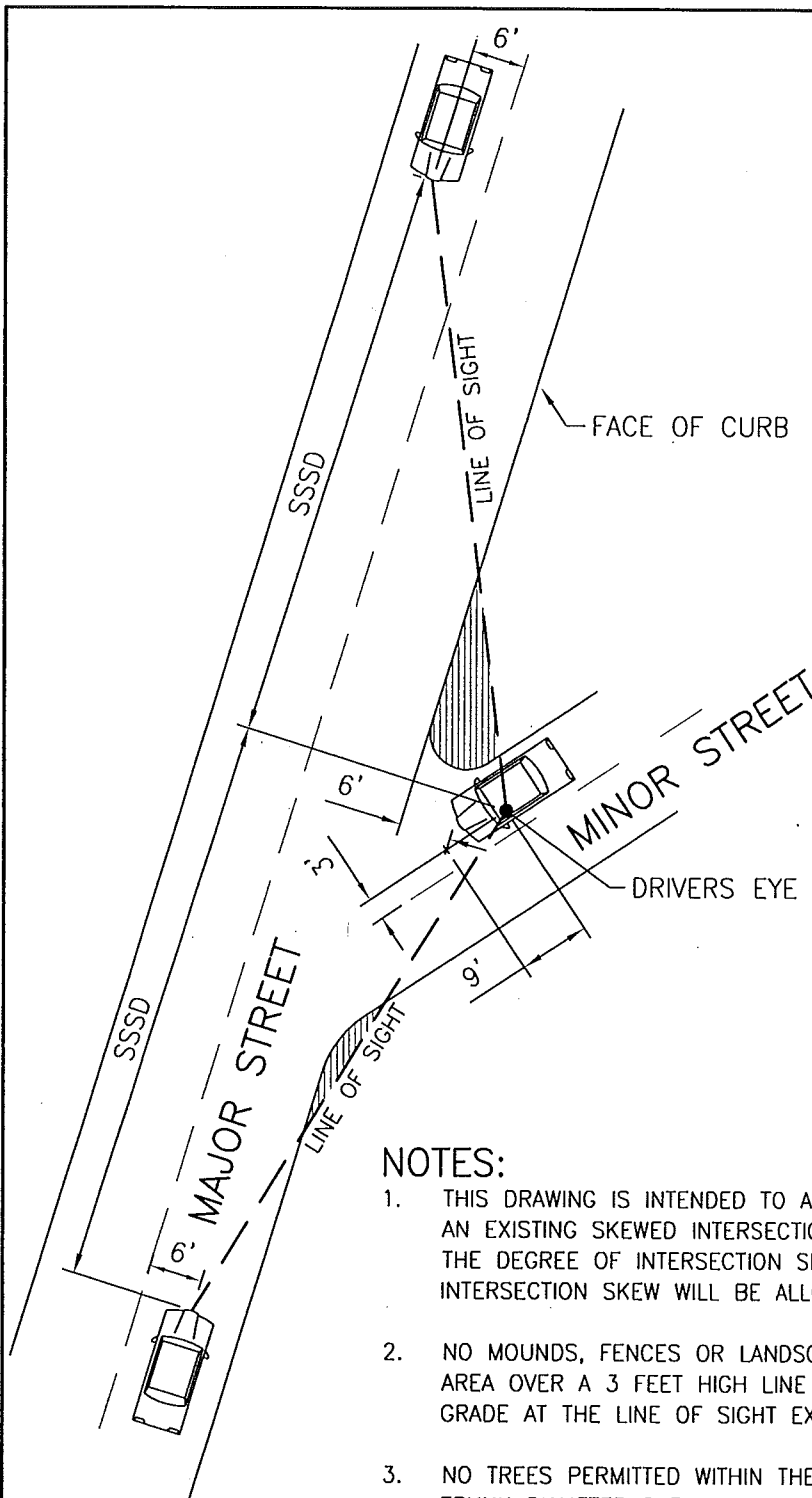


DRAWING NO.: 3-04A
 DATE: REVISED ON 04/09/12
 SCALE: NONE
 APPROVED BY: *[Signature]*
 R.C.E. 38521
 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

**CITY OF VACAVILLE
 STANDARD DRAWING**

**INTERSECTION STOPPING
 SIGHT DISTANCE
 (RIGHT ANGLED INTERSECTION)**

DWG File: G:\CIP\600's\653\Standard Drawings\AutoCad\All Current Standard Drawings\3-04B.dwg

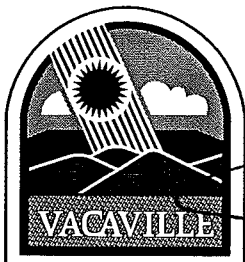


DESIGN SPEED (MPH)	SAFE STOPPING SIGHT DISTANCE (FT)
25	150
30	200
35	250
40	300
45	360
50	430

SSSD=SAFE STOPPING SIGHT DISTANCE

NOTES:

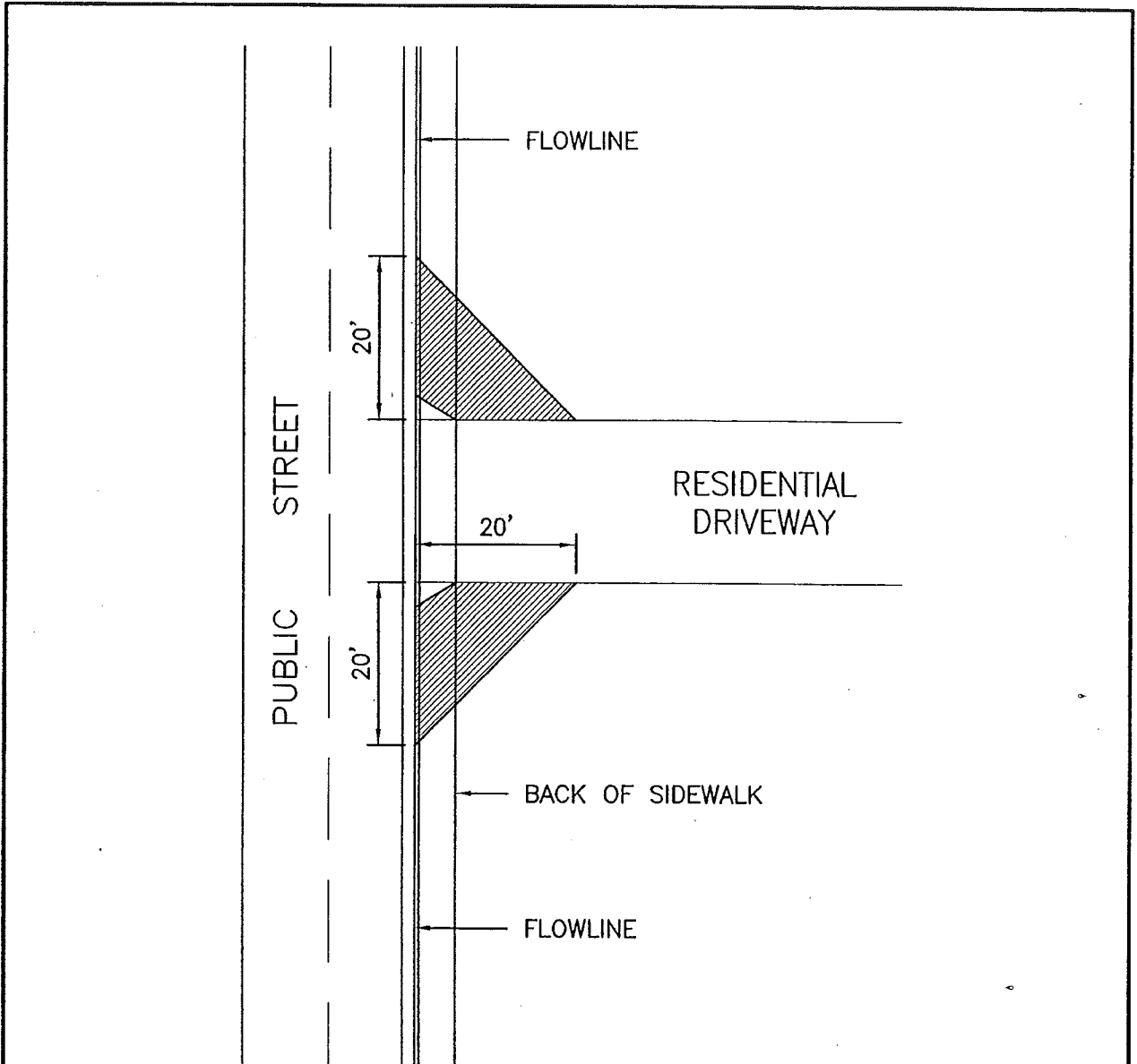
1. THIS DRAWING IS INTENDED TO AID IN ESTABLISHING THE LINE OF SIGHT FOR AN EXISTING SKEWED INTERSECTION ONLY. IT IS NOT INTENDED TO INDICATE THE DEGREE OF INTERSECTION SKEW ALLOWED NOR DOES IT IMPLY THAT INTERSECTION SKEW WILL BE ALLOWED IN THE CASE OF NEW DESIGN.
2. NO MOUNDS, FENCES OR LANDSCAPING ALLOWED WITHIN THE CROSSHATCHED AREA OVER A 3 FEET HIGH LINE OF SIGHT ABOVE THE STREET PAVEMENT GRADE AT THE LINE OF SIGHT EXCEPT AS ALLOWED IN NOTE 3.
3. NO TREES PERMITTED WITHIN THE CROSSHATCHED AREA WITH A MATURE TREE TRUNK DIAMETER OVER 6 INCHES AND ALL TREE BRANCHES MUST BE TRIMMED TO A HEIGHT OF 10 FEET ABOVE THE GROUND.
4. SAFE STOPPING SIGHT DISTANCE VARIES IN ACCORDANCE WITH DESIGN SPEED.



DRAWING NO.: 3-04B
 DATE: REVISED ON 04/22/11
 SCALE: NONE
 APPROVED BY: *[Signature]*
 R.C.E. 38521
 DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

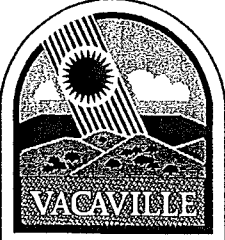
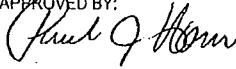
**CITY OF VACAVILLE
 STANDARD DRAWING**

**INTERSECTION STOPPING
 SIGHT DISTANCE
 (SKEWED INTERSECTION)**



NOTES:

1. NO MOUNDS, FENCES OR LANDSCAPING ALLOWED WITHIN THE CROSSHATCHED AREA OVER A 3 FEET HIGH LINE OF SIGHT ABOVE THE STREET PAVEMENT GRADE AT THE LINE OF SIGHT EXCEPT AS ALLOWED IN NOTE 2.
2. NO TREES PERMITTED WITHIN THE CROSSHATCHED AREA WITH A MATURE TREE TRUNK DIAMETER OVER 6 INCHES AND ALL TREE BRANCHES MUST BE TRIMMED TO A HEIGHT OF 10 FEET ABOVE THE GROUND.
3. THIS DETAIL DOES NOT APPLY TO DRIVEWAYS WITHIN THE LIMITS OF THE BULB OF A CUL-DE-SAC STREET.

	DRAWING NO.: 3-05	<p style="font-size: 1.2em; margin: 0;">CITY OF VACAVILLE</p> <p style="margin: 0;">STANDARD DRAWING</p>
	DATE: 6/14/05	
	SCALE: NONE	
	APPROVED BY:  <small>R.C.E. C59003</small>	
DEPUTY DIRECTOR OF PUBLIC WORKS ENGINEERING SERVICES		<p style="font-size: 1.2em; margin: 0;">SIGHT DISTANCE</p> <p style="margin: 0;">AT PRIVATE DRIVEWAYS</p>

RESOLUTION NO. 2016-075

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING THE TIME EXTENSION FOR THE MONTESSA SUBDIVISION TENTATIVE MAP TO CREATE 58 SINGLE-FAMILY LOTS AND VARIOUS LOTS TO BE DEDICATED TO THE CITY AND THE MONTESSA SUBDIVISION PLANNED DEVELOPMENT LOCATED SOUTH OF CALIFORNIA DRIVE AND WEST OF KEATING PARK, SUBJECT TO THE CONDITIONS OF APPROVAL (APNS: 0128-060-110, 0128-060-120, 0128-070-010, 020, 030)

WHEREAS, the City of Vacaville has received applications to reaffirm the 2007 Montessa Subdivision Mitigated Negative Declaration, to approve a Development Agreement, to approve a Tentative Map Time Extension, and to approve a Planned Development Time Extension for the Montessa Subdivision; a 58-lot single family development with various parcels to be dedicated to the City on 40 acres located south of California Drive, opposite Araquipa Court (APNS: 0128-060-110, 0128-060-120, 0128-070-010, 020, 030); and

WHEREAS, the City Council heard testimony from staff and other interested parties at the public hearing on July 10, 2007, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, the City Council approved Montessa Subdivision Mitigated Negative Declaration (SCH# 2007012083); and

WHEREAS, The City Council reaffirmed the approved Montessa Subdivision Mitigated Negative Declaration (SCH# 200712083) for the Development Agreement in accordance with the findings in City Council Resolution 2016-____; and

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

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on July 19, 2016, regarding said proposed reaffirmation for the Development Agreement, Tentative Map Time Extension, and Planned Development Time Extension subject to the Conditions of Approval for the Montessa Subdivision, and voted (5-0-2) to recommend that the City Council approve said actions; and

WHEREAS, the City Council has heard testimony from staff and other interested parties at the public hearing on August 9, 2016, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, the City Council finds that the proposed Time Extension for the Tentative Map for the Montessa Subdivision, subject to the Conditions of Approval, as depicted in Exhibits A and B, attached hereto, and finds:

1. That the design of the Tentative Map is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code:

The project is designed to be consistent with the provisions of the existing General Plan Designations of RL and HA and the existing zoning of RL-6, RL-10, and HA.

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

The 40 acre site includes 23 acres of steep hillside that will remain open space and be dedicated to the City. The residential development is proposed on 17 acres of gradual hillside and is suitable for low density larger lot development.

3. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injury to fish or wildlife or their habitats:

The project site did not include any protected wildlife at the time of the approved mitigated negative declaration. However, the project is subject to mitigation measures, including pre-construction surveys prior to any activity in the site.

4. That the design of the Tentative Map would not be detrimental to the public health, safety or welfare of the community:

The design of the subdivision has been sufficiently modified through design and proposed conditions of approval to provide access to the open space and for emergency services personnel and to provide sufficient drainage to prevent detriment to the public health, safety, or welfare by providing for adequate or improving existing drainage from uphill development and for downstream.

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:

The project will obtain additional lands from the City of Vacaville through the dedication of portions of public right-of-way to the development which will provide adequate space for the construction of the project but will not conflict with the use of the adjacent public sidewalks for the general public. Additionally, the new internal residential streets will provide for better access and a paved road to an existing residence south of the project.

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

The dedication of public right-of-way and additional lands for parks or possible recreational trails is a benefit and is consistent with the General Plan, Zoning Ordinance, and the Land Use & Development Code for the project site.

7. That the Tentative Map includes provisions which ensure that adequate public facilities, including water, sewer, parks, schools, and other facilities are or will be made available as a condition of approval to serve the proposed subdivision, without adversely affecting the existing public facilities serving the surrounding neighborhoods, and:

The project is located in the City limits off an existing street with existing public facilities and adjacent to Keating Park. The project includes dedication of hillside open space and about 7,600 sq. ft. to Keating Park. These dedications allow existing public facility to expand, which is a benefit of the project. As proposed, the project will be served by existing public facilities and utilities.

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:

As designed and conditioned, the project is not anticipated to create any impacts to traffic levels or levels of service on the City's circulation system and is consistent with the policies

of the Transportation Element of the General Plan, and the Montessa Subdivision Mitigated Negative Declaration.

WHEREAS, the City Council has heard testimony from staff and other interested parties at the public hearing on August 9, 2016, and on the basis of the factual information, as contained in the written record and the testimony given at the public hearing, the City Council finds that the proposed Time Extension for the Planned Development for the Montessa Subdivision, subject to the Conditions of Approval, as depicted in Exhibits A and B, attached hereto, 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:

The proposed Planned Development request for the Montessa Subdivision grants specific development standards for the subdivision. The Planned Development also address development of areas located in an area potentially subject to a natural or man-made geologic hazard, including hillside areas with slopes that are greater than 10 percent with a minimum vertical change of 25 feet or more. As conditioned, concerns related to hillside instability, drainage, and tree protection are addressed and mitigated for.

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:

As designed and conditioned, the project site is suitable for the type and intensity of use of the development. As proposed and conditioned staff is not anticipating any land use impacts to adjoining uses because the area includes other compatible commercial uses, and the project will not 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:

The proposed project does not include the review or approval of any house plans. Such review and approval will be done through a separate application process and be subject to the approval of Planning Commission.

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:

The proposed project is a mix of lots sizes within adjacent zoning, thereby the project requests specific development standards for continuity and compatibility. The Montessa developer standards are detailed in the Conditions of Approval (attachment B).

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:

The project is located in the City limits off an existing street with existing public facilities and adjacent to Keating Park. The project includes dedication of hillside open space and about 7,600 sq. ft. to Keating Park. These dedications allow existing public facility to expand, which is a benefit of the project. 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:

As designed and conditioned, the project is not anticipated to create any impacts to traffic levels or levels of service on the City's circulation system and is consistent with the policies of the Transportation Element of the General Plan, and the Montessa Subdivision Mitigated Negative Declaration.

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

The project will create 58 new lots for single-family detached housing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vacaville hereby approves the Time Extension for the Tentative Map (Exhibit A) and Planned Development for the Montessa Subdivision, subject to the Conditions of Approval (Exhibit B), and subject to the approval of the Montessa Subdivision Development Agreement Ordinance.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 9th day of August, 2016, by the following vote:

AYES: Councilmembers Harris, Hunt, Mashburn, Vice Mayor Rowlett, Mayor Augustine

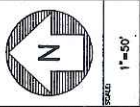
NOES: None

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

Attachments: Exhibit A – Approved Tentative Map for the Montessa Subdivision
Exhibit B – Conditions of Approval for the Montessa Subdivision



TENTATIVE MAP MONTESSA SUBDIVISION

OWNER
RIVENDALE HOMES
180 N DUTTON AVENUE SUITE 240
ROSA, CA 95061
PHONE: 949-851-2133
FAX: 949-851-2133
CONTACT: MR. ERIC PETERSON

ARCHITECT
TERRY WILLIAMS, INC.
17582 WILCOCKE SOUTH
IRVINE, CA 92614
PHONE: 949-851-2133
FAX: 949-851-2133
CONTACT: MS. JILL WILLIAMS

CIVIL ENGINEER
PHILIPPI ENGINEERING, INC.
420 WILSON STREET, SUIT 200
VACAVILLE, CA 95667
PHONE: 707-451-6356
FAX: 707-451-6555
CONTACT: MR. JAMES L. JENSEN

GEOTECHNICAL ENGINEER
VGS ENGINEERS
855 COTTING LANE
VACAVILLE, CA 95667
PHONE: 707-447-4025
FAX: 707-447-4025
CONTACT: MR. DAVE OWANSKI

REVISIONS

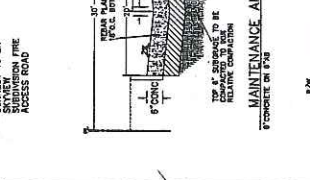
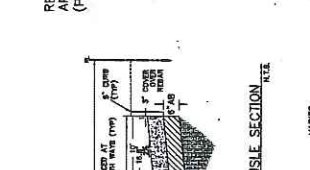
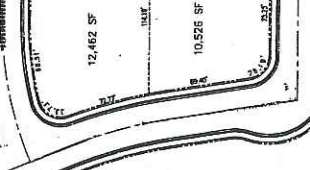
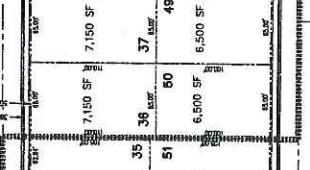
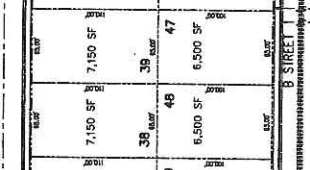
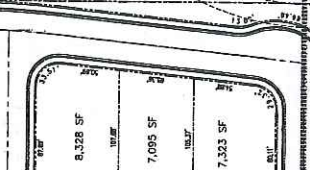
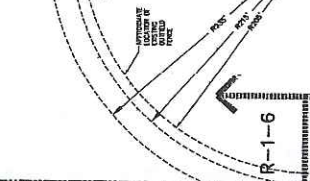
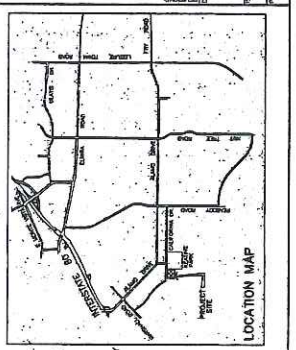
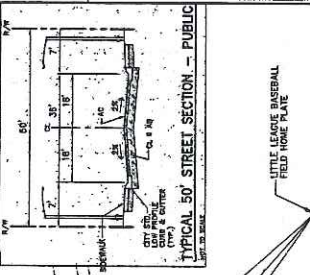
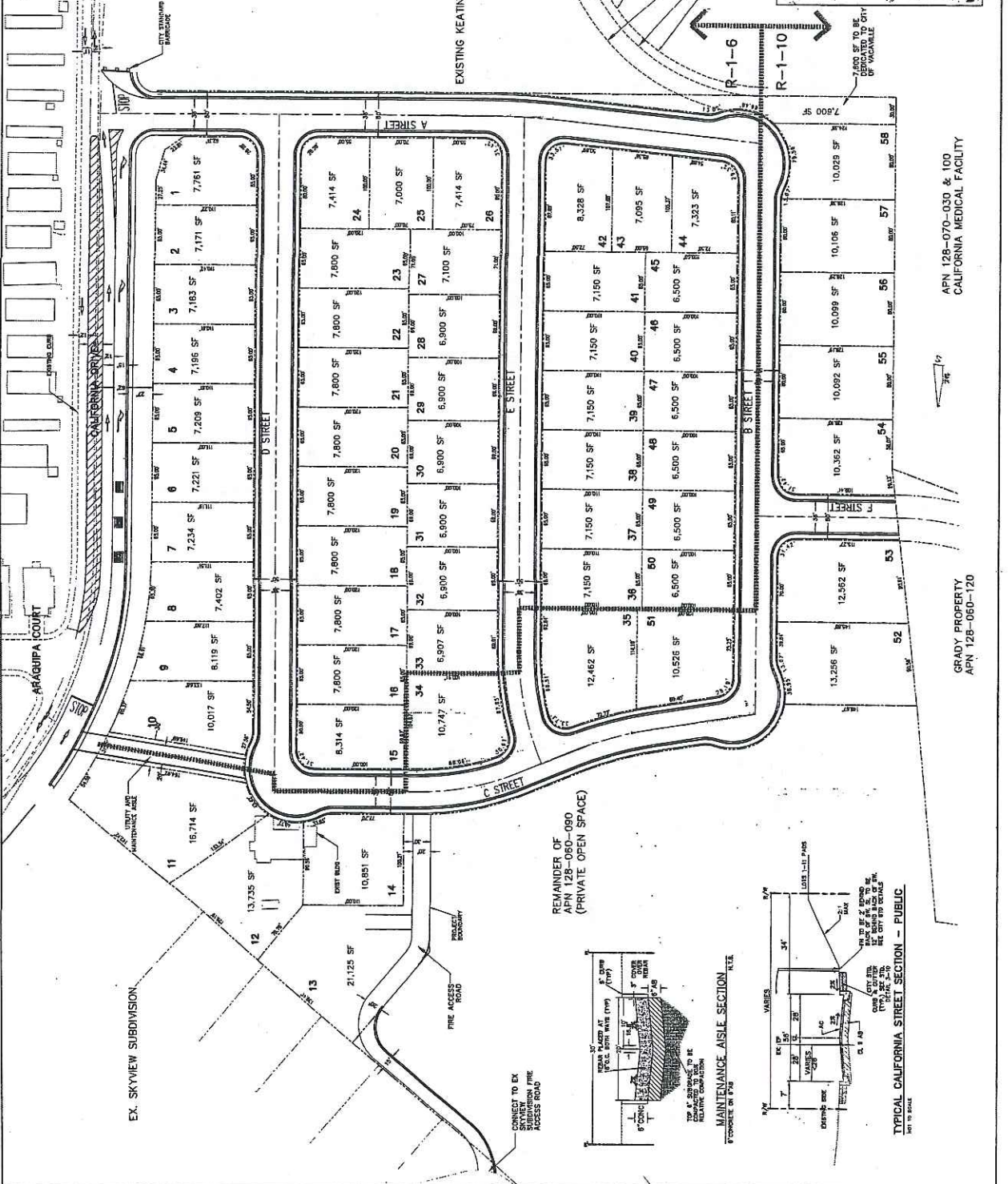
NO.	DATE	DESCRIPTION
1	11/17/06	PRELIMINARY
2	11/17/06	REVISED
3	11/17/06	REVISED
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5	11/17/06	REVISED
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58	11/17/06	REVISED

MONTESSA SUBDIVISION
VACAVILLE, CALIFORNIA

APN 128-070-030 & 100
CALIFORNIA MEDICAL FACILITY

APN 128-060-120
GRADY PROPERTY

DATE: 11/17/06
DRAWN BY: J. JENSEN
CHECKED BY: J. JENSEN
SCALE: 1"=50'



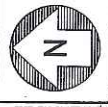
APN 128-070-030 & 100
CALIFORNIA MEDICAL FACILITY

GRADY PROPERTY
APN 128-060-120

REAR PLACED AT 5' FROM PROPERTY LINE (TYPE)
CONCRETE
ASPHALT
GRAVEL
SEE CITY SPECIFICATIONS FOR DETAILS

REAR PLACED AT 5' FROM PROPERTY LINE (TYPE)
CONCRETE
ASPHALT
GRAVEL
SEE CITY SPECIFICATIONS FOR DETAILS

REAR PLACED AT 5' FROM PROPERTY LINE (TYPE)
CONCRETE
ASPHALT
GRAVEL
SEE CITY SPECIFICATIONS FOR DETAILS



1" = 50'

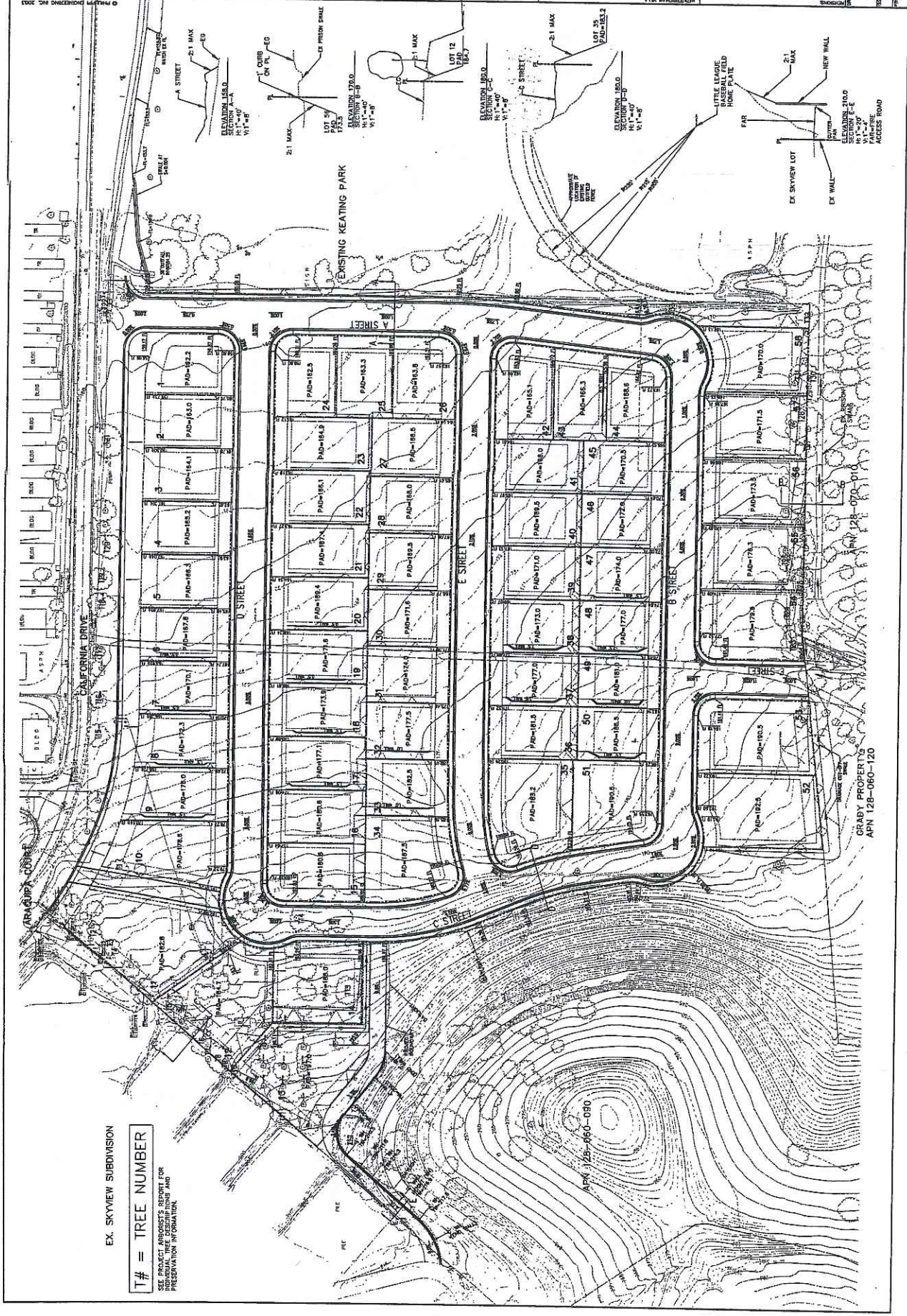


GRADING PLAN
 MONTESSA SUBDIVISION
 CALIFORNIA

DESIGNED BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: [Redacted]

NO.	DESCRIPTION	DATE

PROJECT NO. 11/77/06
 SHEET NO. C3






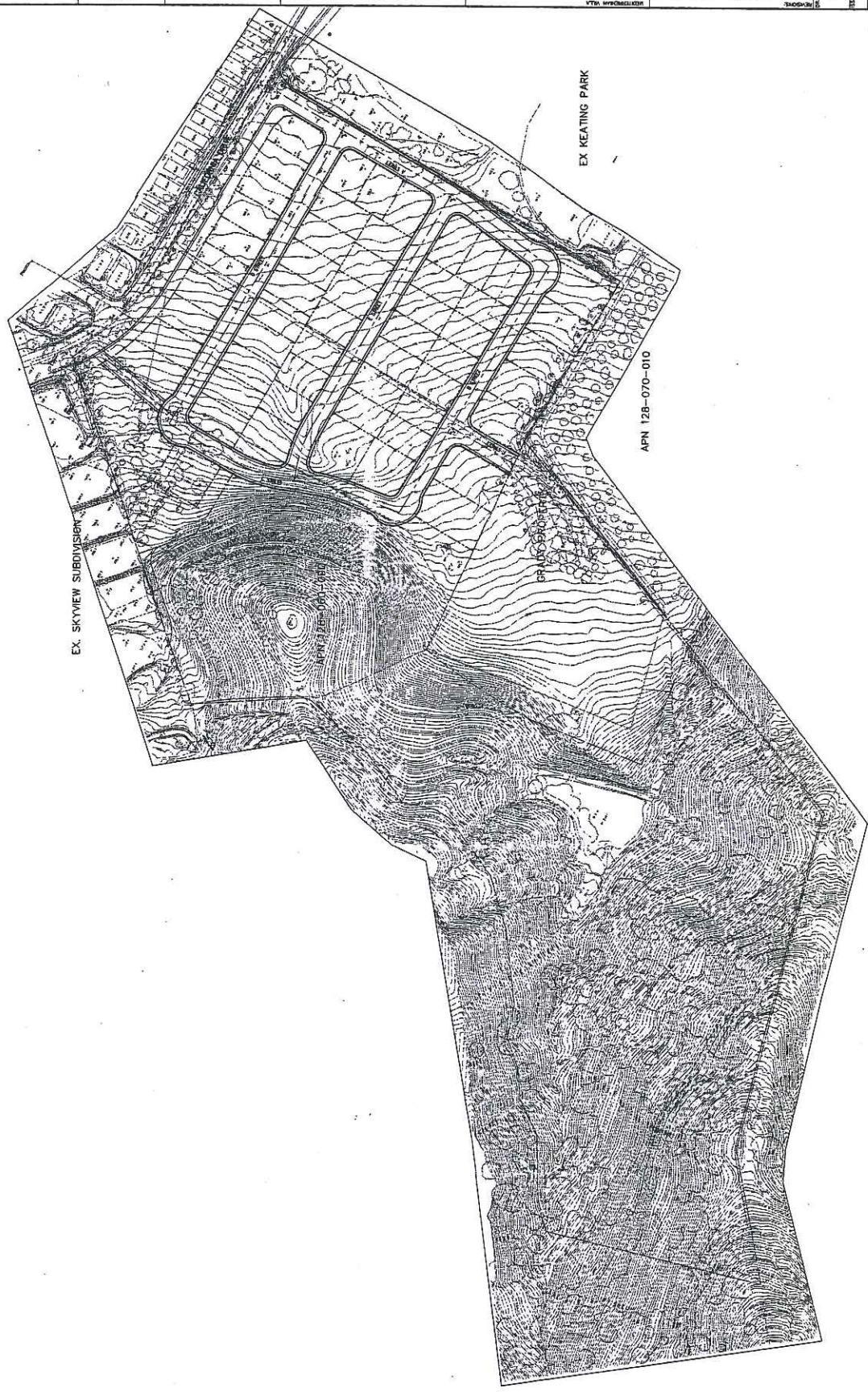
EX. SKYVIEW SUBDIVISION

T# = TREE NUMBER
 SEE SHEET'S ANNOTATIONS REGARDING TREE
 REMOVAL, TREE DESIGN RISK AND
 PRESERVATION INFORMATION.

GRADY PROPERTY
 APN 128-060-120

APN 128-060-090

 SCALE: 1" = 100'  	SHEET NO. 18 DATE: 11/17/05 PROJECT NO. 200501	DRAWING TITLE: VACUUM COUNTY: CALIFORNIA PROJECT: HONTESBA SUBDIVISION	SHEET NO. 18 DATE: 11/17/05 PROJECT NO. 200501
	DESIGNER: J.F. ALI CHECKER: J.F. ALI SURVEYOR: J.F. ALI REGISTERED PROFESSIONAL SURVEYOR LICENSE NO. 10000 EXPIRES 12/31/08	CLIENT: PHILLIPS ENGINEERING 12111 PHILLIPS ENGINEERING INC. 2005	SHEET NO. 18 DATE: 11/17/05 PROJECT NO. 200501



PHILLIPS ENGINEERING INC. 2005

EXHIBIT B
REVISED
CONDITIONS OF APPROVAL
MONTESSA TENTATIVE MAP AND PLANNED DEVELOPMENT
TIME EXTENSION
File No. 16-076

- I. Standard Conditions of Approval for Montessa Tentative Map:
The applicant (Five Plus, LP) shall comply with the applicable standard conditions of approval for Tentative Maps.
- II. Project-Specific Conditions:
The applicant (Five Plus, LP) shall comply with the following Project-Specific Conditions:

PLANNING DIVISION

1. Plans submitted for building permits shall be in substantial compliance with the plans approved by this action dated November 17, 2006, except as modified by these conditions of approval. In the event the applicant proposes any deviations from the approved plan of subdivision or the Conditions of Approval, the Director of Community Development or his designee may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The applicant will be responsible for paying a new application fee for any such reconsideration.
2. The project approval is tied to the life of the Montessa Development Agreement, as approved by City Council on August ____, 2016. Any time extension for the project will be tied to any such time extensions to the Development Agreement and may be considered and approved by the City Council, provided that prior to the expiration date an application for an extension of time is filed with the Community Development Director.
3. In the event of a conflict between the representations on the Tentative Map and these Conditions of Approval, the Conditions of Approval shall prevail. In the event of a conflict between the Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.
4. Prior to the issuance of any grading and/or building permit, the development shall comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Codes, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, the Mitigation Monitoring and Report Plan for the project, and these Conditions of Approval.
5. Failure of the project applicant to comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Code, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, and these conditions of approval may result in revocation of the project approval.
6. Prior to the removal of any trees on the project site, developer shall apply for a tree removal permit from the Community Development Department. The application shall include an updated Tree/Arborist Report completed by a certified Arborist to the Community Development Department.

7. 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.
8. The side yards of lots 10 and 11, adjacent to the utility/emergency access parcel, shall be 6 ft. masonry walls. The walls shall be constructed so that they are completely on the City's property. The wall should be designed such that it steps down to no higher than 3 ft. within 5 ft. of the internal street.
9. For lots 52-58, the following shall apply to the exterior lot lines for fencing:
 - a. A 6 ft. masonry wall or 4 ft. masonry wall with 2 ft. decorative iron or steel view fence shall be constructed along the exterior lot lines of lot 52 and 53 adjacent to the open space parcel.
 - b. A 6 ft. masonry wall shall be constructed on the exterior lot line of lot 58, adjacent to Keating Park.
 - c. A 6 ft. masonry wall or 4 ft. masonry wall with 2 ft. decorative iron or steel view fence shall be constructed along the rear property line on lots 51-58
10. A 6 ft. high good neighbor fence shall be installed along the interior property lines of the subdivision.
11. A range fence shall be installed along the west side (open space side) of "C" Street.
12. Submit details of the required retaining walls, masonry walls, and fencing for review and approval by the City Planner. This includes details of the retaining walls and 6' high good neighbor wood fences to be installed on interior property lines. In no case shall the retaining walls and fences exceed 8' in height from bottom of grade along interior property lines.
13. A minimum of one-foot (1') wide space shall be provided between retaining walls and fencing (rather than on top of each other) to provide some relief from the height of the fences. A minimum of five-feet (5') shall be provided between retaining walls and home structures.
14. A Landscape back-up treatment shall be installed along the project frontage of California Drive including the entry feature to the subdivision and a landscape transition feature on the eastern corner of the new public street and California Drive adjacent to Keating Park. The sidewalk along the new project frontage with California Drive shall be a meandering sidewalk consistent with the Skyview Subdivision. Landscaping at the corner of the subdivision with California Drive shall not impede sight distance requirements. A 6 ft. high decorative masonry wall shall be constructed, subject to review and approval by the City Planner, along the property line frontage to California Drive.
15. A final landscape plan shall be submitted for review and approval by the City Planner and City Landscape Plan Checker prior to issuance of grading permits.
16. With the submittal for grading permits, an updated arborist report from a Certified Arborist to review the health of the trees along the ridgeline near the Skyview Subdivision. Based on the arborist report, the grading of lots 13 and 14 shall include enough of a shelf at the top

elevations adjacent to the Skyview subdivision to preserve the existing trees in good or better health.

17. No less than 40 trees shall be installed on the park side of "A" Street and the open space side of "C" Street. The types of trees to be planted on "A" Street shall be varieties of evergreen trees with fast to moderate growth rates to act as a screen from ball field lighting within the park. The trees on "C" Street shall be varieties of Oak (valley oak, blue oak, live oak) for mitigation of the oak trees removed for the residential development. Trees shall be a mixture of 15 gallon and 24 inch box sized, subject to determination of Community Development and Community Services Departments. Prior to issuance of grading permits and prior to the removal of any trees, the developer shall apply for a tree removal permit from the Community Development Department. The application must include an updated tree report performed by a Certified Arborist. The Final Landscape plans shall be prepared to reflect the tree planting plan and will be subject to final approval by Community Development, Public Works and Community Services.
18. The developer shall provide decorative trim, design subject to review and approval by the City Planner, around all windows on second story elevations facing the public street (including California Drive and new internal streets), and those elevations facing Keating Park and Skyview Subdivision.
19. The developer shall provide front yard landscaping in accordance with the City's Water Efficient Landscaping Regulations and the Water Conservation Ordinance.
20. All lots within the Montessa subdivision shall comply with the minimum development standards, which have been established as follows:

Table "A" -- Setback Standards for Montessa Planned Development

The Montessa Planned Development is a single family residential subdivision which is based upon Vacaville's RL-10 and RL-6 zoning district standards. Variations from the standards in these districts are to occur in limited cases.

The following Table establishes the Development Standards for the Montessa Planned Development. All Standards are in either Square Feet or Feet, as may be appropriate, and are minimums unless otherwise noted. All Standards apply to both one and two-story structures.

	Lot Area	Lot Width	Corner Lot Width	Lot Depth	Front Yards	Front Porches	Side Yards	Street Side Yards	Lot Frontage	Distance between structures on adjoining lots	Max. Height
RL-6-PD	6,000	60	70	100	20*	15	5/10	15	40	15	30
RL-10-PD	10,000	90	80	100	25**	20	5/15	20	40	20	30
RL-10-PD Flag Lot	10,000	90	Na	100	13	15	10	Na	40	20	30

* Front Yards in the RL-6-PD area may vary between 18 and 22 feet, provided that the average front setback along the street on which the unit is located is at least 20 feet. In all cases, garage setback shall be a minimum of 18 feet.

** Front Yards in the RL-10-PD area may be reduced to 20 feet when lots are located adjacent to lots in the RL-6-PD zoning area.

21. Prior to and during any construction, the applicant shall show proof of any required permits and shall comply with the mitigation measures of the attached Montessa Subdivision Mitigated Negative Declaration and Mitigation Monitoring Program.
22. The two-car garages shall provide space for parking two vehicles.
23. The layout of the subdivision including the individual lot areas shall be in substantial compliance with the tentative map approved by this action dated November 17, 2006, except as modified by the following:
 - Delete the sidewalk from the new public street along the project frontage with Keating Park
24. The developer shall install perimeter walls, retaining walls and interior fencing in accordance with the approved tentative map and to the satisfaction of the City Engineer and City Planner.
25. The applicant shall dedicate the following parcels to the City: a) a 23-acre parcel of undeveloped hillside open space to the south of the project, b) a 7,600 square foot parcel along the southeast corner of the project site for future little league field expansion, c) 30 ft. utility/emergency access parcel between lots 10 and 11.
26. The 30 ft. utility/emergency access parcel shall have landscaping within 5 ft. of both sides of the walls, to include:
 - a. Climbing vines along the walls.
 - b. Small shrubs and ground cover.
 - c. Small decorative trees, such as crape myrtles, aristocrat pears, purple leaf plums, and crabapples.
27. House plans shall require a separate Design Review application, which shall be subject to review and determination by the Planning Commission prior to submittal for building permits.
28. With submittal of the Final Map, the Applicant shall provide the Community Development Department and the Community Services Department with the language of a Notice of Land Use Entitlement, or another form of notice acceptable to the City Attorney, which shall be recorded on the deed of each legal parcel. The language shall inform the present and future owners of the conditions of approval placed upon the Montessa subdivision and provide disclosure of the type of activities occurring at the adjoining Keating Park. These activities include night-time sporting events using lighted sports fields that may produce objectionable noise, traffic, and stray lighting. It also shall be disclosed that the field most adjacent to the Montessa Subdivision (Field E) is planned for expansion and new sports field lighting that does not exist at this time.

Additionally, the developer shall either provide Community Services Department with a statement signed by the new land owners that they have received and are aware of the disclosed conditions OR the developer shall install permanent signage, as approved by Community Services Department with the Final Landscape Plans, which will serve as a written disclosure. The signage shall be attached to the tubular fencing along "A" Street on the Keating Park side near the main entrance to the subdivision. The language shall include park hours and describe the type of activities occurring at the adjoining Keating Park. These

activities include night-time sporting events with lighted sports fields that may produce objectionable noise, traffic, and stray lighting.

29. The developer shall record a disclosure on the deed of each legal parcel stating the California State Prison, California Medical Facility, and the facilities' on-site shooting range is in the vicinity of the lot.

DEVELOPMENT ENGINEERING

30. Tentative Map. Approval of the Final Map and Improvement Plans shall be in substantial conformance with the approved Tentative Map, the Planned Development (PD), and the Land Use and Zoning for which this project was approved. Unless otherwise stated in these conditions, the lots, streets, utilities, and grading must generally be in substantial conformance with the approved Tentative Map.
31. 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.
32. 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

33. Abandonment of Easements and Right of Ways. Prior to the approval of the Final Map, all access and utility easements across the project shall be abandoned by the applicable parties.
34. Internal Public Street Dedication. The Developer shall dedicate a 50 foot right of way for all public streets as shown on the tentative map.
35. California Drive Dedication. The Developer shall dedicate additional right of way along its California Drive frontage to provide for a 56 foot curb to curb width, plus an additional minimum of 34 feet for the installation of sidewalk and setback landscaping as shown on the tentative map.
36. Public Utility Easement Dedications. The Developer shall dedicate a minimum 10-foot wide Public Utility Easement (PUE) behind the street right of way on each new public street 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.

37. 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.
38. Park Parcel. As shown on the Tentative Map, the Developer shall dedicate a minimum of 7,600 square feet along its Keating Park frontage for the future expansion of the Keating Park.
39. 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.
40. Fire/Maintenance/Pedestrian Road Dedication. The Developer shall provide for a 20 foot wide access road from "C" Street to the existing access Road within the Skyview Subdivision. The roadway shall also serve as access to lot 13. The roadway shall be located within the property boundary of lot 13 up to the point where the roadway serves as access to lot 13 at which point the roadway shall be located within the dedicated lands to the City. The City shall have an emergency vehicle access and maintenance easement over the roadway portion within lot 13. Attachment 1 depicts the lot line adjustment on lot 13 that will be done at the time of the Final Map.
41. Utility Maintenance Road. The Developer shall dedicate a minimum of a 30 foot wide maintenance strip between lots 10 and 11 from "D" Street and California Drive as shown on the Tentative Map.
42. Drainage Easement. Drainage improvements are shown to be constructed on APN 0128-060-120. The Developer shall secure the necessary easements and permits to construct and maintain such improvements. The drainage easement would be for the benefit of lots 52 and 53.

Street and Road Improvements

43. Internal Streets. All internal residential streets shall have curb width of 36 feet with sidewalks on both sides of the street. There shall be residential permit parking only on "C" Street adjacent to the Park, to be designated by signage.
44. California Drive along Project Frontage. The Developer shall widen California Drive along the project frontage to City Collector Street Standards, having a minimum of a 56 foot wide curb to curb width. The Developer shall construct all needed pavement widening, curb and gutter, sidewalk, storm drainage, fire hydrants, street drainage, signage, striping, and street lighting required as part of the road widening. This development shall reconstruct all existing damaged pavement along the project frontage and slurry seal the existing pavement. The Developer shall construct a minimum 12 wide west bound left turn lane at least 125 feet long with a 90 feet transition at intersection of "A" Street and California Drive. The developer will need to re-strip the existing travel lanes along California Drive to the satisfaction of the Director of Public Works so the all travel lanes adequately transition to the existing street striping on both ends of the project.

45. Widening of California Drive along Keating Park Frontage. As part of the frontage improvements of this project, the Developer shall widen California Drive to a 56 foot curb to curb width along the Keating Park frontage to Alamo Lane. The south side widening includes the construction of new curb and gutter, storm drain extension, and signing and striping.
46. Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for the widening of California Drive 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
47. "F" Street. The developer shall install a standard street barricade in conjunction with a private manual gate at the end of "F" Street that is to be used by existing residence on the adjacent property. These improvements are to be to the satisfaction of the Director of Public Works and Community Development.
48. Existing Access. The Developer shall provide safe and continued access to the existing residence to the south of the project until the public roads are fully constructed and accepted by the City.
49. Fire/Maintenance/Pedestrian Access Road. The Developer shall construct a minimum 20-foot wide concrete paved access road and driveway from "C" Street to the existing paved access road in the adjacent Skyview Subdivision. The alignment and grade of this Road shall accommodate a B-40 vehicle and be reviewed and approved by the City Fire Marshal and the Director of Public Works. The Developer shall construct all needed masonry retaining walls, drainage improvements, fences, and access gates to the satisfaction of the City Fire Marshal and Director of Public Works; and shall also address the existing drainage problem along the Skyview Subdivision and Open Space interface to the satisfaction of the Director of Public Works.
50. Accessible Ramps. The Developer shall construct accessible ramps at all street intersections and opposite the Tee intersection of E and A Streets and E and C Streets.
51. Utility Maintenance Road/Emergency Vehicle Access. The Developer shall construct a minimum 20 foot concrete access road between Lots 10 and 11 from "D" Street to California Drive. The developer shall also install landscaping and masonry walls along this access way to the satisfaction of the Director of Public Works and Community Development.
52. The Developer shall install a 15-foot wide class II aggregate base maintenance road from the intersection of B and C Streets to the existing fence at the northwest corner of APN 0129-060-120. Attachment 2 depicts the location of said maintenance road.

Grading

53. Grading. All grading work shall be performed in one continuous operation. The Grading Plan shall also indicate all existing trees, and trees that are to be removed as a result of the proposed development. The Developer's engineer shall certify that all pad elevations are built in accordance with the approved grading plan.
54. 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. The Geotechnical Report shall evaluate and comment on the areas being dedicated to the City. If improvements are suggested, the Developer shall perform such improvements with the Grading Permit.
55. 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.
56. 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. 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 are licensed by the State of California, shall certify that the pad elevation for any such parcel or lot as shown on the grading plan is above the 100 year flood plain.

Utilities

58. 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. The Engineer for the project shall prepare a preliminary study showing the downstream connection point, and demonstrate that the additional drainage flows from the developed site will not cause flooding or damage to existing properties downstream of the development.
59. 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. The developer shall be required to construct a flood wall along the "F" Street frontage of Lot 54, and along the rear of Lots 52 through 58, to contain overland flow within the street right of way or Park lands.
60. Drainage V-Ditches. The Developer shall construct a concrete v-ditch and flood wall along the rear and side of lot 52, and along the rear of lot 53 to convey private open space drainage to approved drainage facilities. The Developer shall demonstrate the existing and new drainage swales near and around lots 52-58 are sized to convey the 100-year storm while maintaining 6-inch of freeboard. The Developer shall also construct a concrete v-ditch at the base of the hillside adjacent to the sidewalk on "C" Street; and a combination of v-ditches and storm drainage pipes along the fire access road from "C" Street to the existing Skyview Access Road. The concrete v-ditch along the base of the hill on "C" Street shall be separated from the sidewalk by a minimum of three feet. Emergency vehicle crossings shall

be constructed at 3 locations, near Lot 14, near Lot 52, and where the new access road connects to the existing Skyview access road. At the time of improvement plans, the developer shall work with the Public Works Department on the detailed design and location of the v-ditches that meet City standards and are approved by the City Engineer. Attachment 3 depicts options for construction of the v-ditch along Street C.

61. 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.
62. Off-Site Sewer Main. In order to provide sewer service to the project, the Developer shall construct an eight inch sewer main on California Drive from "A" Street to Alamo Lane, then on Alamo Lane from California Drive to the ten inch sewer main on Alamo Drive.
63. Water Mains. The Developer shall loop the eight inch on-site water main to California Drive through the project subdivision as shown on the Tentative Map prior to occupancy of the first lot.
64. "F" Street Utilities. The Developer shall stub an 8 inch sewer main, an 8 inch water main, and a minimum of a 15 inch storm drain at the end of "F" Street so that utilities can be extended in the future.
65. 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.
66. 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, and all proposed locations shall be reviewed and approved by the City Engineer prior to construction.

Landscaping

67. 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.
68. 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 their California Drive frontage, and along "A" Street adjacent to Keating Park, prior to occupancy of the first residential unit within the subdivision.

Community Facility and Lighting and Landscaping Districts

69. Community Facilities District #12. The Developer shall annex into existing Community Facilities District #12 prior to the recording of the recordation of the final map.

70. Landscaping and Lighting Assessment Districts. The Developer shall annex into the existing Community Center Park Landscape and Lighting Maintenance prior to the recording of the Final Map. The Developer shall also create new Landscaping and Lighting Districts for the Setback Landscaping (SBL), Street Lighting (LT), and Open Space (OS) Maintenance.
71. 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

72. Project Fencing. The Developer shall install range style fencing along the west and south property lines of APN 0128-060-120 (the existing fence is not located on the property line). The Developer shall work with the owner of APN 0128-060-120 on the removal of the existing fence. The Developer shall also install range style fencing along the property line of 0128-07-100 to create a barrier between City owned property and State owned property. 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.
73. 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.
74. 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.
75. 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.
76. Project Utility Phasing. With the submittal of the 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 mitigation's 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 what are the possible alternatives if subsequent phased improvements are not constructed with project.

77. **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.
78. **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.

79. 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.
80. 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.
81. 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
82. Required Environmental Permits. If required, the Developer shall obtain all necessary environmental permits required by other agencies (i.e. California Department of Fish and Game, Army Corps of Engineers wetland delineation, etc.), and shall submit copies of the permits to the Department of Community Development prior to obtaining any site grading permits.

FIRE

Water Supply

83. An approved on-site water supply capable of supplying the required fire flow for on-site fire protection shall be provided to all premises upon which buildings are constructed. When any portion of a building is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Fire Marshal.

Fire Hydrants

84. All fire hydrants shall be "Rich 960" or equal with two 2-1/2" and one 4-1/2" connections. Each hydrant shall have its own separate shut off valve located on the lateral adjacent to the hydrant. Curbs shall be painted red for a length of twelve (12) feet in front of each hydrant. Each hydrant shall have a blue reflective "Fire Light" hydrant spotter located in the street or driveway just off of the centerline towards the hydrant.
85. 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.
86. 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.

Access Roads

87. Access roads with a minimum unobstructed width of 20 feet shall be provided to the front and rear of structures. A minimum vertical clearance of 13 feet 6 inches shall be provided. Access roads shall be engineered to support the imposed load of the apparatus which is typically 25 tons and shall be designed per the City Public Work's Department Standards.

An access road shall be provided to within 150 feet of all exterior walls of the first floor of the building/s. The route of the access road shall be approved by the Fire Marshal. Dead-end access roads in excess of 150 feet in length shall be provided with an approved means for turning around the apparatus. The final design of the turnaround shall be reviewed and approved by the Fire Marshal prior to installation.

Note: The proposed access road from "C" Street to the Skyview access road, adjacent to lots 13 and 14, shall remain unobstructed at all times. "No Parking" signs shall be provided at locations pre-approved by the Fire Marshal.

88. 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 which is typically 25 tons. (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.

Where Private Streets and Roads are Proposed

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

Emergency Vehicle Access Roads

90. Prior to the issuance of any grading or building permits, the Fire Marshal shall approve the location of all Emergency Vehicle Access (EVA) Roads within the project site. Unless otherwise approved, the access points to any Emergency Vehicle Access Roads shall be located at the end of cul-de-sacs and across utility easements, and shall be kept locked at all times with a City 1C04 lock.

Note: The proposed E.V.A. which connects with the existing E.V.A. to the Sky View subdivision appears to be acceptable by the Fire Department. This proposed E.V.A. shall have average grades of not more than 20% with no section greater than 25%. The minimum width of such roads shall be 20 feet. Side slopes shall not exceed 4%. These roads shall be engineered to withstand a minimum load of 12 tons. At a minimum, this road shall be graded and compacted with decomposed granite or similar, and shall be kept clear of all flammable vegetation at all times. The Fire Marshal may require the road to be surfaced with pavement if it is determined the road will not be or is not being properly maintained in accordance with these standards.

The Fire Marshal shall identify on the final site development plans where metal grates shall be provided for emergency fire apparatus cross V-ditches in the event of a fire or

emergency. These grates shall be shall have a minimum width of 10 feet and be designed and engineered to accommodate a minimum load of 12 tons.

Note: Parking along the proposed E.V.A. adjacent to lots 13 and 14 shall be strictly prohibited. Signage shall be required which reads, "Fire Lane No Parking" The location of those signs shall be determined by the Fire Marshal.

A fence or bollards shall be provided along the E.V.A. west of lot 33 to prevent public vehicle use of this road.

Fire Lanes and No Parking Zones

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

The following requirements shall apply to lots 13-14, & 52-58 which are adjacent to permanent open lands where wildfire is a threat.

92. The Fire Marshal may modify specific criteria outlined below to further protect lives and property.

a) Fire Buffer Zone: There shall be a total of 40 feet from the rear of structure to property line along lots 54 through 58. These homes shall back up to an orchard maintained by the California Medical Facility. The open hillside next to lot 52 shall be required to have the weeds cut prior to the start of fire danger. Should in the summer of 2007 the California Medical Facility's orchard have weeds that have not been maintained Pavillion Communities agrees to install NFPA 13 sprinkler systems in homes 54 through 58. If this requirement is found necessary the City of Vacaville Fire Marshall shall notify the applicant of the need for such measures.

b) Rear Yard Setback. A minimum of 30 feet setback from the rear property is required for the main structure on lots 52 and 53.

c) Side Yard Setback: A minimum 10-foot side yard setback is required for those lots adjacent to the open lands where wildfire is a threat except as noted below;

Parcels that border open lands on the side shall have a 30 foot side yard set back. For example, the last parcel in a row of houses may have open lands on the rear and side. The intent is to protect the main structure from a direct wildfire approaching from the open lands.

d) Boxed-In Eaves: All structures with eaves shall have the eaves boxed-in with non-combustible materials.

e) Attic and under floor Openings: All attic and under floor openings shall be protected with 1/8 inch wire screens.

f) Ingress/egress: Prior to the issuance of any grading or building permits:

- g) Class A Fire Retardant Rating: Class A rated roof coverings are required on all structures located on or near hillsides or open space.
- h) Non-Combustible Siding: Non-combustible siding is required on all structures located on or near hillsides or open space.
- i) Accessory Structures: All attached and detached accessory structures, including but not limited to decks, awnings, patio covers, and sheds shall be at least 10 feet from the property lines adjoining hillsides or open space lands. Patio decks or elevated porches shall be boxed in below the deck or porch or screened with wire mesh no larger than 1/8 of an inch.

COMMUNITY SERVICES

- 93. ~~Buyers of new the lots shall be provided with written disclosure of the active recreational activities occurring regularly at the adjoining Keating Park. These activities include night-time sporting events which utilize lighted sports fields and may produce noise, traffic, and stray lighting that is objectionable to the new residents. It also should be disclosed that the City plans to expand and install sports field lighting at the ball field most adjacent to the Montessa Subdivision (Field "E"). The applicant shall agree to provide Community Services with statements signed by each new land owner that they have received and agree to the disclosed conditions.~~
- 94. Fencing along the parcel line of lot 58 adjoining the existing Keating Park, and along the western side of the proposed 7600 sq. ft. parcel, shall be a masonry wall, 6' in height, and as approved by the City of Vacaville.
- 95. Finish grades on the proposed 7,600 sq. ft. parcel shall be designed to permit a 10' expansion of the existing Keating Field "E" without requiring significant re-grading. Revised grading along the western end of Keating Park (replacing the existing ditch) shall be designed and constructed to the satisfaction of the City.
- 96. The Applicant shall provide a landscape plan acceptable to the City Departments of Community Development, Public Works, and Community Services that will provide an effective, aesthetically pleasing, and year-round screening of the sports field lighting from the proposed new homes.
- 97. Landscape areas along California Drive that are to be maintained via a City-administered Lighting and Landscaping Maintenance Assessment District shall not extend past side-yard fencing where it would be adjoining privately-maintained front yards (at lot 1, and landscaping in the EVA between lots 10 and 11).
- 98. If the Applicant desires that the LLMAD maintain the landscape area between the tubular steel fencing and the sidewalk on "A" Street, then a landscape plan acceptable to the City must be developed. This will require that a planting space of at least 6' be provided between the fencing and the sidewalk (or gutter) so as permit a landscape design with sufficient root space and visual depth.
- 99. The Applicant shall agree to install a time clock, and any necessary related equipment, to ensure that the sports field lighting at Keating Park's Field #2 will automatically turn off at a

prescribed time after each night-time sporting event. Design and installation of this equipment must meet the approval of the Department of Public Works.