



ESTABLISHED 1850

CITY OF VACAVILLE

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VACAVILLE, CALIFORNIA 95688-6908
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Councilmember, Member-At-Large

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GREG RITCHIE
Councilmember, District 2

MICHAEL SILVA
Councilmember, District 3

JASON ROBERTS
Vice-Mayor, District 5

JEANETTE WYLIE
Councilmember, District 6

April 15, 2022

Community Development Department
Planning Division

Andrea Osgood
Vice President of Real Estate Development
Eden Oak Grove, LLC
22645 Grand Street
Hayward, CA 94541
aosgood@edenhousing.org

SUBJECT: OAK GROVE APARTMENTS APPROVAL
475 W. Monte Vista Avenue (APNs 0126-150-050 and 0126-160-150)
Mitigated Negative Declaration, Zoning Map Amendment, Density Bonus
and Planned Development (File No. 20-243)

Dear Andrea:

At the March 22, 2022 and April 12, 2022 regular meetings of the City of Vacaville City Council, your Mitigated Negative Declaration, Zoning Map Amendment, Density Bonus and Planned Development requests for the Oak Grove Apartments were considered. Please be advised that the City Council voted 6-0 to approve the Oak Grove Apartments, subject to conditions of approval. Attached are the adopted project ordinance, resolution, findings and conditions of approval.

The Zoning Map Amendment shall become effective on **May 12, 2022**. Please note that approval of the Density Bonus and Planned Development shall expire on **March 22, 2024**, 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. Please note that Building Permits are required prior to commencing any construction. If you have any questions, please feel free to contact me by email at albert.enault@cityofvacaville.com, or by phone at (707) 449-5364. For questions related to Building Permits, please contact the Permit Services Division at (707) 449-5152.

Sincerely,

ALBERT ENAULT,
Senior Planner

State of California)
County of Solano) ss
City of Vacaville)



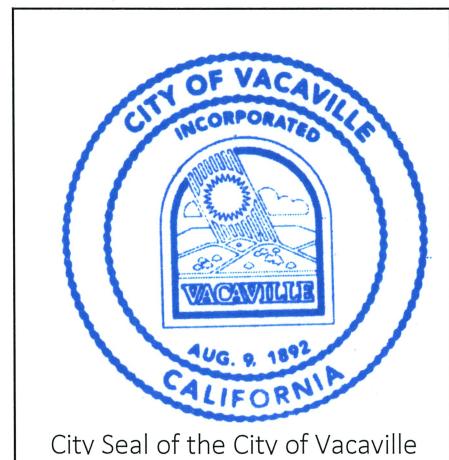
I, Michelle A. Thornbrugh, City Clerk of the City of Vacaville, State of California, hereby certify that the foregoing Ordinance No. 1973 was published in accordance with the provisions of Government Code Section 36933 and **INTRODUCED** at a regular meeting of the City Council of the City of Vacaville, held on the 22nd day of March, 2022, by the following vote:

AYES: Councilmembers Ritchie, Silva, Stockton, Sullivan, Wylie, Vice Mayor Roberts and Mayor Rowlett
NOES: None
ABSENT: None

and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 12th day of April, 2022, by the following vote:

AYES: Councilmembers Ritchie, Silva, Stockton, Sullivan, Wylie, Vice Mayor Roberts and Mayor Rowlett
NOES: None
ABSENT: None


Michelle A. Thornbrugh, City Clerk



ORDINANCE NO. 1973

ORDINANCE AMENDING THE MUNICIPAL CODE BY CHANGE OF ZONING MAP FROM NEIGHBORHOOD COMMERCIAL (CN) TO NEIGHBORHOOD COMMERCIAL/RESIDENTIAL OVERLAY (CN/RO) FOR THE OAK GROVE APARTMENTS LOCATED AT 475 WEST MONTE VISTA AVENUE (APNS 0126-150-050 & 0126-160-150)

WHEREAS, the City Council of the City of Vacaville desires to change the Vacaville Zoning Map by rezoning the property located at 475 West Monte Vista Avenue (APNs 0126-150-050 & 0126-160-150) from Neighborhood Commercial (CN) to Neighborhood Commercial/Residential Overlay (CN/RO) for the Oak Grove Apartments Project; and

WHEREAS, the City Council of the City of Vacaville finds that the foregoing zoning change, as shown in Exhibit B, is necessary to reflect the planned uses as shown in the General Plan and to be the most beneficial to the City as a whole; and

WHEREAS, the Oak Grove Apartments Project is located within the City of Vacaville as identified on the City of Vacaville General Plan land use diagram; and

WHEREAS, the City Council adopted the Oak Grove Apartments Mitigated Negative Declaration in accordance with the findings in City Council Resolution 2022-025.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

Section 1: The Vacaville Zoning Map is hereby amended to rezone the Oak Grove Apartments Project (APNs 0126-150-050 & 0126-160-150) with the following zoning district:

- CN/RO (Neighborhood Commercial/Residential Overlay)

The change to the Zoning Map is more fully depicted by Exhibit B.

Section 2: The City Council has reviewed the rezoning request to establish the CN/RO Zoning District for the Oak Grove Apartments Project as shown on Exhibit B hereto and adopts findings of fact shown in Exhibit A.

Section 3: The City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Exhibit B, are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

Section 4: If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

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

Section 5: Effective Date.

This ordinance shall take effect thirty (30) days after passage thereof.

Section 6: Publication.

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

I HEREBY CERTIFY that this ordinance was **INTRODUCED** at a regular meeting of the City Council of the City of Vacaville held on the 22nd day of March 2022, and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 12th day of April 2022 by the following vote:

AYES: Councilmembers Ritchie, Silva, Stockton, Sullivan, Wylie and Vice Mayor Roberts

NOES: None

RECUSED: Mayor Rowlett

ABSENT: None

APPROVED:



Ron Rowlett, Mayor

ATTEST:



Michelle A. Thornbrugh, City Clerk

Date: April 13, 2022

List of Exhibits

- Exhibit A – Findings of Fact
- Exhibit B – Zone Change Map

EXHIBIT A TO ORDINANCE NO. 1973

OAK GROVE APARTMENTS Findings of Fact 475 West Monte Vista Avenue (APNs 0126-150-050 & 0126-160-150) Zoning Map Amendment File No. 20-243

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

SUMMARY OF EVIDENCE

The decision-maker 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 Planning Commission hearings; 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.

ZONING MAP AMENDMENT FINDINGS

LUDC 14.09.071.0120 Findings Required for Approval

The City Council, when approving a zoning map amendment, shall adopt findings of fact.

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

1. That the proposed amendment is internally consistent 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. *GENERAL PLAN – The project would be consistent with the following goals and policies of the Vacaville General Plan:*
 - *Policy LU-P1.4 – The project provides new multi-family apartments, which helps preserve the multi-family residential character along East Monte Vista Avenue;*
 - *Policy LU-P11.3 – The applicant has applied for a Planned Development permit; and*
 - *Goal LU-12 – The project will provide high-quality housing in a range of residential densities and types.*

- *Policy PR-P1.7 – The project would provide private recreational amenities on-site for future residents.*
 - *Policy PR-P2.4 – The applicant would pay Park Development Impact Fees for the construction of new facilities.*
 - *Policy PR-P2.6 – Existing parks and recreational facilities will be available to serve the project site, including Andrews Park and Ulatis Community Center, which are both accessible by public transportation. Ulatis Community Center is within walking distance.*
 - *Policy COS-P9.4 – The project provides high density residential development within walking distance of commercial centers (Glenbrook Plaza).*
 - *Goal COS-10 – The project promotes sustainable energy because solar arrays will be constructed on the rooftops.*
 - *Policy COS-P10.2 – The project buildings are oriented to provide south facing rooftops for renewable solar energy production.*
 - *Policy H.1-G4 – The project ensures the availability of housing appropriate for special needs groups including, but not limited to, young adults, young families, seniors, people with physical and developmental disabilities and homeless people.*
 - *Policy H.1-G5 – The project develops permanent, affordable, and accessible housing, along transit lines and near services, that allows people with disabilities to live independent lives integrated into the larger community.*
- *ZONING ORDINANCE – The proposed use and location are consistent with the goals, objectives and policies of the Land Use and Development Code, because: (1) the project is a permitted land use with the Residential Overlay zoning district, and the applicant has submitted a Conditional Use Permit request in accordance with the Code; (2) the amendment was initiated by City Council on May 25, 2021; (3) the proposed zoning district (CN/RO) is consistent with surrounding zoning districts that are designated for Residential High Density (RH); and (4) the environmental impacts produced by the proposed zoning map amendment were adequately analyzed through the preparation and circulation of an environmental document, as required by Chapter 14.03.023 (Negative Declarations) of the Code.*
 - *DEVELOPMENT CODE – The proposed amendment would be consistent and policies from the Land Use and Development Code, because: (1) future development will be required to comply with development standards for the Residential Overlay Zoning District, in accordance with Chapter 14.09.106 (Residential Overlay District Uses and Development Standards); and (2) future development will be required to comply with the Residential Development Standards, in accordance with Chapter 14.09.074 (Residential Districts Development Standards) of the Code.*
2. That the proposed amendment would not be detrimental to the public health, safety, or welfare of the community;

Finding: As proposed and conditioned, the project meets this finding, because: (1) the apartments will be required to comply with the California Building Code and Fire Code; (2) the project location will be served by Public Safety services provided by the City of Vacaville; and (3) the future apartments will be compatible with existing apartment complexes adjacent and abutting the project site.

3. That the proposed amendment would maintain the appropriate balance of land uses within the City;

Finding: The proposed amendment would maintain an appropriate balance of land uses, because: (1) the amendment would provide additional land area that may be used for multi-family residential development, which is needed in Vacaville; and (2) the proposed amendment would not displace any existing development.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

Finding: The anticipated land uses for the subject site will be compatible with existing surrounding uses; because: (1) the future project will consist of apartments, which is the same development type as surrounding apartments; and (2) the future project will be subject to compliance with the same development standards and the adjoining apartments.

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

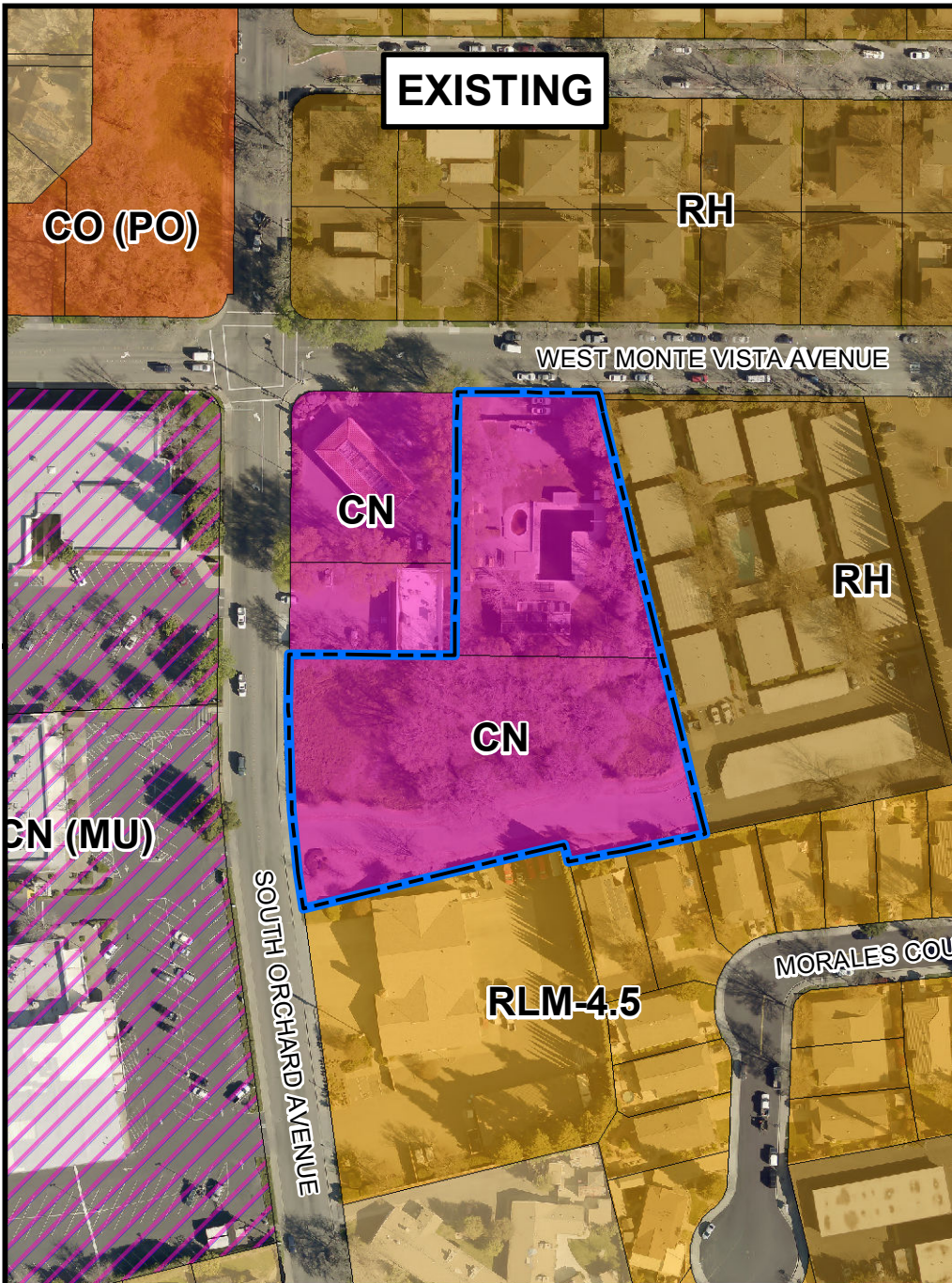
Finding: The proposed amendment will help increase the City's inventory of residential lands.

6. That the proposed amendment is consistent with any development related application that is processed and approved concurrently with the amendment application.

Finding: The proposed amendment is consistent with the other related applications, because: (1) the project includes Density Bonus and Planned Development requests for residential development, which is permitted by the zoning map amendment; and (2) the associated applications comply with the applicable development standards for the zoning district (CN/RO) that would be applied to the project site.

Zoning Map Amendment Conclusion

Based on the findings of fact above, the project meets the criteria for adopting the requested Zoning Map Amendment.



EXISTING

CO (PO)

RH

WEST MONTE VISTA AVENUE

CN

RH

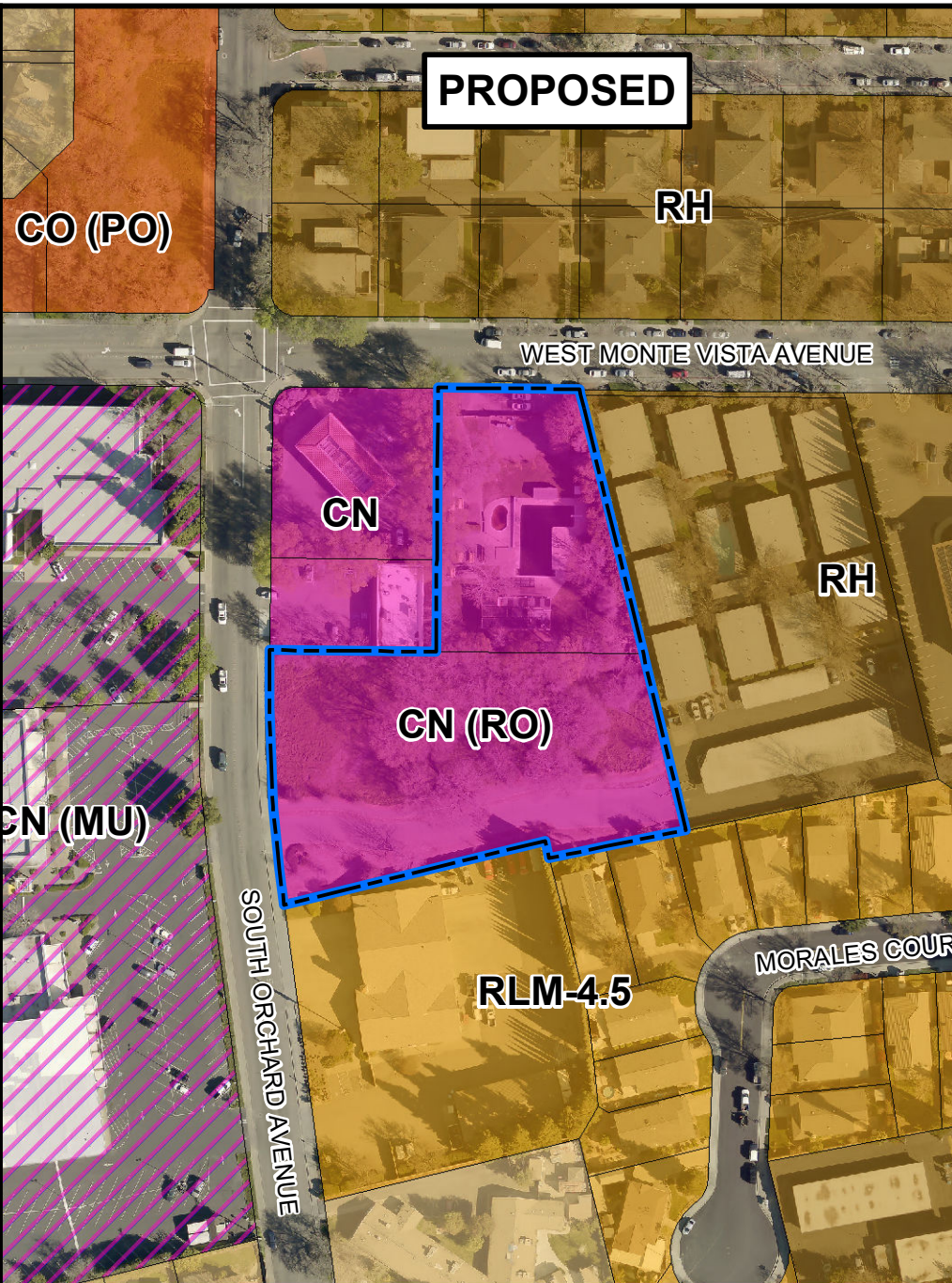
CN

CN (MU)

SOUTH ORCHARD AVENUE

RLM-4.5

MORALES COURT



PROPOSED

CO (PO)

RH

WEST MONTE VISTA AVENUE

CN

RH

CN (RO)

CN (MU)

SOUTH ORCHARD AVENUE

RLM-4.5

MORALES COURT



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT
DEPARTMENT

EXHIBIT B TO ORDINANCE NO. 1973

OAK GROVE APARTMENTS

475 W. MONTE VISTA AVENUE

FILE NO. 20-243

RESOLUTION NO. 2022-025

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE OAK GROVE APARTMENTS

WHEREAS, the Eden Housing, Inc. submitted an application for a Zoning Map Amendment, Density Bonus, and Planned Development for the following project:

Oak Grove Apartments Project
475 W. Monte Vista Avenue
APNs: 0126-150-050 and 0126-160-150

WHEREAS, the Planning Commission held a duly noticed public hearing on February 28, 2022, to consider the proposed project where they received testimony from City staff, the applicant, and all interested persons regarding the proposed project; and

WHEREAS, the Planning Commission voted 4-3 to recommend the City Council adopt the Mitigated Negative Declaration and Zoning Map Amendment, and approve the Density Bonus and Planned Development for the Oak Grove Apartments, subject to the conditions of approval, based on the findings of fact; and

WHEREAS, the City Council held a duly noticed public hearing on March 22, 2022, to consider the proposed project where they received testimony from City staff, the applicant, and all interested persons regarding the proposed project, and also considered testimony and evidence submitted at the Planning Commission hearing; and

NOW, BE IT RESOLVED, that the City Council does hereby:

1. Adopt the findings of fact shown in Exhibit A, which is attached and hereby incorporated herein, and based on these finding does;
2. Adopt the Oak Grove Apartments Mitigated Negative Declaration (State Clearinghouse No. 2020120091) as shown in Exhibit B, and Mitigation Monitoring and Reporting Program as shown in Exhibit C, which are attached and hereby incorporated herein.

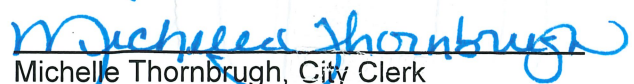
I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 22nd day of March 2022 by the following vote:

AYES: Councilmembers Ritchie, Silva, Stockton, Sullivan, Wylie, Vice Mayor Roberts and Mayor Rowlett

NOES: None

ABSENT: None

ATTEST:


Michelle Thornbrugh, City Clerk

List of Exhibits

- Exhibit A – Findings of Fact
- Exhibit B – Draft Mitigated Negative Declaration
- Exhibit C – Mitigation Monitoring and Reporting Program

EXHIBIT A TO RESOLUTION 2022-025

**OAK GROVE APARTMENTS
Findings of Fact
475 West Monte Vista Avenue
(APNs 0126-150-050 & 0126-160-150)
Mitigated Negative Declaration
File No. 20-243**

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

SUMMARY OF EVIDENCE

The decision-maker 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 Planning Commission hearings; 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 Necessary to Adopt a Negative Declaration

Prior to adopting a negative declaration, the City Council shall consider the proposed negative declaration together with any comments received during the public review process.

- A. A negative declaration shall be adopted subject to the finding that based upon the initial study and comments received, there is no substantial evidence that the project will have a significant effect on the environment. In addition, the decision-maker shall make the following findings:
1. The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory;

Finding: The Lead Agency has analyzed all potential environmental impacts that could be generated by the proposed project, which was disclosed to the public through the preparation and circulation of an Initial Study and Mitigated Negative Declaration. The project would generate impacts to Air Quality, Biological Resources, Cultural Resources,

Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise and Tribal Cultural Resources. However, these impacts will be mitigated to a less-than significant level as noted below:

Aesthetics

As disclosed under Section I (Aesthetics), the project will create impacts to aesthetics because the project will introduce a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Implementation of mitigation measures AES-1 and AES-2 will help reduce impacts to aesthetics. Less than significant impact with mitigation measures incorporated.

Air Quality

As disclosed under Section III (Air Quality), the project will create impacts on local air quality, because short-term construction and long-term operations will generate emissions. Implementation of mitigation measures AIR 1 through AIR-4 will help reduce the impacts to local and regional air quality. Less than significant with mitigation measures incorporated.

Biological Resources

As disclosed under Section IV (Biological Resources), the project has the potential to impact nesting birds because: (1) the project requires the removal of several large trees that could be used as nesting habitat by general migratory birds, Swainson's hawk and White-tailed Kite; and (2) noise generated from construction activities could disturb nesting birds on the project site. Implementation of mitigation measures BIO-1 through BIO-3 will avoid potential impacts to nesting birds. Less than significant impact with mitigations measures incorporated.

Cultural Resources

As disclosed under Section V (Cultural Resources), the project has the potential to impact unknown prehistoric archaeological resources because of the presence of Holocene-age alluvial soil. Implementation of mitigation measures CUL-1 through CUL-3 will reduce impacts on unknown prehistoric archaeological resources that could be present under the ground. Less than significant impact with mitigations measures incorporated.

Geology & Soils

As disclosed under Section VI (Geology & Soils), the project has the potential to expose people or structures to substantial adverse effects created by geology and soils, because: (1) the project is located in a region that is seismically active; and (2) the project is located on a site that exhibits expansive soils. Implementation of mitigation measure GEO-1 will avoid impacts created by geology and soils. Less than significant impact with mitigations measures incorporated.

Greenhouse Gas Emissions

As disclosed under Section VII (Greenhouse Gas Emissions), the project will create impacts to air quality by introducing greenhouse gas emissions to the environment during short-term construction and long-term operational activities. Implementation of mitigation measures GHG-1 through GHG-4 will reduce impacts created by greenhouse gas emissions to less than significant. Less-than significant impact with mitigations measures incorporated.

Hydrology & Water Quality

As disclosed under Section IX (Hydrology & Water Quality), the project would create impacts to hydrology and water quality, because: (1) the project would expose housing to hazards present in the 100-year flood plain; and (2) the project would alter on-site drainage. Implementation of mitigation measures HYD-1 and HYD-2 will reduce impacts created by the project. Less than significant impact with mitigations measures incorporated.

Noise

As disclosed under Section XII (Noise), the project would create impacts from noise, because: (1) the project would expose housing to existing noise levels produced by traffic circulation along Elmira Road; and (2) the project would introduce noise from construction activities, which may affect adjoining sensitive land uses. Implementation of mitigation measures NOI-1 through NOI-7 will reduce impacts created by existing and project-related noise. Less than significant impact with mitigations measures incorporated.

Tribal Cultural Resources

As disclosed under Section XVII (Tribal Cultural Resources), the project would not generate impacts to any known tribal cultural resources. However, the project has the potential to impact unknown resources. Therefore, the project will implement mitigation measure TCR-1 to help reduce potential impacts to unknown tribal cultural resources.

The City has determined that the project will not generate impacts that would potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. All impacts produced by the project will be less than significant with mitigated measures incorporated.

2. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term goals;

Finding: Although the project would generate short-term impacts to existing resources as noted above, greater long-term goals would be achieved to help ensure there are no long-term disadvantages. The project would help the City achieve the following long-term goals: (1) the project would installing renewable solar energy to help reduce energy consumption; (2) the project would provide restricted senior housing; (3) the project would provide affordable housing for low income seniors; (4) the project would preserve some existing trees and plant more trees to help reduce the City's urban heat island effect; and (5) the project would install water efficient landscaping to help reduce water consumption at the project site.

3. The project does not have environmental effects which are individually limited but are cumulatively considerable;

Finding: As described in the IS/MND, the project site is designated for infill development. All surrounding properties are developed with similar land uses and there are no future projects. Impacts produced by the project will not exacerbate existing conditions because mitigation measures will be implemented to reduce project-related

impacts to less than significant. The project will not produce environmental effects that are individually limited by cumulatively considerable.

4. The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly;

Finding: As disclosed in the IS/MND, the project will not create substantial adverse effects on human beings. All impacts will be mitigated to a less-than significant impact.

5. The negative declaration reflects the independent judgment of the City of Vacaville, acting as lead agency for the project.

Finding: The IS/MND was prepared and circulated by the City of Vacaville Community Development Department. All analysis and information declared in the IS/MND reflects the independent judgment of the City of Vacaville.

Environmental Review Conclusion

Based on the findings of fact above, the project will not result in significant impacts to the environment, and the project meets the required findings for adopting the Oak Grove Apartments Mitigated Negative Declaration.

EXHIBIT B TO RESOLUTION 2022-025

**OAK GROVE APARTMENTS
Draft Mitigated Negative Declaration
475 W. Monte Vista Avenue
(APNs 0126-150-050 and 0126-160-150)
Mitigated Negative Declaration
File No. 20-243**

Due to the file size, the draft Mitigated Negative Declaration (MND) is only available in hard copy at the Community Development Department located in City Hall at 650 Merchant Street, Vacaville, CA 95688. The draft MND is also available online at the following website:

<http://bit.ly/MND20-243>.

EXHIBIT C TO RESOLUTION 2022-025

**OAK GROVE APARTMENTS
Mitigation Monitoring and Reporting Program
475 West Monte Vista Avenue
(APNs 0126-150-050 & 0126-160-150)
Mitigated Negative Declaration
File No. 20-243**

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires that all state and local agencies establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of an Initial Study/Mitigated Negative Declaration (IS/MND). The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy the requirements of CEQA as it relates to the Oak Grove Apartments Project (Proposed Project).

This MMRP is intended to be used by the City of Vacaville (City) Staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. The IS/MND for the Proposed Project presents a detailed set of mitigation measures applicable to implementation of the Proposed Project. The mitigation measures were initially developed during preparation of the IS/MND (November 2020) and, in some cases, were refined in response to comments on the IS/MND.

The intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING PROGRAM

The table presented on the following pages provides the MMRP for the Proposed Project. The MMRP identifies:

1. The full text of the mitigation measure(s) applicable to each impact statement;
2. The timing of implementation of each mitigation measure; and
3. The party responsible for ensuring implementation of each mitigation measure.

Following completion of the monitoring and reporting process, the final monitoring results will then be entered into the City's Mitigation Monitoring and Reporting database.

Mitigation Measure	Timing of Action	Reviewing Party	Initial/Date Complete
Air Quality			
<p>AQ-1: The following control measures will be implemented during construction.</p> <ul style="list-style-type: none"> a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). d. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). 	During Construction	City of Vacaville	
Biological Resources			
<p>BIO-1: If groundbreaking is scheduled to begin during the general nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction nesting bird survey of the Project Site and publicly-accessible areas within 500 feet of the Project Site within 5 days prior to site disturbance. Results of the preconstruction survey shall be submitted to the City of Vacaville. If nesting birds are not observed, then further mitigation is not required.</p> <p>If an active nest is identified, the following shall occur:</p> <ul style="list-style-type: none"> ▪ The biologist shall establish a minimum 100-foot Environmentally Sensitive Area (ESA) around the nest. The ESA may be reduced if the biologist determines that a smaller ESA would still adequately protect the nest. Similarly, the ESA may be enlarged if the biologist determines a larger buffer is necessary to protect the nest. ▪ The City of Vacaville Development Department shall be notified. <p>Work may not occur within the ESA until the biologist determines that the nest is no longer active.</p>	Prior to construction	City of Vacaville	
Cultural Resources			
<p>CR-1: In the event of any inadvertent discovery of archaeological or paleontological resources, all such finds shall be subject to 36 CFR 60.4, PRC 21083.2, and CEQA Guidelines § 15064.5. Procedures for inadvertent discovery include the following:</p> <ul style="list-style-type: none"> ▪ All work within a 100-foot radius of the find shall be halted, and the City shall be notified. Workers should avoid altering the materials until a professional archaeologist or paleontologist if the find is of a paleontological nature, can evaluate the significance of the find in accordance with NRHP and CRHR criteria. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. ▪ The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but 	During construction	City of Vacaville	

Mitigation Measure	Timing of Action	Reviewing Party	Initial/Date Complete
<p>not limited to, culturally appropriate temporary and permanent treatment, which may include avoidance of cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. If necessary, excavation and evaluation of the finds shall comply with Section 15064.5 of the CEQA Guidelines.</p> <ul style="list-style-type: none"> ▪ If the find represents a prehistoric resource, representatives of the Native American community shall be consulted as well under the provisions of AB 52 or Section 106 of the NHPA. Construction shall not resume in the vicinity of the find until consultation is concluded or until a reasonable good-faith effort has failed to provide a resolution to further impacts that is acceptable to the consulting parties. 			
<p>CR-2: In the event that human remains are encountered during construction activities, the City shall comply with Section 15064.5 (e) (1) of the CEQA Guidelines and Health and Safety Code Section 7050.5. All project related ground disturbance within 100 feet of the find shall be halted until the county coroner has been notified. If the coroner determines that the remains are Native American, the coroner will notify the NAHC to identify the most likely descendants of the deceased Native Americans. Project-Related ground disturbance in the vicinity of the find shall not resume until the process detailed in Section 15064.5 (e) has been completed.</p>	During construction	City of Vacaville	
<p>CR-2: Prior to the beginning of Proposed Project construction, the City shall contact the Yocha Dehe Wintun Nation to schedule and complete cultural sensitivity training for construction project machinery operators and supervisory personnel.</p>	Prior to construction	City of Vacaville	
Hazards and Hazardous Materials			
<p>HAZ-1: An accidental spill prevention and response plan shall be developed which will include a list of all hazardous materials used and/or stored on the Project Site during construction activities, appropriate information about initial spill response, containment, and cleanup strategies, and a list of appropriate City contact information. The spill prevention and response plan shall be included as a component of the SWPPP described in Mitigation Measure HYD-1. The plan shall require containment equipment and sufficient supplies to combat spills of oil or hazardous substances and shall be on site at all times during construction.</p>	Prior to construction	City of Vacaville	
Hydrology/Water Quality			
<p>HYD-1: The Project Applicant shall obtain coverage under the NPDES Construction General Permit prior to initiation of construction activities. The SWRCB requires that construction sites have adequate control measures to reduce the discharge of sediment</p>	Prior to construction	City of Vacaville	

Mitigation Measure	Timing of Action	Reviewing Party	Initial/Date Complete
<p>and other pollutants to streams to ensure compliance with Section 303 of the CWA. To comply with the NPDES permit, a Notice of Intent shall be filed with the SWRCB.</p> <p>A SWPPP shall be approved prior to construction. The SWPPP shall include a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) including a description of the type and location of erosion and sediment control BMPs to be implemented at the Project Site; and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the Project Site. A copy of the SWPPP shall be kept on the Project Site. Water quality BMPs identified in the SWPPP may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Areas where ground disturbance occurs shall be identified in advance of construction and limited to approved areas. ▪ Vehicular construction traffic shall be confined to the designated access routes and staging areas. ▪ Equipment maintenance and cleaning shall be confined to staging areas. No vehicle maintenance shall occur on-site during construction. ▪ Supervisory construction personnel shall be informed of environmental concerns, permit conditions, and final project specifications. Said personnel shall be responsible for instructing on-site work to meet the requirements of the SWPPP including making sure work is conducted outside of protected trees' drip lines to the extent possible. ▪ Disturbed areas shall be restored to pre-construction contours to the extent possible. ▪ Hay/straw bales and silt fences shall be used to control erosion during stormwater runoff events. ▪ The highest quality soil shall be salvaged, stored, and used for native re-vegetation/seeding. ▪ Drainage gaps shall be implemented in topsoil and spoil piles to accommodate/reduce surface water runoff. ▪ Sediment control measures shall be in place prior to the onset of the rainy season and will be maintained until disturbed areas have been re-vegetated. Erosion control structures shall be in place and operational at the end of each day if work activities occur during the rainy season. ▪ Fiber rolls shall be placed along the perimeter of disturbed areas to ensure sediment and other potential contaminants of concern are not transported off-site or to open trenches. Locations of fiber rolls will be field adjusted as needed and according to the advice of the certified SWPPP inspector. ▪ Vehicles and equipment stored in the construction staging area shall be inspected regularly for signs of leakage. Leak-prone equipment will be staged over an impervious surface or other suitable means will be provided to ensure containment of 			

Mitigation Measure	Timing of Action	Reviewing Party	Initial/Date Complete
<p>any leaks. Vehicle/equipment wash waters or solvents will not be discharged to surface waters or drainage areas.</p> <ul style="list-style-type: none"> ▪ During the rainy season (dates to be specified in the SWPPP), soil stockpiles and material stockpiles will be covered and protected from the wind and precipitation. Plastic sheeting will be used to cover the stockpiles and straw wattles will be placed at the base for perimeter control. ▪ Contractors shall immediately control the source of any leak and immediately contain any spill utilizing appropriate spill containment and countermeasures. Leaks and spills shall be reported to the designated representative of the lead contractor and shall be evaluated to determine if the spill or leak meets mandatory SWPPP reporting requirements. Contaminated media shall be collected and disposed of at an off-site facility approved to accept such media. 			
Noise			
<p>N-1:</p> <ul style="list-style-type: none"> ▪ Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. ▪ Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area. ▪ Utilize "quiet" air compressors and other stationary noise sources where technology exists. 	<p>Prior to and during construction</p>	<p>City of Vacaville</p>	

RESOLUTION NO. 2022-026

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING THE DENSITY BONUS AND PLANNED DEVELOPMENT FOR THE OAK GROVE APARTMENTS PROJECT LOCATED AT 475 W. MONTE VISTA AVENUE (APNs 0126-150-050 & 0126-160-150)

WHEREAS, Eden Housing, Inc. submitted an application for a Zoning Map Amendment, Density Bonus and Planned Development for the following project:

Oak Grove Apartments
475 West Monte Vista Avenue
APNs: 0126-150-050 & 0126-160-150

WHEREAS, the Planning Commission held a duly noticed public hearing on February 28, 2022 to consider the proposed project where they received testimony from City staff, the applicant, and all interested persons regarding the proposed project; and

WHEREAS, the Planning Commission voted 4-3 to recommend the City Council adopt the Mitigated Negative Declaration and Zoning Map Amendment, and approve the Density Bonus and Planned Development for the Oak Grove Apartments, subject to the conditions of approval (Exhibit B), based on the findings of fact (Exhibit A); and

WHEREAS, the City Council held a duly noticed public hearing on March 22, 2022 to consider the proposed project where they received testimony from City staff, the applicant, and all interested persons regarding the proposed project, and also considered testimony and evidence submitted at the Planning Commission hearing; and

WHEREAS, the City Council adopted the Oak Grove Apartments Mitigated Negative Declaration in accordance with the findings in City Council Resolution 2022-025.

NOW, BE IT RESOLVED, that the City Council does hereby:

1. Adopt the findings of fact shown in Exhibit A, which is attached and hereby incorporated herein, and based on these finding does;
2. Approve the Oak Grove Apartments Project Density Bonus and Planned Development, subject to the conditions of approval shown in Exhibit B, which is attached and hereby incorporated herein.

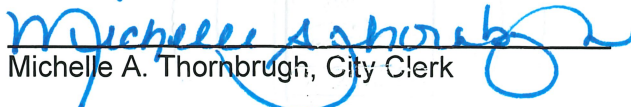
I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 22nd day of March, 2022 by the following vote:

AYES: Councilmembers Ritchie, Silva, Stockton, Sullivan, Wylie, Vice Mayor Roberts and Mayor Rowlett

NOES: None

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

List of Exhibits

Exhibit A – Findings of Fact

Exhibit B – Conditions of Approval

EXHIBIT A TO RESOLUTION NO. 2022-026

**OAK GROVE APARTMENTS
Findings of Fact
475 West Monte Vista Avenue
(APNs 0126-150-050 & 0126-160-150)
Density Bonus & Planned Development
File No. 20-243**

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

SUMMARY OF EVIDENCE

The decision-maker 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 Planning Commission hearings; 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.

DENSITY BONUS FINDINGS

A. The decision-maker hereby adopts the following findings to support the decision.

1. The concession or incentive will result in identifiable and actual cost reductions, consistent with California Government Code Section 65915(k), to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in California Government Code Section 65915(c).

Finding: The project meets this finding, because the applicant has confirmed the concessions will result in cost saving measures that would otherwise result in cost making the project infeasible to construct.

2. The concession or incentive would not have a specific, adverse impact, as defined in California Government Code Section 65589.5(2)(d), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

Finding: The project meets this finding because the site does not contain any real property or resources listed in the California Register of Historical Resources.

3. The concession or incentive would not be contrary to state or federal law.

Finding: The project meets this finding, because: (1) the project consists entirely of affordable units for incomes at 50 percent or less of the area median income; (2) the applicant is requesting two concessions for private open space, which is allowed under Govt. Code Section 65915(d)(2)(C) of the State density bonus law; and (3) the project meets the criteria for granting the concessions.

Density Bonus Conclusion

Based on the facts and findings above, the project is consistent with Density Bonus law.

PLANNED DEVELOPMENT FINDINGS

LUDC 14.09.110.070 Findings Required for Approval

The City Council, 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;
 - A. *GENERAL PLAN – The project would be consistent with the following goals and policies of the Vacaville General Plan:*
 - *Policy LU-P1.4 – The project provides new multi-family apartments, which helps preserve the multi-family residential character along East Monte Vista Avenue;*
 - *Policy LU-P11.3 – The applicant has applied for a Planned Development permit; and*
 - *Goal LU-12 – The project will provide high-quality housing in a range of residential densities and types.*
 - *Policy PR-P1.7 – The project would provide private recreational amenities on-site for future residents.*
 - *Policy PR-P2.4 – The applicant would pay Park Development Impact Fees for the construction of new facilities.*
 - *Policy PR-P2.6 – Existing parks and recreational facilities will be available to serve the project site, including Andrews Park and Ulatis Community Center, which are both accessible by public transportation. Ulatis Community Center is within walking distance.*
 - *Policy COS-P9.4 – The project provides high density residential development within walking distance of commercial centers (Glenbrook Plaza).*
 - *Goal COS-10 – The project promotes sustainable energy because solar arrays will be constructed on the rooftops.*
 - *Policy COS-P10.2 – The project buildings are oriented to provide south facing rooftops for renewable solar energy production.*
 - *Policy H.1-G4 – The project ensures the availability of housing appropriate for special needs groups including, but not limited to, young adults, young*

families, seniors, people with physical and developmental disabilities and homeless people.

- *Policy H.1-G5 – The project develops permanent, affordable, and accessible housing, along transit lines and near services, that allows people with disabilities to live independent lives integrated into the larger community.*

B. ZONING ORDINANCE – The project would be consistent with the Zoning Ordinance, because: (1) pending approval of the Zoning Map Amendment, the project will be a permitted land use within the CG/RO zoning district; and (2) the City provided adequate notification about the project in accordance with Section 14.09.072.060 (Public Hearing and Notice) and Section 14.03.023.020 (Public Notice and Review) of the Code.

C. DEVELOPMENT CODE – The project would be consistent with the Land Use and Development Code, because: (1) The requested Density Bonus requires the concurrent submittal of a Planned Development, which was submitted by the applicant; (2) the project complies with the development standards for new multi-family apartment projects as noted under Chapter 14.09.074 (Residential Districts Development Standards); (3) the project will comply with the City’s Performance Standards as noted under Chapter 14.09.127 (Performance Standards); and (4) the project will comply with parking standards as noted under Chapter 14.09.128 (Off-Street Parking and Loading), and as modified by the Conditions of Approval.

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 apartments will be required to comply with the California Building Code and Fire Code; (2) the project location will be served by Public Safety services provided by the City of Vacaville; and (3) the future apartments will be compatible with existing apartment complexes adjacent and abutting the project site.

3. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;

Finding: The project will include 59 apartments for low-income seniors, 1 manager’s unit, a community room, raised gardens and walking paths. The combination of amenities will complement each other and provide a sense of community for the future residents. The proposed land use and amenities will be similar and compatible with adjoining land uses to the east and north.

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) pending approval of the Density Bonus, the project will comply with the allowable density for the project site in accordance with Section 14.09.116.070.E; (2) the project will comply with development standards for setbacks, lot coverage and building height; (3)

the project will provide yard area in the front, side and rear yards consistent with surrounding development standard for multi-family apartments; (4) the project will provide community benefits that will offset the alternate standards for parking and trash enclosure locations; and (5) the project will provide multi-family development that is compatible with existing apartments adjacent to and abutting the project site.

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) the project will be served by an existing 12 inch water line along South Orchard Avenue; (2) the project will be served by a 8 inch sewer line located along Morales Court; (3) the project will be served by existing 12 inch storm drain lines located on Morales Court; (4) the project site will not require school facilities because the apartments will be deed restricted for low-income seniors; (5) the project will provide on-site amenities for future residents; (6) refuse, solid waste collection and recycling will be provided by contract services (Recology) through the City of Vacaville; and (78) as determined by the Police and Fire Departments, the project will be served by existing Fire Services (Station 71) and existing Police Services (660 Merchant Street) 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 is not expected to impact existing levels of service along West Monte Vista Avenue and South Orchard Avenue, because: (1) as determined by the City's Traffic Engineer, the project will be served by existing transit with terminal stops along existing streets; (2) the project will comply with the City's minimum parking requirements; and (3) the demand for on-site parking is anticipated to be less because the future apartments will be rented to seniors, who are less likely to own independent vehicles for transportation services.

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

Finding: The project meets this finding, because: (1) project will provide additional residential inventory for low-income senior households; and (2) the project will not reduce the City's inventory of vacant lands that have been identify 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 TO RESOLUTION NO. 2022-026

**OAK GROVE APARTMENTS
Conditions of Approval
475 West Monte Vista Avenue
(APNs 0126-150-050 & 0126-160-150)
Density Bonus & Planned Development
File No. 20-243**

I. Standard Conditions of Approval:

Eden Housing, Inc. (hereinafter referred to as “Applicant” and “Property Owner”) and 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 adopts the Oak Grove Apartments Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Plan. All mitigation measures identified in the Oak Grove Apartments Project MND (SCH No. 2020120091) shall be approved as conditions of approval; and

This action approves a Zoning Map Amendment request to place the project site located at 475 West Monte Vista Avenue (APNs 0126-150-050 & 0126-160-150) within the Residential Overlay (RO) Zoning District; and

This action approves a Density Bonus request to increase the maximum allowable residential density permitted by the Residential Overlay District from 24 units per acre to 28.4 units per acre, with the following exceptions to development standards: (1) reduce the total number of private balconies from 60 to 42; and (2) decrease the size of ground floor balconies from 100 sq. ft. to 59 sq. ft.

This action approves a Planned Development request to a construct a new 60-unit apartment complex for affordable senior-restricted housing on a 2.11-acre site located at 475 W. Monte Vista Avenue. The site plan includes two 3-story buildings with elevators, an approximately 3,800 sq. ft. community room, a community garden with walking paths and tables, and 66 on-site parking spaces. The floor plans include one-bedroom and two-bedroom units ranging in floor area from 600 sq. ft. to 795 sq. ft. Exterior materials consist of horizontal & vertical paneling and stucco siding, with tile and copper metal accents.

This approval shall expire on March 22, 2024, 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 the City Council on March 22, 2022, except as modified by these conditions

of approval. Any modifications to the approved plans, project description or land use, 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. The Project-Specific Conditions set forth herein shall run with the land and shall apply to the Project Applicant and to all future owners of the property. (Cohn v. County Board of Supervisors (1955) 135 Cal. App. 2d 180, 184)
4. To assist staff's timely review of the Building Permit packet, plans submitted for Building Permits shall include a cover letter identifying the sheet numbers that correspond to each condition of approval, including mitigation measures. The Planning Division shall not approve any permits related to ground disturbing activities until compliance with the mitigation measures and conditions of approval have been documented and confirmed by the Director.
5. Plans submitted for Building Permits shall include a cover letter confirming compliance with each condition of approval listed below, and all mitigation measures identified in the Oak Grove Apartments Project Mitigated Negative Declaration (MND) (SCH No. 2020120091). The cover letter shall be submitted for review and approval by the Community Development Director, prior to obtaining any Building Permits or performing site improvements. The Planning Division shall not approve any such plans until compliance with the mitigation measures and conditions of approval has been confirmed.
6. Prior to obtaining a Building Permit, the Applicant and Property Owner shall enter into a Density Bonus Housing Agreement with the City, and shall record a deed restriction on the property to ensure the property remains as affordable housing, which shall run with the land and bind on all future owners and successors in interest. An ownership interest shall be defined to include any right to occupy a dwelling unit, as in the case of a tenancy or lease between a landlord and tenant.
7. The Project is required to comply with the following ECAS policies. Plans submitted for Building Permits shall demonstrate compliance with the following Communitywide Measures:
 - a. EC-2 – In accordance with Communitywide Measure EC-2, the Applicant shall incorporate any combination of the following strategies to reduce heat gain for fifty (50) percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways:
 - i. Shaded within five years of occupancy;
 - ii. Paving materials with a Solar Reflectance Index (SRI) of at least 29, as determined in accordance with American Society for Testing and materials (ASTM) Standards E1918 or C1549;
 - iii. Open grid pavement system; or
 - iv. Parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.
 - b. EC-4 – In accordance with Communitywide Measure EC-4 from the ECAS, the Applicant shall use LED, induction, or other energy-efficient lighting for parking lot lights.
 - c. WW-1 – In accordance with Communitywide Measure WW-1 from the ECAS, the Applicant shall install water-efficient landscaping in accordance with Chapter 14.12 (Water Efficient Landscaping) of the Vacaville Municipal Code.

- d. SW-1 – In accordance with Communitywide Measure SW-1 from the ECAS, the Applicant shall provide recycling areas for all residents.
8. Plans submitted for Building Permits shall identify the minimum building and landscape setbacks in accordance with the following:

Building Setbacks

- Front – 15 feet abutting South Orchard Avenue and West Monte Vista Avenue.
- Side – 7.5 feet
- Rear – 20 feet

Landscape Setbacks

- Front – 15 feet abutting South Orchard Avenue and West Monte Vista Avenue.
- Rear – 3 feet between parking lot and interior property line.

9. All walkways shall be a minimum of four feet wide and free of any obstruction. Sidewalks and landscape setbacks adjoining parking spaces shall provide for two feet of vehicle overhang. Wheel-stops or curbing shall be installed to prevent vehicles from protruding into the required landscape setback.
10. All parking areas shall be setback 15 feet from South Orchard Avenue or West Monte Vista Avenue, as measured from the property line. All on-site parking stalls shall comply with [Chapter 14.09.128 \(Off-street Parking and Loading\)](#) of the City of Vacaville Land Use and Development Code, this includes minimum parking stall dimensions and back-out space. All standard parking stalls shall be 9 ft. x 20 ft., or 9 ft. x 18 ft. with two feet of vehicle overhang. All compact stalls shall be 9 ft. x 16 ft., or 9 ft. x 14 ft. with two feet of overhang. Vehicle overhang shall not be permitted in the required landscape setbacks. Back-out space shall be a minimum 25 ft.
11. The trash enclosures shall have stucco siding to match the building design. Decorative arbor roofing shall be constructed over the trash enclosures. Evergreen climbing vines or privet shrubs shall be planted around the enclosure to ensure adequate screening, subject to review and approval by the Community Development Director.
12. Plans submitted for Building Permits shall include a final Landscape Plan, subject to review and approval by the Director of Community Development, which shall include the following:
- a. In accordance with General Plan Policy COS-A1.9, the applicant shall replant 30 trees to replace the existing 18 trees that will be removed.
 - b. All trees shall be a minimum fifteen (15) gallon size at planting.
 - c. Any cropping, pruning and/or removal of existing trees shall be prohibited, unless recommended by a Certified Arborist and approved by the Director.
 - d. All areas within the site not used or specifically intended for structures, parking, or other necessary site improvements, shall be landscaped.
 - e. Parking lot landscaping shall include shade trees placed so as to cover fifty (50) percent shading of parking stalls within ten (10) years. Tree coverage shall be determined by the approximate crown diameter of each tree at ten (10) years.
 - f. Planter areas shall be separated from vehicular areas by six (6) inch raised concrete curbing.

- g. All landscaping shall be maintained in its approved location. Plants shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects and diseases. Plants showing such damage shall be replaced by the same or similar species.
 - h. Planting areas shall be kept free from weeds, debris and undesirable materials that may be detrimental to safety, drainage or appearance.
 - i. 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.
- 13. Plans submitted for Building permits shall include a Photometric Plan demonstrating compliance with [Section 14.09.127.110 \(Performance Standards – Lighting and Glare\)](#) of the Land Use and Development Code related to site and parking lot lighting. Minimum lighting of one (1) foot candle and a maximum six (6) foot candles shall be provided on the site. Flickering or flashing lights shall not be permitted. Parking lot light poles located along the interior property line shall be a decorative, low-profile design no taller than 8 ft., as measured from finished grade. All exterior lighting shall shine downward. Parking lot light poles shall contain shields to ensure lighting does not shine onto adjoining properties. Final design exterior building lights and parking lot light poles shall be subject to review and approval by the Community Development Director.
- 14. Ground mounted equipment, including, but not limited to, air conditioning units electrical equipment, communications antennas, gas meters, storage tanks, and other such equipment, shall be screened by walls, fencing or landscaping to the satisfaction of the Director.
- 15. Double detector check valve devices three (3) inches and larger and reduced pressure backflow devices three quarters (3/4) to three (3) inches and larger shall comply with the following requirement:
 - a. Backflow devices shall be screened on three sides with the side facing the street or driveway left open for visibility and access. Screening shall include dense landscaping and/or a low wood or masonry wall matching adjacent buildings. See the attached list for suggested plant materials.
 - b. The backflow device and any visible materials such as insulation shall be painted an industry standard gloss green #A-430814056 or an approved equivalent.
 - c. Backflow devices shall not be located in the sight triangle adjacent to the driveway.
 - d. Backflow devices shall be shown on the landscape/irrigation plans submitted for City review.
- 16. Roof-mounted equipment shall not exceed the height of any parapet or equipment well. Plans submitted for building permits shall include: (1) building cross-sections; (2) maximum height of units; (3) maximum height of equipment pads/curbs; (4) low and high parapet heights; and (5) a statement confirming that no roof units will exceed the height of the lowest parapet. A statement by the Mechanical Engineer shall be placed on the plans verifying that the roof units shall not exceed the height of low or high parapets. It shall be the responsibility of the property owner to ensure equipment curbing and final unit sizes do

not result in visible roof units/equipment. Please note the final inspection approvals from Planning shall not be granted if the proposed project includes visible roof units/equipment.

17. No construction or grading equipment shall be operated nor any outdoor construction or repair work shall be permitted within 500 feet from any occupied residence between dusk (one half-hour after sunset) and 7:00 AM Monday through Saturday, and no such grading or construction activities shall be allowed on Sundays or holidays except as provided for below:
 - a. Interior work which would not create noise or disturbance to a reasonable person of normal sensitivity in the surrounding neighborhood shall not be subject to these restrictions;
 - b. A request for an exception to the permitted construction hours and days may be granted by the Director for emergency work, to offset project delays due to inclement weather, for 24-hour construction projects, or other similar occurrences.
18. Plans submitted for Building Permits shall include a final Grading Plan with the following dust control measures noted on the plans:
 - a. All soil piles generated in conjunction with the project shall be enclosed, covered or watered twice daily;
 - b. All exposed soil shall be watered with adequate frequency to keep soil moist at all times;
 - c. The loads of all haul/dump trucks shall be covered securely to keep dirt under control;
 - d. The contractor shall apply nontoxic soil stabilizers or dust suppressants to all internal unpaved haul roads, paving areas and staging areas, and enforce a 15 mph speed limit for all vehicles operating within the unpaved areas of the site;
 - e. Exposed soil shall be replanted as soon as possible; and
 - f. Clean and/or sweep the street at the end of the day if visible soil material is carried onto adjacent public paved roads.
19. 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".
20. The Applicant and 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 third party to overturn, set aside, or void any permit, entitlement, or approval issued or granted by the City. The City shall promptly notify the

Applicant of any such action, claim or proceeding and the City shall cooperate with Applicant in the defense thereof without contributing to the cost of such defense.

21. The Applicant and 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 shall comply with the requirements of Vacaville Municipal Code Section 14.09.072.190.

DEVELOPMENT ENGINEERING

22. Encroachment Permit – The Applicant shall obtain an Encroachment Permit for all work within the public right of way, and shall pay all City fees and post the necessary bonds for obtaining such permit. Two full size (22"x 34") copies of the improvement plans shall be submitted to the City Engineer for review and approval prior to execution of an Encroachment Permit.
23. City Standard Deviation – If a deviation to City Standards or other applicable roadway design standards is proposed, the deviation shall be submitted in writing to the City Engineer and a justification for each deviation shall be provided.
24. Traffic Control Plan – This project will require submission of a Traffic Control Plan for City review and approval. A minimum of 5 days prior to initiating work, the Traffic Control Plan shall be submitted to Traffic Engineering. A fee will be collected prior to the release of the approved Traffic Control Plan.
25. Conflicts – If a Condition of Approval conflicts with the submitted project plans or tentative map, the Conditions of Approval shall supersede.
26. Lot Line Adjustment/Parcel Map Waiver – A lot line adjustment shall be submitted to the City for review and approval [to merge APN's 0126-150-050 and 0126-160-150]. The lot line adjustment shall be recorded with the County prior to issuance of Encroachment Permit.
27. Public Utility Easement – Where no Public Utility Easement (PUE) is currently established, the Applicant shall dedicate a 10 foot wide PUE along the entire project frontage prior to issuance of the Encroachment Permit.
28. Private Sewer and Storm Drain Easement – The Applicant shall obtain from the City a private sewer and storm drain easement along the alignment of the sanitary sewer and storm drain running through the fire station property. Applicant shall pay all applicable fees, prepare all required documents and record the easement prior to issuance of an encroachment permit.
29. Proposed Utilities – The Improvement Plans shall clearly show and label all existing and proposed utilities along the project frontage.

30. Existing Utility Stubs – The Applicant shall utilize existing water or sanitary sewer stub-outs whenever possible: a) If existing stub-outs are not utilized, the proposed location for the lateral will need to be approved by the Director of Public Works; b) If the existing stub-outs are not utilized, the Applicant shall abandon the service stub-out as directed by the City Engineer. Water services shall be abandoned by removing the valve and installing a blind flange on the existing tee and by means approved by the City Engineer behind the curb by removing the cleanout and plugging the lateral behind the curb.
31. Water Service for Domestic – The Applicant shall calculate the size of the needed water service commensurate with the proposed demands. The water service and backflow device shall be located within the public rights of way or Public Utility Easement and shall be installed perpendicular to the roadway. The water meters shall be installed by cut in method in accordance with City of Vacaville Details 5-01 and 5-17 utilizing the single tap option. A hot-tap shall not be permitted. Connection to the City main shall be approved by the City Engineer during plan check.
32. Water for Fire Flow – The Applicant shall provide for fire service to the sites. Double detector check valves shall be located within the public rights of way or Public Utility Easement, shall be installed perpendicular to the roadway, and shall be looped.
33. Sewer Service Connection – The applicant shall connect to the existing sewer line that runs through the rear of the fire department property by way of a sewer manhole per City Standard Detail 6-01. Prior to connecting to the existing sewer main the following shall be completed:
 - The private sewer line located behind the fire station that connects to Morales Court was found to have debris and a possible failure in the line. Prior to connecting to the sewer line, the Applicant shall remove all debris within the sewer line, TV the line, and make any required repairs. The limits of debris removal shall be from the point of connection for the new project all the way to the City's sewer main in Morales Court. All debris shall be captured and removed off-site and shall not be allowed to enter the City's sewer system. An Encroachment Permit shall be obtained from Public Works prior to conducting any debris removal.
34. Relocation of Existing Utilities/Improvements – The Applicant shall relocate all street lights, fire hydrants, street signs, etc. that are in conflict with proposed improvements to locations and as directed by the City Engineer and per City Standards.
35. Storm Drain Connection – The applicant shall connect to the existing 12-inch storm drain line that runs through the rear of the fire department property by way of a storm drain manhole per City Standard Detail 4-02. Prior to connecting to the existing storm drain the following shall be completed:
 - Prior to connecting to the private storm drain line located behind the fire station that connects to Morales Court, the Applicant shall remove all debris within the storm drain line, TV the line, and make any required repairs. The limits of debris removal shall be from the point of connection for the new project all the way to the City's storm drain main in Morales Court. All debris shall be captured and removed off-site and shall not be allowed to enter the City's storm drain system. An encroachment permit shall be obtained from Public Works prior to conducting any debris removal.

36. State Regional Water Quality Board – The developer shall install and demonstrate to the City Engineer and Director of Public Works that this project meets the permitting requirements of the State Regional Water Quality Control Board. The Developer shall submit to the City Engineer the WDID number for this project prior to start of grading activities, and include it on the project plans.
37. Grading Standards – Applicant shall comply with all requirements of City Standards for grading, including the following:
 - a. Any grading within City right-of-way and easements, shall have a slope no greater than 5:1.
 - b. The parcel shall drain to the street without crossing the property line of any other lot.
 - c. The grading plan shall clearly show the relationship of the grading plan to the existing ground and drainage pattern of adjacent properties, including grading at the ROW lines and the property line.
38. 100 Year Flood Plain Certification – The Applicant’s Civil Engineer or Land Surveyor shall certify in writing that the pad elevations are above the 100 year flood plain and that the pads are built in accordance with the approved grading plan.
39. Standard Sidewalks – All sidewalks shall be constructed concurrently with any development of the parcel. Any sidewalks that connect to the curb shall be dowelled to existing curb per City Standard.
40. Accessible Ramps – All proposed accessible curb ramps shall be City standard Type A ramps.
41. Driveways – Driveways on W. Monte Vista Avenue and S. Orchard Avenue – The two driveways shall be City Standard commercial driveways 3-13B, two-way width 30 feet wide minimum, and one-way width 24 feet, and 5 feet minimum away from the property line.
42. Curb Locations – City curb locations both on West Monte Vista Avenue and South Orchard Avenue shall remain in the same location.
43. Existing Curb Cuts – The Applicant shall remove any curb cuts for accessible ramps and driveways that are not utilized with the proposed improvements and replace them with standard vertical curb and gutter.
44. Existing Sidewalk ADA Compliance – All existing sidewalk along the project frontage shall meet current City and ADA standards. Any existing substandard sidewalk, included that adjacent to driveways, shall be removed and replaced to comply with current City and ADA standards at the discretion of the City Engineer.
45. Sidewalk, Curb, and Gutter on W. Monte Vista and S. Orchard Avenue – All sidewalk shall be removed and replaced with 10 feet wide sidewalk per City standards along the entire project frontage of W. Monte Vista Avenue and S. Orchard Avenue. Any existing curb, gutter, along the project frontage damaged prior to or during construction shall be removed and replaced per City Standard detail 3-10. City curb locations both on West Monte Vista Avenue and South Orchard Avenue shall remain in the same location.

46. Landscaping – All landscaping along the project frontage shall be privately owned and maintained. The Applicant shall add a note to the landscaping plans and civil improvement plans stating that all landscaping for this project shall be privately owned and maintained.
47. Lighting Landscape and Maintenance Districts – The Developer shall annex into the following Landscape Lighting and Maintenance District (LLMD): Alamo Creek Neighborhood Park. Annexation into the LLMD shall be completed prior to issuance of an Encroachment Permit by Public Works.
48. Electronic files – Adobe PDF and AutoCAD format record drawing files showing any changes during construction shall be submitted upon completion of construction prior to City acceptance of work conducted under the City’s Encroachment Permit.
49. Utilities – All existing and proposed utilities shall be underground.
50. Right of Entry – Prior to approval of improvement plans, for any work required on adjacent property, the developer shall submit a right-of-entry/ permission to construct from the property owner to the south related to the new storm drain and sewer improvements to be installed.
51. No Parking Signs – The Applicant shall replace any damaged “No Parking” signs located along the entire project frontage on W. Monte Vista Avenue and S. Orchard Avenue to the satisfaction of the Traffic Division.
52. Stopping Sight Distance (Traffic’s condition) – All driveway 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. The stopping sight distance shall be based on the design speed of 30 MPH on both Monte Vista Avenue and Orchard Avenue. 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.
53. Sight Distance (Landscaping) (Traffic’s condition) – 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

Note: Within the sight distance triangle, objects must be 3 feet or less above pavement elevation, otherwise they do not comply with the standard.

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.

54. The Project shall comply with the California Fire Code (CFC), the National Fire Protection Association Standards (NFPA) and Title 19.
55. Approved address numbers shall be provided for each building and individual units. 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.
56. Click to enter is required for every gate throughout the complex. A Knox key box shall be located adjacent to the main office and at each fire riser room. An application is available at the Fire Department Administration Office. The Applicant shall submit the application promptly to avoid delays in occupancy.
57. The applicant shall provide a minimum of one 2A-10:BC fire extinguisher per 1,500 sq. ft. with a maximum of 75 ft. travel distance from any location within the building. (Verify locations of extinguishers with the Fire Inspector prior to installation). (CFC Section 906.3 and Vacaville Fire Dept. Policy). All signage and labels shall be provided.
58. 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).
59. 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.
60. Existing trees shall be regularly trimmed and maintained near the buildings for fire safety and access for emergency services.
61. Consider a different location for the trash enclosure. The current location is next to the fire station and we have a dorm on that side of the station and are concerned about the noise.
62. When submitting for building permits show using the Vacaville Fire Department turning template our access around the site coming from both access points.
63. Fire protection is required per code for the trash collection system inside of the buildings
64. The top of stored materials shall remain a minimum of 18 in. below sprinkler heads (CFC 315.3.1).
65. A hazard rating diamond shall be posted in a visible area when hazardous materials are stored per NFPA 704.
66. An automatic shut off in the main supply-air duct for smoke control shall be provided for air-moving systems supplying air exceeding 2,000 CFM. The actuation of smoke detectors within the air ducts shall interrupt the power source of the air-moving equipment

and shall activate the building fire alarm system. Such duct detectors shall be supervised by the fire alarm system. (609) CMC. Demonstration of this operation will be required prior to occupancy.

67. Smoke detectors/alarms and carbon monoxide detectors are required per code.
68. Driveways and fire apparatus access roads shall be at least 26 ft. wide and able to hold 80,000 pounds.
69. Fire sprinklers shall be required per the most current edition of NFPA and CFC. Standpipes are required to be installed at every level on the four story unit.
70. Fire hydrants shall be located no more than 300 ft. (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. Additional fire hydrants are required for this project. The total number of fire hydrants are required to comply with 2019 CFC, Appendix B and Appendix C.
71. The locations for all on-site fire hydrants must be approved by the Vacaville Fire Department prior to installation.
72. 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.
73. At each main driveway entrance to a multiple dwelling, there shall be posted and positioned an illuminated diagram or map of the complex, which lists the individual addresses of all units in the complex. It shall thereafter be unlawful for any owner, lessee, or other person in charge of the complex to fail to update and maintain said diagram(s) or map(s) in good working condition. Per Vacaville Fire Department's Local Amendments. Two will be required for this project.
74. A fire alarm shall be required per the most recent edition of NFPA 72, 13 and CFC.
75. Fire lanes shall be required and have signage where needed. This will be decided during inspections.
76. Deferred submittals to the Vacaville Fire Department shall be required for underground fire lines, fire hydrants, fire sprinklers and fire alarm.
77. Fire flow shall meet the requirements of the CFC for the building type and size.
78. FDC and PIV locations shall be approved by the Vacaville Fire Department prior to install.
79. A Fire inspector shall be present during flushing of all fire lines and testing.

80. Thrust blocks and kickers for fire line shall be inspected by a fire inspector prior to cover-up.
81. An approved water supply and emergency vehicle access shall be completed prior to any combustibile materials being allowed on the project site. Please contact Jill Childers at (707) 449-5482 for a clearance letter prior to receiving any combustibile materials at this site.
82. Access roads with a minimum unobstructed width of 26 ft. shall be provided to the front and rear of structures. A minimum vertical clearance of 13 ft.-6 in. shall be provided.
83. In areas where the building height exceeds 30 ft., a minimum of a 26 ft. width is required. 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 Works Department Standards. An access road shall be provided to within 150 ft. of all exterior walls of the first floor of the buildings. The route of the access road shall be approved by the Fire Marshall. Dead-end access roads in excess of 150 ft. 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 Marshall prior to installation.
84. Plan Checks for Fire Department permits shall require minimum four weeks review period.
85. 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.
86. 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)
87. Water supply valves controlling automatic fire sprinkler systems including backflow prevention devices shall be electrically monitored by a UL listed central station where twenty or more sprinklers are required. Provide approved central station supervision for flow and tamper. (901 CFC)
88. The Applicant shall submit three (3) complete sets of fire alarm system plans, and specifications conforming with NFPA 72 to the Fire Department for review and approval prior to installation indicating the following: (901 CFC)
 - a. State Fire Marshal and U.L. listings of all components of fire alarm system including wiring (model numbers for all equipment, devices, and materials).
 - b. Floor plan(s) showing all alarm devices and all room classifications.
 - c. A point to point wiring and alarm system riser diagram.
 - d. Voltage drop and battery calculations.
 - e. Supply calculations showing power consumption of all devices.
 - f. California State License stamp on plan (wet stamp).
89. Prior to occupancy, the Applicant shall provide proof of maintenance agreements which meet the specifications of California Title 19, NFPA 25 and 72.

90. The Applicant submit three (3) complete sets of fire extinguishing system plans, specifications, including manufacturer's specifications, for the protection of commercial-type cooking equipment (conforming to standard UL300) to the Fire Department for review and approval prior to installation. Include provisions for Class K extinguisher(s). (901 CFC). This system shall be required to be maintained per NFPA 96, including duct cleaning.
91. 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.
92. 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.
93. 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.
94. 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.
95. 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.
96. Additional annual permits may be required prior to occupancy.

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 Project Plans prepared by Eden Housing, Inc. and LPAS Architecture and Design, and stamped approved on March 22, 2022, 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 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 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 14.09.072.190, 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 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. The Applicant/Property Owner shall be responsible for scheduling all required consultations and obtaining all necessary permits from all applicable State and Federal resource agencies prior to commencement of grading activities, unless otherwise approved by the City Engineer and/or Director of Community Development.
10. 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 will be responsible for paying a new application fee for any such reconsideration.

Archaeological Remains or Cultural Artifacts

11. Should archaeological remains or cultural artifacts be encountered during any phase of construction, all construction activity in the general vicinity of the find shall be halted and a qualified archaeologist and the Community Development Director shall be notified immediately. Work on the project shall not be resumed until a mitigation plan with adequate measures for site protection is reviewed and approved by the Community Development Director.

Construction Activities

12. Construction traffic shall not use existing residential streets for access to the site unless approved by the City Engineer.
13. 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.

Title Report and Topography Boundary Survey Map

14. Prior to the issuance of building permits, the Applicant/Property Owner shall supply the City with a current title report and a Topography/Boundary Survey of the property prepared by a land surveyor or civil engineer licensed in the State of California. The Topography/Boundary survey shall show the project boundary lines and all recorded easements, existing contours, drainage lines, and structures. The Applicant/Property Owner shall also show the location of all curbs, street dimensions and improvements including existing street driveways on both sides of the public and all striping in the city street adjacent to the property.

Public Improvements

15. Unless specifically approved as a part of the overall development plan, all proposed public improvements shall conform to the latest City Standard Specifications as adopted September 11, 1990, and as updated in June 23, 2015. These improvements (including sewer and water services) shall be shown on the building permit plans and must be approved by the City Engineer prior to the issuance of a building permit.
16. In the event Applicant/Property Owner proposes any Design Exceptions to the City Standards and Specifications, a letter signed and wet stamped by the Civil Engineer for the development shall be submitted with the Civil Improvement Plans, Grading Plans, or Building Permit Plans describing each requested Design Exception, the sheet or page number or numbers on the plans where each improvement subject to the Design Exception is described, and an explanation describing why such Design Exception is being requested and how the Design Exception meets or exceeds the City's Standards.
17. All public improvements must be in and accepted by the Public Works Director prior to the issuance of any Certificates of Occupancy for any development allowed by this approval unless specifically addressed by these Conditions of Approval or approved by the Director

of Public Works and City and Applicant/Property Owner enter into a Deferred Improvement Agreement.

18. The Applicant/Property Owner will provide a deposit for the improvements and pay Plan Check and Inspection Fees in accordance with Ordinance 1053.
19. Submission of a soils and geotechnical report prepared by a Civil Engineer licensed by the State of California shall be required as a condition of approval the Civil Improvement Plan. The Civil Improvement Plan shall be signed and wet-stamped by the Applicant's civil engineer prior to approval by the City.
20. The Applicant/Property Owner shall post a construction clean-up deposit in accordance with Resolution 1986-F-5.

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

21. 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

22. 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.

Title 24 Requirements - Accessibility Ramps

23. The Applicant shall install new handicap ramps at all public sidewalks surrounding the site in accordance with all current State Title 24 requirements and City of Vacaville Standards to the satisfaction of the Building Official and Director of Public Works prior to occupancy.

Transitioning Existing Improvements

24. 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

25. 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.

Construction Coordination

26. Applicant/Property Owner shall construct all infrastructure improvements in a timely manner in accordance with the overall project infrastructure improvement schedule approved by the City in conjunction with the Civil Improvement Plans.
 - a. In the event certain infrastructure improvements need to be constructed for the convenience and protection of the adjacent or nearby land owners, residents, or the general public, Applicant/Property Owner shall install all such improvements as defined by the City Engineer.
 - b. Unless otherwise approved by the City Engineer, construction of any required off-site improvements shall commence when grading and undergrounding permits are issued for on-site improvements.
 - c. Applicant/Property Owner shall work cooperatively with all parties involved and shall have certain house-keeping measures in place in a timely manner for the benefit of all affected. Such measures include but are not limited to on-going street and sidewalk cleaning and regular debris clean-up and removal. At the start of the project, Applicant/Property Owner 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.
 - d. Applicant/Property Owner shall construct any temporary improvements during construction as required by the City Engineer for the convenience and coordination of adjacent and nearby businesses, residents, and the general public.
 - e. In the event that temporary improvements or house-keeping measures are not constructed or not properly maintained, the City reserves the right to withhold building permits, inspections, or occupancy approvals and, if necessary, to stop construction until such needed improvements are constructed or housekeeping measures are implemented to the satisfaction of the City Engineer, Chief Building Official, or Director of Public Works.

Design Permits, Use Permits, Planned Developments; Variances

27. Development shall be in substantial conformance with the Project Plans as prepared by Eden Housing, Inc. and LPAS Architecture and Design, and stamped approved on March 22, 2022, and any modifications or changes as may be required to meet these Conditions of Approval. In the event the Applicant 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 will be responsible for paying a new application fee for any such reconsideration.
28. 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.

29. 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.

Parking Lots

30. All parking and parking lot/building access shall comply with the California State Accessibility Standards (Title 24, CCR: California Building Code).
31. The paving and drainage details of all driveway and parking areas shall be included in the final construction plans for Building Permits and designed in accordance with the soils engineering report, subject to review and approval by the Building Official and City Engineer.

Trash Enclosures

32. The Applicant/Property Owner shall provide one or more trash enclosures (decorative masonry or equivalent), the design of which shall be compatible with the architecture of the project. The enclosure shall be reasonably accessible to employees and to tenants or residents. A minimum 8' x 10' thickened paving section shall be provided in front of each enclosure. The Community Development Director and Vacaville Sanitary Service shall approve the design and location of each enclosure. All trash bins shall be stored within approved trash enclosures. The enclosure shall also include a separate pedestrian walk-in access.
33. The Applicant/Property Owner shall provide adequate, accessible, and convenient areas for the collection and loading of recyclable materials. Collection and loading areas shall be located within or adjacent to trash enclosures when practical and shall contain adequate area to accommodate the recyclable waste generated by the development. All recyclable materials areas shall be accessible by collection vehicles. The Community Development Director shall approve the design and location of each collection and loading area.
34. For projects such as restaurants, delis, grocery stores selling produce and/or meat products, or as may be required by the City Engineer:
 - a. A roof or similar cover shall be provided over the trash enclosure unless otherwise approved by the Fire Chief;
 - b. A floor drain shall be connected to an approved sewer collection system, not to the storm drain system.
 - c. Hose bibs with hot and cold running water shall be provided in the trash enclosure.
35. All trash enclosures shall be sloped to prevent storm water from the parking lot entering the enclosure.

Signs

36. 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

37. 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

38. 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

39. 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.
40. 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.
41. The Applicant is responsible for submitting all of the plans, specifications and reports as required by the Building Official of the Community Development Department.
42. All design shall conform to the current State adopted Building Standards.
43. A soils report providing design and construction criteria shall be provided for all proposed building foundations for new buildings
44. 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.

Grading Plans

45. Applicant/Property Owner shall prepare and submit to the City Engineer 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 Investigation Report shall provide recommendations for all grading and remediation work. The Applicant/Property Owner shall comply with the recommendations of the Geotechnical Investigation Report and any additional requirements deemed necessary by the City Engineer and Chief Building Official
46. A grading, geotechnical, and erosion control plan shall be submitted concurrently with the Final Map and Improvement Plans. Plans shall show any effect on adjacent properties.
47. For projects with greater than 5,000 cubic yards of grading, grading plans shall be prepared by a Civil Engineer licensed by the State of California in accordance with Appendix Chapter 33 of the California Building Standards Code and Section 11 of the Standard Specifications. The plans shall be accompanied by a Soils Report prepared, signed, and wet-stamped by a geotechnical engineer licensed by the State of California, and shall be submitted to the City Engineer for concurrent review with the Improvement Plans and Final Map.
48. For projects with 5,000 cubic yards or less of grading, grading plans in accordance with Appendix Chapter 33 of the California Building Standards Code and Section 11 of the Standard Specifications shall be prepared by a Civil Engineer licensed by the State of California unless otherwise approved by the Chief Building Official. If required by the Chief Building Official, the plans shall be accompanied by a Soils Report prepared, signed, and wet-stamped by a Geotechnical Engineer licensed by the State of California, and shall be submitted to the City Building Official for review and approval prior to the issuance of a building or grading permit.
49. The grading plan shall show all finish floor elevations of all buildings, building pads and parking lot grades of all pavement areas. The cross slopes of the parking lot shall be not less than 1% minimum.
50. Reasonable measures shall be provided for and practiced to minimize any nuisance from dust during grading and construction operations, including but not limited to having a water truck on the site and watering as necessary to keep fugitive dust from nearby developed properties.
51. All grading work shall be performed in one continuous operation. In addition to grading information, the grading plan shall indicate all existing trees to be preserved and trees to be removed as a result of the proposed development.
52. Applicant/Property Owner shall install and maintain proper erosion control measures at every stage of construction of the project in all areas of the parcel as required by City Engineer.
53. All landscaped and graded slopes shall be hydro-seeded and treated with erosion control measures immediately upon completion of grading to prevent soil erosion. The hydro-seed mix shall be subject to approval by the Director of Public Works. For slopes greater than 3:1, the Applicant/Property Owner shall install proper erosion control measures for added slope protection against erosion per Regional Water Quality Control Board requirements for 2:1 slopes.

54. Prior to any grading activity, a grading permit shall be issued and all applicable fees paid.
55. Prior to the issuance of any building permit, the Applicant/Property Owner shall plot the house footprints on the final grading plan and show all drainage, retaining walls and final grading of each lot.
56. Prior to the issuance of a building permit for construction on any lot approved by this Subdivision, a Land Surveyor licensed by the State of California shall certify to the Building Official that the building pad elevation and all on-site drainage conforms to the elevations shown on the Grading Plans, Final Map, and/or Improvement Plans.

Removal of Obstructions

57. Applicant/Property Owner shall prepare a demolition plan as a part of the grading plan or site improvement plan showing any existing improvements and trees that are proposed to be removed and those which are proposed to remain. The Applicant/Property Owner shall remove all obstructions that are necessary for the new improvements approved by the City and/or as may be required for public safety as directed by the City Engineer.

State Regional Water Quality Control Board

58. Prior to issuance of a grading permit, Applicant/Property Owner shall demonstrate to the City Engineer and Director of Public Works that the proposed development meets the requirements of the City of Vacaville MS4/Phase 2 storm water general permit and corresponding design standards as issued by the State Regional Water quality Control Board.
59. Applicant/Property Owner shall install and demonstrate to the City Engineer and Director of Public Works that the project development meets the requirements of the State Regional Water Quality Control Board's "Best Management Practices" and the Solano County Urban Runoff Clean Water Program and any City of Vacaville ordinances in effect at the time of improvement plan approval to mitigate storm water pollution and erosion at anytime during construction.
60. Applicant/Property Owner shall submit prepare a Storm Water Pollution Prevention Plan (SWPPP) for review by the City Engineer in conjunction with the submittal of the Improvement Plans, Grading Plans, and Final Map.
61. Applicant/Property Owner shall demonstrate to the City Engineer that the project meets the requirements of the State Regional Water Quality Control Board's "Best Management Practices" and Storm Water Permit requirements and the City's NPDES permit to mitigate storm water pollution and erosion.
62. For developments of one acre or greater, the Applicant shall file a "Notice of Intent" with the Regional Water Quality Control Board and shall prepare a Storm Water Prevention Plan and Monitoring Plan. Questions regarding these requirements should be directed to the Utilities Division at (707) 449-6263.
63. Applicant/Property Owner shall install "Drains to Bay" decals on all catch basins and install a water quality "storm-cepter" inlet or equivalent method to remove potential surface

runoff impurities of the drainage from the subdivision to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of any building or residential unit.

Storm Drain Improvements

64. The on-site and off-site drainage improvements shall be designed and constructed to handle the drainage of the entire parcel per the latest City of Vacaville drainage design criteria and specifications to the satisfaction of the City Engineer. Rainfall intensities used shall be those found in the 1999 Solano County Water Agency Hydrology Manual. Along with construction documents for the storm system, the Applicant/Property Owner shall submit the hydrology and hydraulic calculations for a 10-year event prepared by a Civil Engineer, licensed in the State of California, showing that the hydraulic grade line of a 10-year storm event (starting at the 100 year water surface of the creek or system that the project will discharge to) will be a minimum of 18" below the top of the curb, and that the 100 year event can adequately drain into nearby City streets or open spaces without inundating the building pad and surrounding properties.
65. All proposed public storm drain improvements including connections to the existing or proposed storm drain system shall be shown on the improvement plans and constructed as part of the subdivision improvements.
66. Local drainage must not drain over the surface directly into the public right-of-way without being piped and connected directly into the City Storm Drain line, unless approved by the City Engineer and the Director of Public Works.
67. Underground on-site private storm drain pipes shall be designed for a minimum 10-year storm with a minimum 15 minute time of concentration for a tributary area defined by the property boundary using the Solano County Drainage Design Manual and the associated hydrology calculations shall be submitted to the City Engineer.
68. No blockage of existing drainage shall be allowed.
69. The site shall be graded such that storm water from the project is discharged from the site into an approved public drainage facility. No increase in runoff will be allowed from this project onto an adjacent property unless adequate private easements have been established. Design of on-site drainage is subject to review and approval by the City Engineer and/or Building Official.

Non-Stormwater Discharges

70. 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 Plans

71. Applicant/Property Owner shall prepare a Utility Plan of the site showing the location and preliminary layout of all utilities that will serve the site (water, fire, sewer, storm drain, electrical, gas, telephone, Internet etc.) Applicant/Property Owner shall show all

connections points to the City utilities and show new utilities services to be constructed in accordance with City requirements.

72. Public Utility companies are prohibited from locating any above-ground facilities within any linear park, landscaped setback areas, or any designated park or open space to be dedicated to the public unless specifically approved by the City Engineer prior to the approval of the Improvement Plans or grading plans.
73. 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 non-noticeable places or otherwise screened from public view, and all proposed locations shall be reviewed and approved by the City Engineer prior to construction.

Underground Utilities

74. The City Engineer shall find that the development complies with the City of Vacaville Ordinance #619. All new utility services shall be undergrounded. In addition, all existing overhead facilities within and fronting the subdivision shall be undergrounded at the Applicant/Property Owner's expense. The City Engineer may require the undergrounding of utility poles on property adjacent to the proposed development site, as noted below. Undergrounding shall be completed prior to City acceptance of the subdivision improvements.
75. In conjunction with the review and approval of the Improvement Plans, the City Engineer shall also review and approve the on-site and off-site Joint Trench Plans for the subdivision. Any deviation from the approved Joint Trench Plan shall be re-submitted for approval by the City Engineer prior to the commencement of trenching and installation.

Utility Relocation

76. 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.

Domestic Water Service and Distribution

77. Applicant/Property Owner shall install a backflow prevention assembly for irrigation service in accordance with Ordinance 1406 unless specified otherwise by the City Engineer. One assembly is required for the domestic water service, an additional assembly may be required if an on-site fire system is required by the Fire Department.
78. Backflow devices shall be screened on three sides with the side facing the street or driveway left open for visibility and access. Screening shall include dense landscaping and/or a low wood or masonry wall matching adjacent buildings. Landscaping materials shall be approved by the City Landscape Inspector prior to the issuance of building permits.
79. Backflow devices and any visible materials such as insulation shall be painted an industry standard gloss green #A-430814056 or an approved equivalent.
80. Backflow devices shall not be located in the sight triangle adjacent to the driveway.

81. Backflow devices shall be shown on the landscape/irrigation plans submitted for City review.

Sanitary Sewer System

82. Applicant/Property Owner shall submit sanitary sewer calculations signed and stamped by an Engineer licensed by the State of California to the City Engineer to prove the adequacy, size and location of all proposed sewer lines, including any phasing. Final sizing of sanitary sewer lines shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.
83. The design and construction of all public sanitary sewer improvements shall conform to the City of Vacaville Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.
84. All proposed public sewer improvements including connections to the existing or proposed sewer system shall be shown on the improvement plans and constructed as part of the subdivision improvements.
85. Applicant/Property Owner shall dedicate any necessary land for major sewer collection, transmission, storage, and pumping facilities as may be necessary to serve the project. All lands and easements dedicated for this purpose shall be shown on the Tentative and Final Map.

Pavement Design

86. Applicant/Property Owner shall submit a Geotechnical Report prepared by a Soils Engineer registered in the State of California defining the pavement design of the proposed City street pavement section for review and approval by the City Engineer prior to the issuance of a building permit. The pavement design section shall be reflected in the improvement plans of the parking lot.
87. All new pavement areas shall be graded to match existing pavement creating a smooth drivable surface in accordance with City parking lot development standards and criteria.
88. Concrete curbs shall be installed at the edges of all landscape planter areas.
89. Applicant/Property Owner shall install pavement in all parking areas, loading areas, driveways, and all other areas shown on the approved site plan to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

Police Department Requirements and Conditions

90. The development shall comply with City Building Security Ordinance 15.28.
91. Adequate lighting at entrances and parking lot areas shall be provided as follows to the satisfaction of the Chief of Police:
 - a. Walkways and door entries shall be lighted during nighttime hours (dusk to dawn).

- b. Parking lot lighting shall be maintained at a minimum standard of one (1) foot-candle of light per square foot on parking surface during hours of darkness.
 - c. exterior lights should be of the vandal resistant type.
92. If there are to be exterior doors on the rear, the business names and addresses are to be painted on the door in a contrasting color. The numerals shall be no less than six inches in height.
 93. It is recommended that the Applicant contact the Vacaville Police Department Crime Prevention Unit to review the crime prevention strategies that can be used on this project.
 94. Disabled parking shall be maintained with the specifications outlined in the California Vehicle Code so that violations are enforceable.
 95. All exterior pedestrian doors, including the door leading from the garage to outside, shall be of solid core construction with a minimum thickness of one and three-fourth (1-3/4) inches. Dead-bolt locks with a minimum of one (1) inch throw shall be installed on this same exterior garage door. Strike plates should be installed with wood screws that are at least three (3) inches in length.
 96. Glazing in exterior doors or within thirty-six (36) inches of any locking mechanism shall consist of fully tempered glass or rated burglary resistant glazing. The doors locking mechanism shall be on the opposite side of the glass panels.
 97. Security hardware shall be used to deter access to apartments. Dead bolts shall have a minimum projection of one inch and be constructed so as to repel cutting tool attack. The dead bolt shall have an embedment of at least three-fourths inch into the strike receiving the projected bolt. Strike plate and dead bolt are to be installed with appropriate screws that penetrate the door frame at least three inches.
 98. Horizontal sliding doors and windows shall be equipped with a metal guide track at top and bottom. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position. Doors and windows shall slide on the inside track. There shall be secondary locks.
 99. There shall be positioned at each entrance of a multiple family dwelling complex an illuminated diagrammatic representation of the complex that shows the location of the viewer and the unit designations within the complex. This shall be visible from the driver's side of a vehicle without having to exit the vehicle.
 100. There shall be at least a 190 degree wide-angle viewer on any solid-exterior pedestrian door.
 101. There shall be no removable ceiling tiles in public restrooms or fitting rooms.
 102. During the construction phase, care must be taken to limit theft by securing the area and the tools and equipment.
 103. The Police Department reserves the right to increase security requirements if there is marked increase in crime on the site once building is occupied.

104. Building and unit numbers shall be approved by the police department prior to labeling to ensure that they are logical and consistent. Parking spaces shall not be labeled to match the numbering of the apartments or business units.
105. The Police Department shall be given a 24-hour contact name and telephone number for projects while under construction and they shall submit a completed emergency contact form to the Crime Prevention Unit prior to occupancy.

Water Supply

106. 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.

Access Roads

107. 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.
108. 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 feet 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. The Applicant/Property Owner 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.

Fire Lanes and No Parking Zones

109. 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.

Fire Protection and Detection

110. Subject to the review and approval of the Fire Marshal, an Automatic Fire Sprinkler System shall be installed in accordance with N.F.P.A. 13 13D. Any fire sprinkler system with over one-hundred (100) heads shall be monitored for water flow by a central station approved by the Fire Marshal.
111. When multiple control valves and Fire Department Connections (F.D.C.) are installed in close proximity to one another, a signal device shall be installed on each (F.D.C.) which will be audible or visual either upon activation to clearly define which system has specifically been activated. The type of device shall be approved by the Fire Marshal.
112. When fire sprinkler systems are required in buildings of undetermined use, they shall be designed and installed to have a sprinkler density of not less than that required for an Extra Hazard Group II use with a minimum design area of 2,500 square feet.
113. A Manual Fire Alarm System, including a fire alarm control panel and all other associated equipment and devices according to the applicable standards published by N.F.P.A. shall be installed to the satisfaction of the Fire Marshal. The fire alarm panel shall clearly identify the location of the specific alarm within the building. Codes to silence the alarm system shall be provided within the fire alarm panel or Knox Box. Plans and specifications shall be submitted to the Fire Department for review and approval prior to installation.
114. An approved automatic fire extinguishing system shall be provided over all cooking appliances and within the associated exhaust hood plenum and duct piping. Plans and specifications shall be submitted to the Fire Department for review and approval prior to the issuance of any building permits.
115. The Fire Marshal shall approve the location, number, and sizes of all portable fire extinguishers prior to the issuance of any building permits.
116. All fire protection systems including, but not necessarily limited to, fire sprinkler systems, fire alarm systems, and fixed fire extinguishing systems must comply with the latest standards published by the National Fire Protection Association, (NFPA), except where specifically amended modified by Fire Department policy or ordinance.

Fire Protection and Detection System Plans

117. Plans and specifications for the installation of any new fire protection and/or detection systems or any modification to an existing system shall be submitted to the Vacaville Fire Department for review and approval prior to installation.
118. All detailed plans and specifications for private fire protection and or detection systems shall be submitted separately to the Fire Marshal for review and approval. Prior to the issuance of any grading or Building Permits, the Applicant shall integrate the approved plans for fire protection and detection systems into the plans submitted to the Vacaville Community Development Department for all civil improvements.

Trash Receptacles

119. All trash receptacles with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within five (5) feet of combustible walls, openings, or combustible roof eave lines unless protected by an automatic sprinkler system approved by the Fire Marshall.

Flammable Liquids

120. Storage, handling, or use of Class I Liquids in excess of five (5) gallons within any building or other occupancy or in excess of 10 gallons outside of any building shall be unlawful without a permit. Other Class II or III liquids are limited to 25 gallons inside or 60 gallons outside any building without a permit.

Knox Boxes

121. An acceptable emergency access key box (Knox Model 1300) shall be located to the right side of the main entrance, no higher than six (6) feet from the ground. This key box shall be easily visible and accessible to the Fire Department. A Knox sticker shall be affixed on the door adjacent to the Knox Box.
122. If electronic gates are to be installed, gate Knox switches shall be required to override the locking device of the gate in the event of a fire or medical emergency.
123. An acceptable emergency access key box (Knox Series 3200) shall be located at the main entrance to this facility. This vault shall contain building pass keys.
124. Obtain a Knox application from the Fire Administrative offices.

Permits and Inspections

125. 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.
126. 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.
127. All shell buildings must have final Fire Department approval before any occupancy.
128. 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

129. 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 Marshall, address numbers are also required on rear doors.
130. 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"

131. An illuminated graphic directory, approved by the Fire Marshall, 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.