CITY OF VACAVILLE PLANNING COMMISSION STAFF REPORT

Staff Contact:

Agenda Item No G.2 Date: March 1, 2005

Tyra Hays, Associate Planner

(707) 449-5366

TITLE: RICE - MCMURTRY AREA PROJECTS

REQUEST: CONSIDERATION OF THREE TENTATIVE MAP

APPLICATIONS FOR THE REYNOLDS RANCH, ROGERS

RANCH, AND KNOLL CREEK PROJECTS

RECOMMENDED ACTION: RECOMMEND APPROVAL OF THE REYNOLDS RANCH AND

ROGERS RANCH VESTING TENTATIVE MAPS AND PLANNED DEVELOPMENTS TO THE CITY COUNCIL, SUBJECT TO THE FINDINGS AND RECOMMENDED

CONDITIONS OF APPROVAL

APPROVE THE KNOLL CREEK TENTATIVE MAP AND

PLANNED DEVELOPMENT SUBJECT TO THE FINDINGS AND

RECOMMENDED CONDITIONS OF APPROVAL.

APPLICATION INFORMATION

APPLICATIONS AND FILE NO: 04-115 and 04-134

APPLICANT: Reynolds Ranch: R. W. Hertel & Sons

PROPERTY OWNER: Reynolds Ranch, LLC; McMurtry Lane, LLC

(APN 0105-200-160; 0105-210-040; 0123-040-120;

0123-040-130)

APPLICANT: Rogers Ranch: Bryant Stocking / Rob Wood

PROPERTY OWNER: Donald and Margaret Young

(APN 0123-040-170)

APPLICANT: Knoll Creek: Richard Lamphere

PROPERTY OWNER: Knoll Creek, LLC

(APN 0123-040-110)

PROPERTY INFORMATION

LOCATION: Recently Annexed Property at the North West Corner of the City;

to the south of the P. G. & E. Easement; to the west of Browns Valley Road and Shelton Lane; on the north and south side of

McMurtry Lane

SITE AREA: 253 acres +/-

ZONING: RE – 1; RE-20; RE-12; RE-10; OS - Open Space

GENERAL PLAN

DESIGNATION: Residential Estates; Agricultural Hillside

CURRENT LAND USE: Vacant; Agriculture; Grazing

ADJACENT ZONING & USE: West: County Agricultural Zoning

South: RL – 10 and OS – Open Space North: County Agricultural Zoning

East: Agricultural Zoning Preceding Development

UTILITIES: To be extended to the sites

PROJECT DESCRIPTION

There are three separate yet contiguous or adjacent developments proposed: Reynolds Ranch, Rogers Ranch, and Knoll Creek. Separate subdivision applications have been submitted for each project, but they are being processed concurrently because of the common roadway, sewer, water, and storm drain infrastructure needed to support the development of these projects.

Reynolds Ranch: Reynolds Ranch, proposed by R.W. Hertel and Sons, consists of 221 lots on 150-acres of land located west of Shelton Lane and Browns Valley Road and stretches from the existing PG&E easement south to McMurtry Lane. Fifteen (15) lots with a minimum lot size of one acre along Shelton Lane and the PG&E easement are proposed. The interior of Reynolds Ranch consists of 53 lots with a minimum size of 20,000 square feet and 152 lots with a minimum size of 10,000 square feet. Approximately 49.17 acres of permanent open space will be provided along the northern and western boundaries. The open space will contain a trail/fire break that will be used by pedestrians, bicvclists and equestrians.

<u>Rogers Ranch</u>: Rogers Ranch consists of 29 lots ranging from 12,000 square feet to 17,510 square feet in size. The development is being proposed on 10.2 acres of an existing 30.36-acre parcel located on the north side of McMurtry Lane, west of the Reynolds Ranch project area. A portion of the parcel will contain a Zone 2 (upper zone) water reservoir, while the remainder of the parcel will be designated as permanent open space.

<u>Knoll Creek</u>: Knoll Creek will consist of 38 lots on a 22.66-acre parcel located on the south side of McMurtry Lane to the west of Browns Valley Road. The proposed lots range between 10,000 square feet and 14,939 square feet. Approximately ten (10) acres of the project site will be designated as permanent open space.

New sewer, water, and storm drain systems as well as extensions of existing systems and a variety of roadway and intersection improvements will be required in conjunction with the development within the Rice – McMurtry area. An upper zone water storage reservoir will also be needed to provide potable water to those building sites above 220 feet in elevation. This upper zone water reservoir will be funded entirely by the developers in the Rice-McMurtry area and designed, constructed, owned,

and operated by the City. The specifics of these improvements are presented in subsequent sections of this report.

HISTORY

<u>January 13, 2005</u> – Certification of Completion filed for the Rice-McMurtry Annexation Area which includes the Reynolds Ranch, Rogers Ranch, Knoll Creek and Caliguiri Preserve properties.

<u>September 13, 2004</u> – The Rice-McMurtry Annexation is approved by LAFCo subject to conditions of approval.

<u>April 27, 2004</u> – The City Council certified the Environmental Impact Report for the Rice-McMurtry Project Area and approved the General Plan Amendment, Planned Development, Annexation, Zone Change and Development Agreement.

<u>March 30, 2004</u> – The Planning Commission voted unanimously to forward a positive recommendation for the Rice-McMurtry Project to the Planning Commission (6-0 Vote).

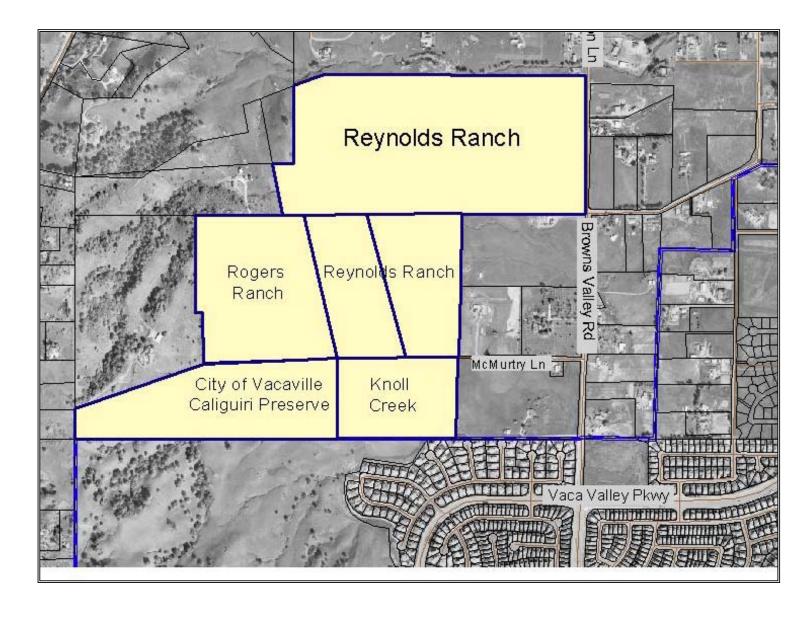
<u>April 1, 2003</u> – A Planning Commission study session was held to review the preliminary plans for the Rice-McMurtry project. No action was taken at this meeting.

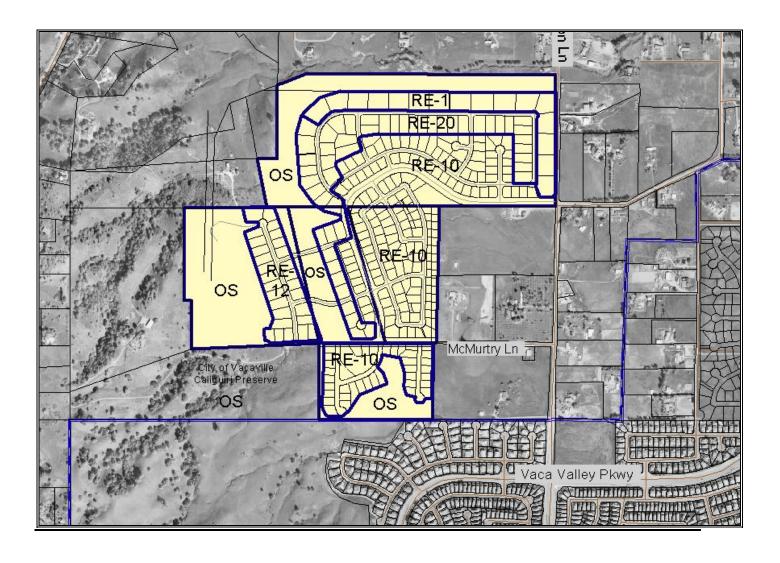
March 11, 2003 – The General Plan Amendment was initiated by the City Council.

<u>February 27, 2003</u> – The City held a second neighborhood meeting to discuss an improved concept plan for the Reynolds Ranch Subdivision. This meeting revealed an early version of the plan currently before the Planning Commission. Most neighbors in attendance of the meeting supported the plan.

<u>January 30, 2003</u> – The City held an informational neighborhood meeting to discuss the Reynolds Ranch project. The Rogers Ranch and Knoll Creek preliminary plans were not discussed at this time. The original proposal was not well received by the community due to its density and its potential adverse impact to the surrounding areas.

Location Map





Zoning Map

PROJECT ANALYSIS

COMPLIANCE WITH ADOPTED PLANS AND ORDINANCES

General Plan Designation

The General Plan designation for Reynolds Ranch, Rogers Ranch and Knoll Creek is "Estate Residential." In April 2004, the City Council approved a General Plan Amendment to change the General Plan designation for a portion of the Rogers Ranch property from "Agriculture Hillside" to "Estate Residential".

General Plan Policies

The current General Plan was adopted in 1990. The 1990 General Plan builds on the 1980 General Plan guiding policies to preserve and protect the surrounding hillsides and ridgelines. Specifically:

"Preserve scenic features and the feel of a city surrounded by open space, and preserve view corridors to the hills, and other significant natural areas." (2.1- G9 Vacaville General Plan, 1990)

"Protect the natural environment that the City enjoys and use creeks, hills, utility corridors, viable agricultural land or other significant natural features wherever appropriate to establish ultimate City boundaries." (2.1-G10 2.1- G9 Vacaville General Plan, 1990)

The goal of preserving the City's natural scenic features is accomplished mainly by prohibiting grading on ridgelines and hillside slopes in excess of 25% grade. There are numerous General Plan policies related to grading that apply to the Rice-McMurtry project area. Exhibit F provides a comprehensive list of all existing applicable General Plan policies with brief discussions for each policy to demonstrate the projects' compliance. Grading issues are discussed within this attachment.

General Plan Amendment

In April 2004, the City Council took several actions affiliated with the Rice-McMurtry project. A General Plan Amendment was adopted which edited a few guiding polices within the General Plan and added a new policy. Policy 2.2-I 12 of the General Plan was edited to state (underlined denotes new text):

"Allow development to occur only in new outlying development areas with required <u>Planned Developments</u>, specific plans, or policy plans as part of a coordinated plan for land uses, public facilities, and public services. Individual, piecemeal developments within these areas are not permitted."

The City Council approved a Planned Development application based on a conceptual plan for the Rice-McMurtry project. This project includes all three subdivisions: Reynolds Ranch, Rogers Ranch, and Knoll Creek. During the same meeting, the City Council adopted Policy 2.3 – I 23 (amended on January 25, 2005) of the General Plan to guide the orderly development of the Rice-McMurtry Area and to provide design criteria for the proposed developments. This policy has been attached as Exhibit G. Conditions of approval for the three subdivisions are consistent with this policy. Design criteria associated with the policy is described in detail elsewhere within this report.

Zoning Designations

Reynolds Ranch: The 150-acre Reynolds Ranch development consists of 221 lots with five zoning designations. Fifteen lots located along the perimeter of the project site, adjacent to Browns Valley Road and the PG&E power lines, are zoned RE-1 which allows a minimum lot size of one acre. These lots are designated as custom home lots by Policy 2.3 – I 23 of the General Plan. The remaining interior lots will be semi-custom lots. Forty-one lots are zoned RE-20 which permits lots with a minimum size of 20,000 square feet; thirty-six lots are zoned RE-12 which permits lots with a minimum size of 12,000 square feet; and 129 lots are zoned RE-10 which permits lots with a minimum size of 10,000 square feet.

To the west of the proposed subdivision lies approximately 42 acres of hillside open space with an "Open Space" zoning designation. This area connects to the Browns Valley Open Space.

Rogers Ranch: The 29 lot subdivision is zoned RE-12 which permits lots with a minimum size of 12,000 square feet. To the west of the proposed subdivision are two residential parcels, 3.7 acres and 8.5 acres in size, and 12.5 acres of City owned land. These properties are zoned OS – Open Space. The two existing homes are designated as legal non-conforming uses and the lots are restricted by deed from subdividing in the future. The City owned parcel will house a 5 million gallon (approx) Zone 1 Water Pressure System Reservoir.

<u>Knoll Creek</u>: The 38 lot subdivision is zoned RE-10 which permits a minimum lot size of 10,000 square feet. The subdivision contains approximately 10 acres of open space which is zoned OS-Open Space.

Planned Development

Projects involving a new tentative map and located in an area potentially subject to a natural or manmade geologic hazard, including hillside areas with slopes that are greater than 10 percent with a minimum vertical change of 25 feet or more are required by Chapter 14.09.111 of the Land Use and Development Code to apply for a Planned Development. A Planned Development can allow deviation from standard district regulations such as setbacks and lot area, to encourage flexibility and creativity in building design and site planning, and to promote a higher level of amenities beyond that expected in conventional developments, while still meeting the overall objectives of this division. Subdivisions within hillside areas often require deviations from development standards in order to avoid and/or protect the natural topography of the project site.

A planned development can also serve as a master plan, provided that sufficient information, which includes, but is not limited to, a site plan, architectural design, size of facilities, traffic impacts, circulation plan, and site improvements, is provided for the whole project at the time of the initial submittal, and is provided at a level of detail which allows for the thorough analysis of project impacts and compliance with City standards. Where the required level of detail is not known, a planned development may provide for the phased approval of projects.

Due to the interrelated infrastructure requirements, Reynolds Ranch, Rogers Ranch and Knoll Creek have been processed concurrently under the project name "Rice-McMurtry Residential project." In April 2004, the City Council certified the Environmental Impact Report for the Rice-McMurtry Project Area and approved the General Plan Amendment, Planned Development, Annexation, Zone Change and Development Agreement for each of the developments. The Planned Development and Development Agreement have been approved to serve as a master plan for the area. After an action is taken on the tentative map applications, the only outstanding remaining Planning applications for the area will be the design review applications for the custom homes and for the semi-custom house

plans. Landscaping, street light posts, fencing, retaining walls, etc. will be reviewed with the improvement plans for each development all of which will be reviewed concurrently with the proposed house plans.

Development Agreement

To summarize, the Development Agreement identifies the obligations of the City, such as guaranteeing the right to build; agreeing to not change any of the basic requirements of the projects; agreeing to process the annexation and all other subsequent development applications in a timely manner and to not unreasonably withhold approvals. It also establishes the obligations of the developers. To the extent that it is known at this point, all of the "backbone" and unique infrastructure requirements are noted; the improvements to roadways and intersections needed to accommodate traffic from the various projects are identified; the payment of the "Community Benefit Contribution" and the full school mitigation fees; and the obligation to pay all initial and on-going costs for the installation and maintenance of the public and private improvements within the project areas are all addressed.

Any deviation from the design criteria and/or requirements stated in the Development Agreement shall require a modification to the Development Agreement which shall be subject to the review and approval of the Planning Commission and City Council.

Planned Growth Ordinance

The Development Agreement establishes the annual building permit allocation to the project area as adopted by the City Council in accordance with the Planned Growth Ordinance. Reynolds Ranch contains fifteen (15) custom home lots that are exempt from the Planned Growth Ordinance. Fifty (50) building permits per year are allocated for the remaining semi-custom homes. Rogers Ranch and Knoll Creek are both semi-custom home subdivisions which have not been granted building allocations. Each developer may request additional allocations each year in accordance with established procedures defined by the Planned Growth Ordinance.

Compliance With Fire Standards

On February 22, 2005, the City Council adopted the "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat" Ordinance. The ordinance will go into effect on March 24, 2005. The purpose and intent of the ordinance is to increase the protection of life and property from wildfire occurring on open lands. This standard shall apply to new residential development located on parcels adjoining or adjacent to permanent open lands and other open lands where no development is anticipated in the near future where wildfire is a threat. A copy of the ordinance has been attached as Exhibit H, and has been summarized below. The proposed developments have been reviewed by the Fire Department and conditions of approval, consistent with this ordinance, are required.

In order to protect new construction from wild land fires, developments must comply with the following criteria in conjunction with the existing City of Vacaville Fire Department Policy addressing hillside development:

A. There shall be a total of 50 feet of non-combustible defensible space located between residential yards that are adjacent to open lands where wildfire is a threat.

- B. When required by the Fire Chief, a minimum 20-foot wide all-weather fire access road shall be provided around the perimeter of the site where wildfire is a threat
- C. When required by the Fire Chief, a greenbelt of fire resistive, irrigated low-growth vegetation shall be installed.
- D. When required by the Fire Chief, streets or roads that are directly adjacent to permanent open lands where wildfire is a severe threat shall only have housing located on one side of the street opposite the open space lands to provide additional protection from wildfires
- E. All fencing adjacent to open space lands where wildfire is a threat shall be of non-combustible material.

DISCUSSION ITEMS

DESIGN GUIDELINES

The Rice-McMurtry area is located in a unique sector of the City. Recently annexed, the proposed development area is surrounded by English Hills to the west; a residential subdivision to the south; and rural and agrarian uses to the north and east. The northern boundary of the Reynolds Ranch property serves as the jurisdictional boundary between the City and County. As such, it has been the intention of the City and the project applicants to create a high quality development area that serves as a transition area between the City and County. This goal is being accomplished by allowing "flexibility and creativity in building design and site planning."

The Rice-McMurtry project area is required not to exceed an overall density of two (2) units per acre with one (1) acre lots fronting onto Browns Valley Road, Shelton Lane and the PG&E power line easement. This density is far less than a typical residential subdivision located within the City. However, the proposed density is more compatible with the recently annexed properties located on the east side of Browns Valley Road and the County properties located to the north of the proposed development site.

Based on the Council's previous actions, Reynolds Ranch, Rogers Ranch, and Knoll Creek are required to adhere to development standards that promote a "rural atmosphere." As outlined in Policy 2.3 – I23 of the General Plan, all new residential development within the Rice-McMurtry development area shall be of superior quality and design. The development shall provide large lot, custom, and high-end housing opportunities, accompanied by amenities such as open space and trails. Non-standard lighting fixtures shall be provided to reduce the night-sky light pollution. Perimeter fencing along Browns Valley Road and McMurtry Lane shall be of open construction such as three-rail fence to maintain the rural feel of the area. New development shall also comply with the general requirements of the underlying Zoning District as well as the Residential Design Guidelines so long as there is no conflict with the proposed rural design features. Other design criteria have been listed below.

Maximum Number of Lots and Minimum Lot Size

The minimum lot size for all new development to the west of Brown's Valley Road and to the north and south of McMurtry Lane shall be 10,000 square feet. All lots fronting on Browns Valley Road shall be a minimum of one acre.

Building Height, Floor Area Ratio, and Setbacks

All buildings around the eastern perimeter of the Reynolds Ranch property fronting on Browns Valley Road and the northern boundary adjacent to the PG&E easement and in the view sheds shall be limited to one story and shall contain enhanced architectural features on all four elevations. Grading of pads will be sensitive to the views from the properties across Browns Valley Road and Shelton Lane.

Staff is recommending approval of varying front yard setbacks for homes along the collector street ("A" Lane) in the Reynolds Ranch subdivision. Permitting varying front yard setbacks will prevent the "canyon effect" that often occurs along streets when all the homes are constructed at the same setback. Approximately sixty (60) homes will back onto the main collector street. Homes located on the north and west side of the collector street will sit approximately ten to fifteen (10-15) feet above the street, while homes located on the south and east sides will sit approximately four to eleven (4-11) feet below the street. Allowing the homes to be constructed at varying front yard setbacks will prevent the "canyon effect" referred to above, while allowing the homes to be constructed further away from the tops and bottoms of the slopes which will permit more usable rear yards.

The collector street traverses three zoning districts: RE-20, RE-12, and RE-10. The required front yard setback for the RE-20 district is thirty (30) feet. The required front yard setback for the RE-12 and RE-10 districts is twenty-five feet (25). Staff recommends that the front yard setback be permitted to vary five (5) feet from the required setback, as long as the overall front yard setback for the homes backing onto the collector street average out to the required setback as defined by the Land Use and Development Code.

Building heights, floor area ratios, side and rear yard setbacks shall be as established in the underlying Zoning District regulations unless specifically modified by a subsequent amendment to the Planned Development or as required by the Fire Marshall. House plans have not been submitted for the semi-custom homes for any of the subdivisions. This Planned Development will be amended concurrently with each new application on vacant property to establish the development standards for each new project.

INFRASTRUCTURE

Required infrastructure improvements for Reynolds Ranch, Rogers Ranch and Knoll Creek are interconnected. As such, the developers for each subdivision have agreed to pay their "fair share" of the improvements via a benefit district and/or an assessment district. The developer of Reynolds Ranch, the largest of the three proposed subdivisions, is being required to construct most of the improvements upon commencement of construction. Funding of these improvements will be provided through a Community Facilities District (CFD), which a form of Mello-Roos. Residents of Vacaville, outside of the proposed developments, will not be assessed for these improvements, nor will the General Fund be used to finance these improvements.

WATER

Reynolds Ranch

R.W. Hertel & Sons, the developer of Reynolds Ranch, is required to construct a 12-inch "looped" water system through the Reynolds Ranch Subdivision. This will be accomplished by extending the existing 12-inch water line, located in Browns Valley Road at the northerly boundary of the Villaggio Subdivision, north to the intersection of "A" Lane and Shelton Road, The developer would construct

another 12-inch water line up McMurtry lane west where it intersects with the proposed collector street ("A" Lane). From these two locations, a new 12-inch water line will be constructed in "A" Lane to complete the "looped" system. This system is required to be constructed prior to occupancy of the first residential unit with the subdivision.

The "looped" water system will be a Zone 1 water pressure system until the Zone 2 water pressure reservoir and booster pump system are constructed and operational or the 177th house is occupied. On an interim basis the Zone 1 water system will be capable of serving the Phase 1 and 2 areas up to 177 units whose pad elevations not exceed 222 feet above sea level. Once the Zone 2 water pressure reservoir and booster system are constructed, the looped water system will be converted to a Zone 2 water system which will be capable of serving all building pads above 222 feet. Eventually, all lots within the Reynolds Ranch Subdivision will be serviced by the Zone 2 water system.

Rogers Ranch

Rogers Ranch will be constructed during the third phase of development. All proposed building pads with this development are above 222 feet in elevation, thus they will be served by the Zone 2 water pressure system. A looped water system will be created for this subdivision by continuing the 12" water line up McMurtry Lane and constructing a loop system up "M" Lane to the intersection of "M" Lane and "L" Lane and down "L" Lane into the Reynolds Ranch Subdivision. Homes within this subdivision can not be built until Zone 2 water tank and booster system is constructed and in service.

Knoll Creek

Knoll Creek will be serviced by an 8-inch, Zone 2 water line. This water line will have two connections to the 12-inch water line in McMurtry Lane and will be looped through the subdivision. Like Reynolds Ranch and Rogers Ranch, this subdivision will be served by the Zone 2 water pressure system. However, a part of the subdivision (courts A and B) can be serviced from the interim Zone 1 system. The rest of the subdivision (Courts C and D) and any pad higher than 222-elevation cannot be built prior to the construction and operation of the Zone 2 water reservoir and booster pump station.

SEWER

Reynolds Ranch

In addition to being required to extend the existing sewer system to service the Rice-McMurtry Area, the developer of Reynolds Ranch is required contribute to off-site sewer improvements that will be designed and constructed by the City. The required improvements have been summarized below:

- Upsize approximately 900 feet of 10-inch sewer line with a 15-inch gravity sewer line on Allison Parkway from Vaca Valley Parkway to the Allison Drive Lift Station. This requirement must be met prior to reaching 90 equivalent dwelling units (EDUs).
- The acquisition of land and construction of a new Allison Parkway Sewer Lift Station with an increased capacity to 1.16 million gallons per day. This requirement must be met prior to reaching 210 EDUs.
- The construction of approximately 2,500 feet of 15-inch of sewer line. This action will be upsizing 1,030 feet of 10-inch sewer line and 1,450 feet of 12-inch sewer line. This requirement is required prior reaching 150 EDUs.
- Install 2,030 feet of 8-inch sewer line in Brown Valley Road and McMurty Lane per the proposed Master Sewer Plan. This requirement is warranted at the same time the 12- inch,

Zone 2 water line is installed in order to prevent the need to pave McMurtry Lane more than once.

 The developer is required to reimburse Forecast Homes (the developer of Laural Woods) its proportionate share of the cost for the Laurel Wood Ranch sewer benefit district.

Rogers Ranch and Knoll Creek

Developers of the Rogers Ranch and Knoll Creek Subdivisions are required to contribute their respective fair share to the above listed offsite improvements. They may need to construct off-site sewer improvements in McMurtry Lane if they are not constructed by the Reynolds Ranch Developer when McMurtry Lane is reconstructed to meet City Standards. Staff and all the developers in the Rice-McMurtry development area have meet and agree that each development must contribute their respective share of the cost for the construction of these infrastructure improvements. Therefore each development is required to enter into a benefit district to pay their fair share of the cost before approval of their respective final maps and commencement of construction.

DRAINAGE

Reynolds Ranch

There are three natural creeks that drain the area of development: Gibson Canyon Creek to the north; North Horse Creek in the middle of the project; and South Horse Creek located west of the project. Each natural creek has some history of flooding downstream properties. To help resolve some of the flooding down stream of the development, the developer of Reynolds Ranch was required, per the Development Agreement, to fund a detailed drainage study for the area. Per the drainage study, the developer is required to hold back 10 percent of the existing drainage flow in addition to all of the increased flows resulting from the proposed development.

The drainage study recommended the developer of Reynolds Ranch to construct an 18-acre foot detention basin to accommodate the flows from a 100-year flood event. The proposed detention basin would straddle the small wetland area located west of the proposed water booster pump station site. The current proposal is consistent with the proposal analyzed by the *Rice-McMurtry Annexation and Residential Project Environmental Impact Report.*

Since the Planning Commission and City Council last reviewed the Reynolds Ranch project in March and April of 2004 respectively, the developer has acquired an option to purchase the 20.93 acre property which shares its northern and western boundary with the Reynolds Ranch project (APN: 123-040-010). The property is currently owned by Dale Rogers and is referred to the Rogers property (not to be confused with the Rogers Ranch development project.) After meeting with the Reynolds Ranch developer and conducting a comprehensive drainage study, it has been determined that constructing a regional detention basin on the Rogers property would be more effective in controlling the drainage down stream for all the surrounding properties than having a small detention basin constructed on the Reynolds Ranch project site.

Since the Rogers property was not included in the *Rice-McMurtry Annexation and Residential Project Environmental Impact Report*, nor has it been reviewed in conjunction with the Rice-McMurtry Planning applications, the regional detention basin is not being proposed at this time. The developer is moving forward with the proposal to construct the 18-acre feet detention basin as shown on the plans (Option One). This proposal would satisfy his project drainage requirements. However, it is the intent of the developer to construct the larger regional detention basin on the Roger's property, which the City would maintain, if all the required environmental approvals can be acquired. This proposal is shown as Option Two on the plans.

The Rogers property currently contains an active Williamson Act contract. A notice of non-renewal has been filed, but the contract isn't scheduled to terminate for another eight years. It is the legal opinion of the Rover Law Firm that a regional detention basin would not conflict with the Williamson Act contract restrictions and it could be conditionally approved and constructed on this site. If the regional detention basin is constructed, it will be included the benefit district. Future developers benefiting from the detention basin will be required to pay their fair share contribution in lieu of having to construct individual detention basins on their project sites.

Assuming the regional detention basin is approved, the developer of Reynolds Ranch will not construct the detention basin on the Reynolds Ranch property. The area currently shown as a detention basin will be constructed as a passive recreation area with no public amenities. The small recreation area will be maintained by City and funded through a Landscape and Lighting District (LLD) or other approved fee district. Residents of Vacaville, outside of the proposed developments, will not be assessed for these improvements, nor will the General Fund be used to finance these improvements.

Rogers Ranch and Knoll Creek

As proposed, drainage from Rogers Ranch will continue to drain through the Knoll Creek property via South Horse Creek. A fifteen (15) acre-foot detention basin must be constructed on the Knoll Creek property to detain the drainage from both projects. Whichever project develops first shall be financially responsible for constructing the basin. The second subdivision will be required to pay for their fair share of the basin via a benefit district.

ROADWAYS

Browns Valley Road

Brown Valley Road, north of Vaca Valley Parkway, is currently a narrow 20-22 foot wide street with 3 feet deep ditches on both sides which is very dangerous to pedestrians, bikes and vehicles. In order to make the existing Brown Valley Road safer, R.W. Hertel & Sons, the developer of Reynolds Ranch, is required to construct Browns Valley Road roadway improvements consistent with City standards. The other developers are required to contribute their respective share of the cost of improvement through the formation of a benefit district. The improvements will be constructed in three phases:

- O Phase 1 consists of widening Browns Valley Road to two 12-foot lanes and two four (4) foot shoulders totaling 32-42 feet pavement across (varies) within the existing right of way and providing left turn pockets onto McMurtry Lane and into the subdivision at the intersection of Browns Valley Road and Shelton Lane. All the widening of the roadway will occur on the west side of the road and eliminate of the west road side ditch with the construction of underground storm drain lines.
- o Phase 2 consists of widening Browns Valley Road to the west with two 14 lanes and two foot shoulders totaling 36-42 feet (varies). This will be accomplished by acquiring twelve (12) feet of right of way and construct an additional four (4) feet of pavement on the west side of Browns Valley Road adjacent to three parcels not involved in the Rice-McMurtry development project. The City has met with the property owners along the west side of Brown Valley Road and they have verbally agreed to dedicate the required twelve (12) feet prior to the development of each of their properties. If acquisition of this right of way can be accomplished prior to the commencement of construction, Phase 1 will not be necessary. Phase 2 will construct the west side edge of pavement in its ultimate location with a ten (10) foot parkway

strip for pedestrians. When the properties along the west side develop they will be constructing additional sidewalk and landscaping in this parkway.

O Phase 3 consists of the ultimate improvements to Browns Valley Road. The ultimate right-of-way for Browns Valley Road is 72-feet wide that will consist of two 12-foot wide lanes two 8-foot wide bike lanes and a12 foot wide landscaped median. Currently Browns Valley Road has a 60-foot wide right of way. Ultimate improvement to Browns Valley Road will require 12-feet of dedication on the west side plus a 35-foot landscape set back. Remaining additional pavement on the east side will occur within the existing right of way and will leave a16-foot wide parkway for construction of curb, sidewalk and parkway when each of these parcels develop. If none of these parcels develop for some time the roadway safety will not be compromised.

Construction of Browns Valley Road to the City standard will raise the road approximately one (1) to two (2) feet along the northerly 900 feet in order to smooth out of the large dips. The existing driveways for the homes located on the east side of Browns Valley Road will be minimally impacted. The developer will be required to construct new driveway approaches for these residences during Phase 1 construction of Reynolds Ranch.

McMurtry Lane

Existing McMurtry Lane is a narrow 16-foot to 18-foot wide county road that meanders in and out of the existing 40-foot to 50-foot wide right-of- way. McMurtry Lane will serve as the primary access to the Knoll Creek and Rogers Ranch developments; and as a secondary access road to Reynolds Ranch. With the construction of water, sewer and storm drain and joint trench electrical lines to serve each of these developments and the addition of a City 24-inch water transmission main to the new water tank, existing road will be destroyed. As such, McMurtry Lane will be reconstructed with 40-feet of pavement, curb, gutter and sidwalk on both sides of the street by either the Reynolds Ranch Subdivision, or the developer of Knoll Creek or Rogers Ranch, depending on which developer begins construction first. Since Knoll Creek and Reynolds Ranch want to start construction at the same time, and Knoll Creek needs the street for access, they will be required to reconstruct McMurtry Lane. The developer of Reynolds Ranch will be reconstructing Browns Valley Road and many other significant off-site improvements.

Interior Street Standards

Reynolds Ranch

To create a rural atmosphere for the Rice-McMurtry project area, private streets are being proposed within the interior of the Reynolds Ranch Subdivision. The private streets are proposed at 34-feet wide (within 50 feet of right of way) with rolled curbs and no sidewalks. With this proposal, parking on one side of the street is possible. This proposal is consistent with the Rice-McMurtry Development Agreement.

While the applicant's proposal is consistent with the design criteria specified for the Rice-McMurtry development area, the Director of Public Works has determined that a pedestrian walk way, whether it be a conventional sidewalk or a decomposed granite path, must be provided on at least one side of the street to ensure pedestrian safety. This argument is strengthened by the fact that this subdivision is located within walking distance of a proposed school site, and further strengthened by Section R – "Roadway and Intersection Improvements" of the Rice-McMurtry Development Agreement which states:

"A pedestrian and bicycle path and/or sidewalk allowing the residents in the new developments within the Rice-McMurtry area to have off-street access to the Ridgeview Park shall be dedicated to the City and constructed to City standards as generally shown on the Planned Development. The path shall be a minimum of ten feet wide and paved to the satisfaction of the City Engineer."

While this section of the development agreement is likely referring to the 30-foot wide pedestrian, equestrian, bicycle path located on the west side of Browns Valley Road, its intent was to ensure a safe path of travel from the new homes to the park. There is adequate room within the designated right-of-way to provide a walkway. Staff supports the idea of providing a 5-foot wide decomposed granite walkway on one side of the street within the public right-of-way to designate a pathway for pedestrians instead of having to walk in the narrow streets.

Rogers Ranch

A public street ("L" Lane) is being proposed to connect Rogers Ranch to the Reynolds Ranch Development to the east. The street would provide secondary access into the Rogers Ranch development which will receive its primary access from McMurtry Lane. The street will be a joint venture between the two developments. The developer of Reynolds Ranch proposes to construct the street from "A" Lane to the fire access road located within the open space. A temporary turn around will be provided at the terminus of the street until the Rogers Ranch development is constructed. The developer of Rogers Ranch will be responsible for constructing the remainder of the street which will connect to "M" Lane which is also proposed as a public street. The City's typical public street standard is 36-feet measured curb to curb with two 5-foot sidewalks on each side of the curb within a 50-foot wide right-of-way. This standard street allows for parking on both sides of the street and two vehicles to pass by each other while providing an off-street pathway for pedestrians.

The latest tentative map submittal for Reynolds Ranch and Rogers Ranch (dated 2/18/05) shows "L" Lane and "M" Lane being constructed to City Standards. However, the applicant strongly desires to construct the two streets to "rural residential" street standards which consist of building 32-foot wide streets within 42-foot wide right-of-ways with sidewalks on one side of the street. The 32-foot wide street allows parking on one side of the street and one sidewalk. The other side of the street would contain decorative street lights similar to the street lights located in historical downtown Vacaville. The applicant's desire to deviate from City Standards will require a design exception from City Council and the Director of Public Works. In addition, Section R – "Roadways and Intersection Improvements" of the Rice-McMurtry Development Agreement would have to be amended since "L" and "M" Lanes were originally designated as private streets.

Knoll Creek

Knoll Creek will contain public interior streets throughout the development. The applicant is proposing 32-foot wide public streets within 42-foot wide right-of-ways with sidewalks on one side of the street. This proposal has been made by the applicant in an attempt to maintain the "rural" character of the Rice-McMurtry area. However, Section R – "Roadways and Intersection Improvements" of the Development Agreement for the Rice-McMurtry project area requires the following:

"All public interior streets shall be designed and constructed in accordance with the City standard specifications for streets, including right-of way widths, street sections, construction standards, and materials."

The current proposal is similar to the City's Hillside and Reduced Street Standard. The City standard for a hillside street consists of a 32-foot wide street being constructed in a 42-foot right-of-way with sidewalks on <u>both</u> sides. This reduced street section allows parking on one side of the street. Since

the proposed lots are less than the typical a half acre lots found in hillside developments, Director of Public Works and the Traffic Department does not consider Knoll Creek to be a hillside development, thus the applicant must comply with the City's design standard for local streets which consists of a 36-foot wide street within a 50-foot right-of-way with sidewalks on both sides of the street. The applicant has three choices regarding this issue:

- 1. Make the streets private. The streets would still have to be constructed within a 50-foot right-of-way in accordance with the Rice-McMurtry Development Agreement, but sidewalks, or a decomposed granite pathway, would only be required on one side of the street.
- 2. Conform to the City's street standard which will require 50 feet of right-of-way and sidewalks on both sides of the street.
- 3. Ask the City for a design standard exception and amend the Rice-McMurtry Development Agreement. This option will require the approval of the Public Works Director and City Council.

In a letter to Dale Pfeiffer (dated February 23. 2005) from Brad Foulk, the engineer for the Knoll Creeks development, a design exception has been requested for the public streets being proposed in the Knoll Creek Subdivision. The letter requests that the public streets be allowed to be constructed with 36-feet of pavement in a 50-foot wide right-of-way in areas where homes will front both sides of the street, and to construct 32-feet of pavement in a 42-foot right-of-way, with sidewalks on one side of the street in areas where homes front only one side of the street. This proposal would provide on-street parking and a sidewalk in front of each home within the subdivision while maintaining a degree of rural character.

LIGHTING AND LANDSCAPING

Lighting

Decorative street lamps are being proposed in all three developments in lieu of typical subdivision street lamps, referred to as electroliers in the City of Vacaville Standard Specifications handbook. The street lamps are consistent with the street lamps located in Downtown Vacaville. In addition, small lighting posts will be provided at each driveway within the subdivisions and have photo cells that will come on automatically when it is dark and stay on for a minimum of 4-5 hours. These small lighting posts will be maintained by the individual homeowner. However the Home Owner's Association will have the ability to enforce the maintenance of these lights through the CC&Rs. Final design of these lighting poles will be subject to the review and approval of the Director of Community Development. These lighting choices will provide a low level of lighting consistent with a "rural setting," yet the amount of lighting provided on public streets will comply with City standards. The developer will be installing additional lights at all intersections and bends of the street will stay light during the total night hours similar to public City streets have now.

In addition to providing decorative lighting within the interior of these subdivisions, decorative lighting will be provided on Shelton Lane and on McMurtry Lane. The developer of Reynolds Ranch is currently proposing to install typical street lamps along Browns Valley Road between Vaca Valley Parkway to the intersection of Browns Valley Road and "A" Lane. This is contrary to the original proposal which included installing decorative lighting along the full length of Browns Valley Road, north of Vaca Valley Parkway. According to the developer, installing standard street lamps along Browns Valley Road will provide better lighting for the potentially busy street, thus increasing traffic

and pedestrian safety. In addition, providing standard street lights along this stretch of Browns Valley Road would be consistent with other portions of Browns Valley Road located to the south.

Staff recommends that the developer of Reynolds Ranch adhere to the original proposal to install decorative street lamps along Browns Valley Road. Neighbors within the vicinity of the project site have voiced their concern about light pollution since the very first neighborhood meeting. They strongly desire that this project, consisting of all three subdivisions, adhere to rural standards. Their request is consistent with the design standards stated the General Plan Policy 2.3 – I 23. Staff believes providing decorative lighting along this section of Browns Valley Road will contribute to the "transition area" between the City and County. Staff requests the Planning Commisssion's input regarding this issue

Landscaping

Thirty feet (30) of landscaping will be provided along the eastern boundary of the Reynolds Ranch project, adjacent to Browns Valley Road and Shelton Lane. The landscaping will be maintained by the City and funded by either a Landscape and Lighting District (LLD) or a Community Facility District (CFD). A five (5) foot sidewalk will be incorporated into this landscape area which will lead from the interior of the Reynolds Ranch Subdivision onto the trail/fire access road that surrounds the subdivision on two sides. The public, twenty (20) foot wide, decomposed granite trail/fire access road borders the project's northern property line, near the PG&E power line easement, and the project's western property line, along the base of English Hills. The path terminates at McMurtry Lane, however users of the trail can continue their hike across the street on the City owned Caliguiri Preserve property.

In accordance with the City's recently adopted ""Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat" ordinance, fifty (50) feet of fire resistant landscaping will be provided along all property lines located adjacent to permanent open space. This requirement applies to all three subdivisions. This landscape requirement will add a visually stimulating amenity to the trail/fire access road surrounding the Reynolds Ranch Subdivision, while providing fire protection and privacy for the development. The fifty (50) foot landscape buffer and the trail/fire access road will maintained by the City but funded by the LLD or CFD.

A public collector street ("A" Lane) transects Reynolds Ranch, connecting Browns Valley Road and McMurtry Lane. The divided, two lane collector street contains a sixteen (16) foot wide landscape island which will be lighted by decorative street lamps, similar to the street lamps located in the downtown area. The north and west sides of "A" Lane has twenty-two (22) feet of right-of-way which will contain additional landscaping, and a five (5) foot wide sidewalk. On the south and east sides of "A" Lane seventeen (17) feet of right-of-way will be provided. In addition to landscaping being provided within the public right-of-way, a landscape easement (varying in size) will be required in the sloped portions of the rear yards backing onto the collector street. The City will maintain all of aforementioned landscaping which will be funded by a Landscape and Lighting District (LLD) or the Community Facilities District (CFD).

FENCING

In accordance with General Plan Policy 2.3 – I 23, perimeter fencing along Browns Valley Road and McMurtry Lanes shall be open in nature, such as three-rail or split-rail wood. Open fencing enhances the "rural atmosphere" of the development, but it poses a backyard privacy issue, especially for homes located below the collector street in Reynolds Ranch, and homes located below McMurtry Lane. In order to address this issue, the developers have agreed to provide four (4) foot high landscape berms adjacent to the public right-of-way which will be heavily landscaped. The open style fencing will be placed on top of the berms. Due to the proposed grading and the proposed elevations of the streets, the overall height of the berm and fences will be in scale with the proposed streetscape, while providing additional privacy for the backyards located adjacent to the public streets. The fencing will be maintained by individual homeowners, but the landscaping located in the public right-of-way will be funded by a Community Facilities District (CFD) or a Landscape and Lighting District (LLD).

Open style fencing is also being proposed adjacent to the open space. This may lead to backyard privacy issues once residents move into the homes and the public starts utilizing the pedestrian, equestrian, bicycle path located behind the development. Staff recommends that the applicants submit a fencing plan and a landscaping plan with their proposed house plans to insure adequate measures can be taken to provide some privacy in the rear yards of these homes.

OPEN SPACE

Approximately sixty (60) acres of open space will be donated to the City upon recordation of the final maps. The Reynolds Ranch development will be donating 49.17 acres and Knoll Creek will be donating an additional ten (10) acres. This newly acquired open space lands will be connected to the 29.58 acre, City owned Caliguiri Preserve which connects to the 264 acre Glen Eagle Open Space. The open space areas located on the Reynolds Ranch property will contain a 20 foot wide, decomposed granite equestrian/pedestrian/bike path which extends from Shelton Lane, near the PG&E power lines; west towards English Hills; south along the base of English Hills to McMurtry Lane. The path will double as a fire access road. Maintenance of the open space and the 50-foot wide landscape area which abuts the Reynolds Ranch subdivision will be conducted by the City and will be funded by a Community Facilities District (CFD) or a Landscape and Lighting District (LLD). Funding will not be provided by the General Fund.

ENVIRONMENTAL REVIEW

The City Council certified the Environmental Impact Report (EIR) as adequate and complete, and adopted a Statement of Overriding Considerations for the Reynolds Ranch, Rogers Ranch and Knoll Creek developments. As a condition of approval, each development must comply with the mitigation monitoring plan identified in the Rice McMurtry Annexation and Residential EIR.

SUMMARY

The Rice-McMurtry residential project, consisting of Reynolds Ranch, Rogers Ranch and Knoll Creek, has provided the City an opportunity to provide a unique housing project consisting of high quality, custom and semi-custom homes within a rural setting. This project will nicely compliment the high-end Lagoon Valley development recently approved on the southwest sector of town, while serving as a low density transition area between the City and County.

Staff has worked closely with the applicants of all three subdivisions to resolve all issues regarding these developments. However, the following issues require additional discussion with input and direction from the Planning Commission:

1. Walkways along the private streets in the Reynolds Ranch Subdivision.

As previously discussed, the applicant is proposing a 34-feet wide street (within a 50 foot public right-of- way) with rolled curbs and no sidewalks. The Director of Public Works has determined that a pedestrian walk way must be provided on at least one side of the street to ensure pedestrian safety. The applicant feels that the lack of sidewalks and/or pathways within the subdivision enhances the rural atmosphere. Staff supports the idea of providing a five (5) foot decomposed granite walkway within the public right of way. The decomposed granite path is consistent with a rural development and there is adequate space within the right-of-way to accommodate the pathway.

2. Design Standards for "L" Lane and "M" Lane.

The applicants for Reynolds Ranch and Rogers Ranch strongly desire to construct "L" Lane and "M" Lane to "rural residential" street standards which consist of building 32-foot wide streets within 42-foot right-of-ways with sidewalks on one side. This standard deviates from all City street standards, but is similar to the City's hillside and reduced street standard. The Director of Public Works requires all public streets to be constructed to the City standard which requires a 36-foot street to be constructed in a 50-foot right-of-way with sidewalks on both sides.

The applicant's desire to deviate from City Standards will require a design exception from City Council and the Director of Public Works. In addition, the Rice-McMurtry Development Agreement would have to be amended to permit such a deviation.

Staff recommends that these streets be constructed to the City standard as specified in Section R – "Roadway and Intersection Improvements" of the Development Agreement. The roads are being proposed as public streets which will be maintained by the City, thus they need to conform to City Standards.

3. Lighting along Browns Valley Road.

The applicant for Reynolds Ranch is proposing to install standard street lamps on Browns Valley Road. This proposal deviates from the original proposal to install decorative lamp posts within and around the Rice-McMurtry development. Neighboring residents have voiced their concern about light pollution at previous meetings. The applicant is concerned that decorative street lamps will not provide adequate lighting for the potentially busy road.

Staff does not support the applicant's proposal to install standard street lamps on Browns Valley Road. From the first meetings with the residents, we have told them and anyone who

has asked, that the development will <u>not</u> contain "cobra heads," as standard street lights are commonly referred as.

4. Semi-Custom Housing Plans.

Due to the uniqueness of the Rice-McMurtry project and the requirement for all homes within this development area to be custom and semi-custom homes, staff recommended the following condition of approval for the Reynolds Ranch Subdivision, which is the largest of the three subdivisions:

There shall be no more than <u>four</u> homes within the entire Reynolds Ranch Subdivision with the same floor plan / elevation combination. This requirement can be achieved by providing eleven floor plans, each with five elevations, or by utilizing a similar combination of floor plans and elevations. Homes with the same floor plan / elevation combination shall be placed away from each other in different sections of the subdivision. Under no circumstances shall the same home be placed more than once on a specific street. In addition, reverse floor plans shall not be placed side by side.

The applicant for Reynolds Ranch has requested that the condition be amended to state:

There shall be no more than <u>seven</u> homes within the entire Reynolds Ranch Subdivision with the same floor plan / elevation combination. Homes with the same floor plan / elevation combination shall be placed away from each other in different sections of the subdivision, and shall not be placed closer than 800 feet from each other. In addition, reverse floor plans shall not be placed side by side.

While the applicant does not intend to repeat the same floor plan / elevation combination more than necessary, due to the proposed grading plan and the potentially large house plans (3,000 sq. ft. to 5,000 sq. ft.) he is concerned that the recommended condition of approval will be too restrictive and he may have to request a modification to the conditions of approval at a later date. The applicant also argues that Staff will have the opportunity to comment on the master plotting plan prior to the issuance of building permits. Thus Staff can require changes to the way the homes are plotted within the subdivision.

Staff does not support the applicant's request to amend this condition of approval. The Reynolds Ranch Subdivision, in addition to the Rogers Ranch and Knoll Creek developments, shall be a unique, high-quality, high-end development. The homes within this development are expected to exceed the design criteria required for homes built in standard production subdivisions. The Land Use and Development Code currently does not have an official definition for a "semi-custom" home. Thus a definition, along with design criterion, was created specifically for the Rice-McMurtry development area. The Planning Commission and/or City Council may elect to amend the proposed definition and design criteria if they so desire.

RECOMMENDATION

Staff recommends that the Planning Commission:

- 1. Recommend approval of Resolution 04-115 to the City Council, approving the Reynolds Ranch subdivision subject to the findings and conditions attached to the resolution; and
- 2. Recommend approval of Resolution 04-115 to the City Council, approving the Rogers Ranch subdivision subject to the findings and conditions attached to the resolution; and
- 3. Adopt Resolution 04-134 approving the Knoll Creek subdivision subject to the findings and conditions attached to the resolution.

ATTACHMENTS:

Exhibit A: Resolution 04-115 recommending approval of the Reynolds Ranch and Rogers Ranch Projects

Exhibit B: Resolution 04-134 approving the Knoll Creek project.

Exhibit C: Conditions of Approval for Reynolds Ranch
Exhibit D: Conditions of Approval for Rogers Ranch
Exhibit E: Conditions of Approval for Knoll Creek

Exhibit F: List and Discussion of Applicable General Plan Policies

Exhibit G: General Plan Policy 2.3 – I 23

Exhibit H: Chapter 14.20.290 - Development Standards for New Construction Adjacent to Open

Space Lands Where Wildfire is a Threat Ordinance

Exhibit I: Letter from Knoll Creek Engineer (Johnson & Foulk, Inc.)

EXHIBIT A

RESOLUTION NO. 04-115

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VACAVILLE RECOMMENDING THAT THE CITY COUNCIL APPROVE THE VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT FOR THE REYNOLDS RANCH AND ROGERS RANCH RESIDENTIAL PROJECTS

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on March 1, 2005, to consider a request for the Reynolds and Rogers Ranch Vesting Tentative Maps and Planned Developments relating to the following described properties:

To the west of Browns Valley Road and Shelton Lane on the north side of McMurtry Lane

APNs: 0105-200-160, 0105-210-040, 123-040-120, 123-040-130, 123-040-170

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

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

WHEREAS, the Planning Commission has reviewed the request for the Reynolds Ranch and Rogers Ranch Vesting Tentative Maps to subdivide approximately 180 acres into 250 units and approximately 50 acres of open space and finds:

- The design of the proposed tentative map is consistent with the goals, objectives and policies of the General Plan, Zoning Ordinance and the Land Use and Development Code: and
- 2. The proposed site is physically suitable for the type and density of development; and
- The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and
- 4. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety or welfare; and
- 5. The design of the type of improvements of the proposed subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the boundary of the proposed subdivision; and
- 6. The dedications and improvements associated with the proposed subdivision are consistent with the General Plan, Zoning Ordinance and the Development Code; and
- 7. Adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the proposed subdivision or will be made available as a condition

- of approval to serve the proposed subdivision, without adversely affecting the existing public facilities serving the surrounding neighborhoods; and
- 8. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan.

WHEREAS, The Planning Commission has reviewed the request for the Reynolds Ranch and Rogers Ranch Planned Developments and finds:

- 1. That the proposed location of the planned development is in accordance with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;
- 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;
- 3. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;
- 4. That the standards of density, site area and dimensions, site coverage, yard area, setbacks, height of structures, distances between structures, off-street parking, off-street loading facilities, and landscaping are generally compatible with surrounding neighborhoods;
- 5. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the site or will be made available as a condition of approval to serve the proposed development, without adversely affecting the existing public facilities serving surrounding neighborhoods;
- 6. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;
- 7. That the potential impacts to the City's inventory of residential lands have been considered.

NOW, THEREFORE, BE IT RESOLVED , that the Planning Commission of the City Vacaville does hereby forward to the Vacaville City Council its recommendation to approve the Vesting Tentative Maps and Planned Developments for the Reynolds Ranch and Rogers Ranch Subdivisions.
I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the Planning Commission of the City of Vacaville, held on the 1st day of March, 2005, by the following vote:

AYES:		
NOES:		
ABSENT:		
ATTEST:		

Christopher Gustin, Assistant Director of Community Development

EXHIBIT B

RESOLUTION NO. 04-134

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VACAVILLE APPROVING THE VESTING TENTATIVE MAP AND PLANNED DEVELOPMENT FOR THE KNOLL CREEK RESIDENTIAL PROJECT

WHEREAS, the Planning Commission of the City of Vacaville conducted a public hearing on March 1, 2005, to consider a request for the Knoll Creek Tentative Map and Planned Development relating to the following described property:

To the west of Browns Valley Road south of McMurtry Lane

APN: 123-040-110

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

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

WHEREAS, the Planning Commission has reviewed the request for the Knoll Creek Tentative Maps to subdivide 22.66 acres into 38 residential units and 10 acres of open space and finds:

- 1. The design of the proposed tentative map is consistent with the goals, objectives and policies of the General Plan, Zoning Ordinance and the Land Use and Development Code; and
- 2. The proposed site is physically suitable for the type and density of development; and
- 3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and
- 4. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety or welfare; and
- 5. The design of the type of improvements of the proposed subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the boundary of the proposed subdivision; and
- 6. The dedications and improvements associated with the proposed subdivision are consistent with the General Plan, Zoning Ordinance and the Development Code; and
- 7. Adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the proposed subdivision or will be made available as a condition of approval to serve the proposed subdivision, without adversely affecting the existing public facilities serving the surrounding neighborhoods; and
- 8. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan.

WHEREAS, The Planning Commission has reviewed the request for the Knoll Creek Planned Development and finds:

- 1. That the proposed location of the planned development is in accordance with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;
- 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:
- 3. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;
- 4. That the standards of density, site area and dimensions, site coverage, yard area, setbacks, height of structures, distances between structures, off-street parking, off-street loading facilities, and landscaping are generally compatible with surrounding neighborhoods;
- 5. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the site or will be made available as a condition of approval to serve the proposed development, without adversely affecting the existing public facilities serving surrounding neighborhoods;
- 6. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan:
- 7. That the potential impacts to the City's inventory of residential lands have been considered.

Subdivision.
I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the Planning Commission of the City of Vacaville, held on the 1st day of March, 2005, by the following vote:
AYES:
NOES:
ABSENT:
ATTEST:
Christopher Gustin, Assistant Director of Community Development

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City Vacaville does hereby approve the Tentative Map and Planned Development for the Knoll Creek

27

EXHIBIT C

CONDITIONS OF APPROVAL

Reynolds Ranch

South of the PG&E Power Lines,
West Side of Browns Valley Road and Shelton Lane,
North of McMurtry Lane
File No. 04-115

I. Standard Conditions of Approval for Tentative Maps:

The project shall comply with all the Standard Conditions of Approval for Tentative Maps, except # 6, 36, 38, and 39.

II. Standard Conditions of Approval for Residential Developments:

The project shall comply with the all the Standard Conditions of Approval for Residential Development except # 6, 36, 40, 42, 46 and 47.

III. Project-Specific Conditions of Approval:

Planning

- 1. Plans submitted Final Map shall be in substantial compliance with the following plan set, except as modified as these conditions of approval:
 - a. Vesting Tentative Map dated February 18, 2005
 - b. Utility Plans dated February 18, 2005
 - c. Preliminary Grading Plan dated February 18, 2005
- 2. The project shall comply with all aspects of the mitigation monitoring program (MMP) associated with the Rice-McMurtry Annexation and Residential Project Environmental Impact Report.
- 3. The project shall comply with all aspects of the Development Agreement by and between the City of Vacaville and R.W. Hertel & Sons, Inc., Bryant Stocking, and Richard Lamphere regarding the development of real property commonly referred to as Reynolds Ranch, Knoll Creek and Rogers Ranch. Any request to deviate from the design criteria and/or requirements stated in the aforementioned Development Agreement shall require a Development Agreement Amendment subject to the review and approval of the Planning Commission and/or City Council.

PLANNED DEVELOPMENT

Architecture/House Plans:

4. In accordance with Policy 2.3 – I 23 of the General Plan, single-story, individually designed, custom homes shall be constructed on the sixteen (16) one-acre lots located within the Reynolds Ranch Subdivision. Chapter 14.05.040 of the Land Use and Development Code defines custom designed single-family homes as:

Single family housing plans that:

- a. Are not an approved production home for the residential project in which it is located; -and-
- b. Are not constructed more than once in a residential project or the project consists of single lots sold individually to purchasers who contract individually for house plans.
- 5. Each custom home shall comply with the following:
 - a. Each home shall be designed individually by a licensed architect/professional.
 - b. Each home shall be designed specifically to compliment the lot on which it is to be constructed.
 - c. Each elevation (front; rear; and sides above the second floor) shall contain architectural relief. Large, unbroken wall planes shall not be permitted.
 - d. Each home shall contain a decorative driveway(s). Examples of decorative features include, but are not limited to: stamped patterns; colored concrete; borders; etc. Decorative driveway designs shall be subject to review and approval by the City Planner during the review process for the proposed house plans.
- 6. With the exception of the fifteen (15) one-acre lots located within the Reynolds Ranch Subdivision, all homes located within the Reynolds Ranch Subdivision shall be either custom or semi-custom homes. This is in compliance with Policy 2.3 I 23 of the General Plan. Refer to the previous condition for the criteria for custom homes. For the purpose of this development, a semi-custom home shall be defined as:

Single family housing plans that:

a. Are approved as semi-production homes within a residential project;

-and-

- b. Consist of approved structural plans with the option to modify select features including, but not limited to:
 - Elevations and cosmetic features (windows, doors, exterior materials, roofing materials, cabinets, ceiling heights)
 - Room Dimensions (Options to remove or relocate walls)
- 7. In addition to the criterion listed above for semi-custom homes, compliance with the following requirements shall be required:
 - a. There shall be no more than <u>four</u> homes within the entire Reynolds Ranch Subdivision with the same floor plan / elevation combination. This requirement can be achieved by providing eleven floor plans, each with five elevations, or by utilizing a similar combination of floor plans and elevations. Homes with the same floor plan / elevation combination shall be placed away from each other in different sections of the subdivision. Under no

- circumstances shall the same home be placed more than once on a specific street. In addition, reverse floor plans shall not be placed side by side.
- b. At least three house plans shall be single story.
- c. Elevations provided for each house plan shall be significantly different. This can be accomplished by utilizing variations in the roof lines; combining one and two story architectural elements; varying the siding and roofing materials; constructing architectural features such as enhanced entry features, porches, columns, dormers, shutters, chimneys balconies, etc.; and varying the garage configurations and setbacks.
- d. Front elevations shall de-emphasize the appearance of the garages. A minimum of <u>four</u> house plans in the Reynolds Ranch subdivision shall exhibit side-entry garages; detached garages; tandem garages; and/or garages setback from the front plane of the home. Three- and four-car garages shall contain varying setbacks and/or the third and fourth garages shall be separated from the primary two-car garage.
- e. Homes backing onto Browns Valley Road, Shelton Lane, McMurtry Lane, the Collector Street, and/or public open space shall contain enhanced side and rear elevations equal to the quality of the architecture of the front elevations. Large, unbroken wall planes shall not be permitted.
- 8. A master plotting plan shall be submitted with the design review application submittal for the house plans to ensure compliance with these regulations. The plan shall include: the model name/number; reverse plans; delineation of first and second story building footprints; garage locations; driveways; building setbacks; fencing description; and required retaining walls.

Site Improvements:

- 9. In accordance with Chapter 14.20.290, "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire Is a Threat" of the Municipal Code, homes located adjacent to permanent open space shall be setback a minimum of 30 feet from any property adjoining open space.
- 10. In accordance with Chapter 14.20.290, "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire Is a Threat" of the Municipal Code, all accessory structures, including but not limited to decks, awnings, patio covers, and sheds, shall be at least 10 feet from any front, side, or rear property lines adjoining open lands.
- 11. Perimeter fencing adjacent to Browns Valley Road, McMurtry Lane, the collector street ("A" Lane), and permanent open space shall be open in nature, such as three-rail or split rail wood (or equivalent). Final design and materials for the fencing shall be subject to the review and approval of the City Planner.
- 12. Side yard fences, not abutting areas mentioned in condition #11, may be constructed with six (6) foot high redwood (or equivalent) fence boards. All interior lot fences shall be double sided. "Good Neighbor" fences are not permitted. 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.
- 13. In areas where neighboring semi-custom residential lots are separated by a slope, the fence shall be placed on top of the slope.

TENTATIVE MAP - REYNOLDS RANCH

- 14. Commencing in the calendar year in which the first tentative subdivision map for the Project, or any portion thereof, is approved by City and for each calendar year thereafter (effective on January 1 of each such year) during the Term of this Agreement, City shall allocate a total of fifty (50) building permits to the R. W. Hertel property, Reynolds Ranch. The allocations provided for in the Rice-McMurtry Development Agreement shall automatically apply and shall not require any formal request by Developer for such annual reservation of building permits.
- 15. Reynolds Ranch and Rogers Ranch shall apply for final maps with separate, individual plan sets.
- 16. All lots shall comply with the required lot dimensions for each applicable Zoning district as stated in Chapter 14.09.074 "Residential Districts Development Standards," of the Land Use and Development Code.
- 17. In accordance with the development agreement between the City and R.W. Hertel and Sons, and the City of Vacaville Municipal Code, no portion of the surface and no portion of the project site lying within five hundred (500) feet of the surface of the land may be utilized for extraction of oil, gas, hydrocarbon or any other mineral, metal, rock or gravel or any activities associated with or ancillary to any such activities.
- 18. Codes, Covenants and Restrictions (CC&R's) for the development shall be subject to the review and approval of the City Planner and the City Attorney. A copy of the CC&R's shall be submitted to the Planning Division prior to the recordation of the final map. The CC&R's shall address the following design standards and requirements:
 - a. Development on each custom home lot shall be subject to design review approval by the City Planner.
 - b. Each home builder shall provide a letter from a licensed soils engineer or civil engineer to ensure compliance with original soils/geologic analysis prepared for the entire development and approved by the city.
 - c. All lots are subject to the conditions of approval established with this Tentative Map and Planned Development permit.
 - d. Maintenance of private drainage swales shall be consistent with requirements specified with this approval.
 - e. Maintenance of private landscaped areas shall be consistent with improvement plans approved for the development.
 - f. All perimeter fencing adjacent to Browns Valley Road, McMurtry Lane, the collector street ("A" Lane) and permanent open space shall be open style, such as three-rail or split rail wood (or equivalent). Solid fences and/or walls shall not be permitted at these locations.
 - g. All homes shall comply with the design standards specified in Condition # 4-6.
 - h. Lighting provided at each driveway shall be maintained by the individual property owner. Failure to maintain the lighting shall result in a disciplinary action by the Home Owners Association.

- Provisions shall be made for the storage of recreational vehicles, including but not limited to, motor homes and boats, within the subdivision. Recreational vehicles shall not be stored in areas visible from the street.
- j. Provisions shall be made for the construction of accessory structures.
- k. Storage of trash containers shall be out of view except on trash collection days.

Please Note: The City will not be a party to the CC&Rs

- 19. Grading for the Reynolds Ranch Subdivision shall consists of rounded and/or contoured graded slopes to provide a more naturalized appearance to graded areas. Sharp, angular, non-natural appearing grading techniques shall not be permitted.
- 20. Exposed cut and fill slopes may be required to be landscaped and irrigated. The plans for the landscaping and irrigation for all required landscaped areas shall be subject to the approval and the Director of Community Development.
- 21. The applicant hall provide the original buyer of each lot or home in the Vine Meadows Subdivision with the following statement in a form approved by the City Planner:

"The local school may is near or at student capacity. School District policy may result in the transportation of students from this development to other school facilities with adequate capacity to handle additional students. For additional information, contact the Vacaville Unified School District at (707) 453-6100."

DEVELOPMENT ENGINEERING

- 22. **Standard Conditions of Approval.** Developer shall comply with all applicable City of Vacaville Standard Conditions of Approval (Attachment A) for Tentative Maps. In the event of a conflict between the Standard Conditions of Approval and these conditions, these conditions shall prevail. In the event that there is a conflict with these Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.
- Vesting Tentative Map. Approval of the Final Map and approval the improvement plans are conditioned upon the requirement that the development is consistent with the City approved Vesting Tentative Map prepared by Phillippi Engineering dated 2/18/05 and Planned Development (PD), including the Land Use and Zoning for which this project was approved by the Planning Commission. Each residential lot, streets, all other dedication and proposed improvements shown on the City approved Vesting Tentative Map or other acceptable layout approved by the Planning Commission must be complied with, and improvement plans and Final Map consistent with the detailed layout shown. Unless otherwise stated in these conditions, utilities and grading must generally be in conformance to the said Vesting Tentative Map. Any changes of individual residential lots and streets, grading and utilities must be first reviewed approved by the City Engineer and Director of Public Works prior to approval of Final Map and improvement plans.

Mapping, Easements and Dedications

24. **Final Map.** The Developer shall prepare a subdivision Final Map subdividing the existing property into the configuration, size and number of lots shown on the said submitted said Vesting Tentative Map, in accordance with the requirements of the Subdivision Map Act and

Vacaville Development Policies and standards. The Final Maps shall be reviewed and approved by the City Engineer and signed by Public Works Director. All land area not designated on the Vesting Tentative Map to be within the project parcel and not designated with a future use shall be designated as "remainder" on the Final Map. The Final Map shall be reviewed and approved by the City Engineer and Director of Public Works before approval by the City Council.

- 25. **Abandonment of Easements and Right of Ways.** The Developer shall obtain abandonment approval from all applicable public agencies or utility companies any existing easements and right of ways not to be continued in use prior to recording of the final map. The Developer shall provide safe, drivable and continual temporary access roads to all existing properties that currently use the access from the existing City streets that are being abandoned and removed during construction of the project. Developer shall notice to existing residences of changes of access and construction activities during construction.
- 26. **Recorded Deeds and Dedications.** The Developer shall provide a copy of current title report and copies of all recorded deeds of all parties having any recorded title interest in the property. Final Maps for adjoining properties if applicable and relevant easement documents shall be submitted to the City for review as deemed necessary by City Engineer. Unless otherwise approved by the City Engineer, all dedications shall be completed as part of the Final Map, and bonds prior to Final Map approval must secure improvements, and unless stated in these condition improvements must be constructed prior to initial occupancy of the first residential lot.
- 27. **Public Dedications.** The Developer shall dedicate to the City on the Final Map the following public streets and parcels as shown on the approved Vesting Tentative Map including but not limited to the following:
 - "A" Lane with a 100 ft. right of way from Brown Valley Road to "I " Lane and 95" right of way from "I" lane to McMurtry Lane,
 - An additional 20 ft. of right of way on the west side of existing Shelton Lane 50 ft. right of way for a total of 70 ft. of right of way,
 - o Additional right of way of Mc Murtry Lane to the configuration shown on the Tentative map,
 - o "L" Lane with 50 ft. wide right of way from "A" Lane to adjacent westerly boundary.
 - o 34.12 Acre and 7.58 acre Open Space parcels as public open space,
 - Detention basin parcel as public open space for a detention pond and/or conservation area.
 - Pump station parcel as site for future water booster station.
- 28. **Public Easements.** The Developer shall dedicate to the City on the appropriate Final Map the public easements as shown on the approved Vesting Tentative Map including but not limited to the following:
 - A public utility easement (PUE) over all private streets per the requirements of the Director of Public Works and/or public utility companies as necessary for the construction and maintenance of the public water and sanitary sewer system or public utility. The PUEs shall be dedicated per the requirements of the Director of Public Works and/or public utility companies as necessary to serve the project with utility services and to allow for vehicular and utility service access prior to Final Map approval.
 - A minimum 10-foot wide PUE behind each side of the right of way of every street, both public and private, and over any joint utility trench lines in the event it cannot be placed within the street right of way

- o Emergency vehicles access easements (EVAE) and public access easements (PA) over all private streets and over areas shown on the approved Vesting Tentative Map.
- 10 wide Landscape easements along north side Mc Murtry Lane within the rear of lots 136 to 141 and 211 and 212.
- 5' wide Landscape easement along the south side of "A" lane within the rear of lots 141 to 158.
- Public slope and drainage easements as shown on the tentative map.
- 29. **Private Dedications and Easements.** The Developer shall show the private street as parcels on the Final Map and dedicate these private street parcels shall be dedicated by separate instrument to the Home Owner's Association as shown on the approved Vesting Tentative Map including but not limited to the following:
 - All private streets are common areas to all residents with in the subdivision as shown on the approved Vesting Tentative Map shall be indicated on the Final Map as separate parcels and shall be transferred by separate instrument to the Home Owner's Association.
 - Create and dedicate slope and drainage easements to various private parties that transitioning from various parcels to another by separate instrument, as shown on the approved Vesting Tentative Map.
- 30. **Water Booster Pump Station Site.** The Developer shall dedicate to the City with the recordation of the Final Map a parcel for the water booster pump station as shown the approved Vesting Tentative Map. The cost of the land can be included in the project area benefit district to be partially reimbursed from benefits of other developments.
- 31. **Zone 2 Reservoir Site.** If not granted by another Developer (Rogers Ranch), the Developer shall obtain and dedicate to the City the needed land for a Zone 2 reservoir site including dedication for an access road as shown on the approved Vesting Tentative Map prior to receiving building permits of more than 177 units.
- 32. **Maintenance of Private Streets and Other Private Improvements.** The Developer shall create a Home Owner's Association (HOA) for the maintenance of all private utilities, private streets, common areas, the private street drainage pipe system (not including detention ponds), or any other non public facilities. The City through a community facilities district or landscape lighting district shall maintain the project water and sewer systems, open space, landscape buffer areas and the public utilities shall maintain electric, gas, telephone and communications system by each respective public utility company. The HOA shall be the primary manager and shall be the administrator for the collection and assessment of maintenance fees for these private facilities from the individual residents and property owners.
- 33. **Internal Street Names.** The Developer shall prepare a street sign/naming plan for all internal streets, and the Developer shall submit this plan for review by the City Fire and Community Development Departments. Then this street name plan shall be approved by the City Manager prior to Final Map approval.
- 34. **Easements.** The Developer shall obtain slope easements from adjacent landowners if grading or constructing a retaining wall on their respective properties in order properly transition to existing grade.
- 35. **Access Corridor.** The Developer shall dedicate and construct a utility access corridor per City standards, at locations shown on the approved Vesting Tentative Map, between lots 43 and 44, and between lots 1 and 53 to the City as part of the Final Map approval.

36. **Conditions, Covenants and Restrictions (CC&Rs) Documents**. The Developer shall submit the CC&Rs for review and approval by the City Engineer as part of the Final Map submittal unless a rural residential alternative is approved. The HOA shall be established and the CC&Rs filed with the County Recorder prior to the sale of the first lot.

Improvement and Grading Plans

- Project Improvement Plans and Grading Plans. Concurrent with Final Map, the Developer 37. shall submit and obtain approval from the City Engineer, Improvement Plans and Grading Plans for the project. The development plans for this Vesting Tentative Map (including Improvement Plans, Grading Plans, and Final Maps) shall be prepared, designed, and signed by a Civil Engineer, licensed in the state of California, to the satisfaction of the City Engineer and Director of Public Works in accordance with the Ordinances, standards, specifications, policies, and requirements of the City of Vacaville. Unless otherwise shown on the approved Vesting Tentative Map any proposed grading on hillside slopes greater than 25% unless otherwise shown on the said Tentative Map require special remediation measures and permission by the City Engineer. The Developer shall show on the grading plan these special remediation measures recommended by a Geotechnical Engineer, licensed in the state of California, to the satisfaction of the City Engineer prior to grading permit. The Developer shall construct all landscaped slopes fronting McMurtry Lane, "A" Street and Browns Valley Road at a 2:1 ratio with a 3 ft. wide drainage swale at the base of the slope for slopes that rise more than 20 feet that are adjacent to open space. All cut or fills slopes shall have smooth and naturally appearing shapes, and shall blend into the natural hillside to create a more natural topography. No yard or project fencing shall run up or down the slope in the back yards of individual lots higher than the respective houses. The Developer shall install concrete drainage ditches at all large slopes over 20 ft. in height adjacent to the Open Space, and shall discharge into storm pipes that drain directly into the storm drain system to the satisfaction of the City Engineer. The final design elevations for streets and building pads shall not vary more than 1 ft. for all lots fronting along Shelton Lane and Lots 121 to 136 along east boundary of the project from the elevations shown on the approved Vesting Tentative Map. The Developer shall submit an "as built" grading plan with building pad elevations certified by a land surveyor, licensed in the State of California, for review and approval by the City Engineer and Community Development Director prior to building permit.
- 38. **Public Streets.** The Developer shall construct the following public streets as shown on the approved Vesting Tentative Map including but not limited to the following:
 - Dedicate and construct "A" Lane with two 20 ft. wide pavement lanes, a 16 ft. landscaped median, 22 ft. of landscaping on both sides of the street, and a 5 ft. concrete sidewalk both sides of the street. Included in the design of the street shall be a median break for left turn access into the pump station site. The Developer shall construct a 4-ft. high berm measured from the edge of trail, and the berm high point shall be 5 feet from the edge of sidewalk or path not to exceed slope of 2:1. The Developer shall construct an open style fence on the property line of Lots 117 through 120 and Lots 136 through 158, and shall rest on top of the berm at the property line.
 - Dedicate an additional 20 ft. of right of way on the west side for Shelton Lane to the City, and reconstruct with 28 ft. travel way from curb to curb, curb and gutter on both sides of the street, a 31 ft. wide parkway with a 5 ft. wide concrete sidewalk along the street frontage. The pavement section of this road shall be reconstructed to meet City minimum standards for a residential collector street at the design speed of 35 mph with adequate transitions past the residential northern boundary of the project. The Developer will be required to reconstruct the driveways of the property owners to the north of the project and

35

- all driveways along east side of the newly constructed Shelton Lane. The Developer shall either receive permission from adjacent landowners for grading on their property or construct retaining walls transitioning the new street to the existing grade.
- Within the City maximum 60 ft. of right of way (30' north from centerline) for McMurtry Lane as shown on the Tentative Map construct a public street from "A lane to the east boundary, with 36 ft. interim paving (ultimate 40 ft, curb to curb pavement as shown on the Tentative Map), 5 ft. sidewalk, 5 ft. landscape parkway on project side.
- Within the maximum of 52 ft. of right of way (16' north from centerline) for McMurtry Lane as shown on the Tentative Map construct a public street from the westerly boundary to "A" lane", with 32 ft. interim paving (ultimate 36 ft, curb to curb pavement as shown on the Tentative Map), 5 ft. sidewalk, 5 ft. landscape parkway on project side, and construct a minimum 100 ft. transition from 40 ft. to 36 ft. wide pavement with matching 10 ft. right from the back of curb in accordance with City standards.
- With in the 60-ft. right of way for "L" Lane and construct a 40-ft. wide street with 5-ft. sidewalks on both sides of the street from "A" Lane to the open space trails. The Developer shall construct a paved interim fire truck and vehicle hammerhead turn around in the dedicated right of way at the end the street until the neighboring development (Rogers Ranch) constructs the remainder of the connecting street.
- Browns Valley Road Interim Improvements. The Developer shall reconstruct and widen 39. existing Browns Valley Road with 32 ft. to 42 ft. wide payement to the configuration shown on the approved Vesting Tentative Map except all transitions shall be for 45 mph design speed with 120 ft. stacking lane and 90 ft. transition left turn pockets to the satisfaction of the City Engineer and Director of Public Works. In the interim condition, a 6" AC dike shall be constructed on the west side of the street with storm drain improvements. From the intersection of "A" Lane and Browns Valley Road south 700 feet, the road shall be elevated a minimum of 1-2 feet and humps removed to a road reconstructed with comfortable design speed of 45 mph. The Developer shall reconstruct all driveways along Browns Valley Road from existing City Villaggio subdivision to "A" Lane in accordance with the interim phasing plans shown the approved Vesting Tentative Map. If all the existing property owners along west side of Browns Valley Road offer for dedication the additional 12 feet of right of way, the Developer shall then construct the road to the ultimate geometrics on the west side of the street as shown as interim two plan shown on the approved Vesting Tentative Map. If existing property owners along the west side of Browns Valley do not dedicate the land, the Developer shall construct an interim one plan working within the existing right of way. The Developer shall construct a 4-way stop at Sheldon Lane and Browns Valley Road with a dedicated right turn lane. The Developer shall construct a 1-way stop for McMurtry Lane at the intersection of McMurtry lane and Browns Valley Road until such time the school is constructed then a three way stop sign shall be constructed.
- 40. **Private Streets.** The Developer shall dedicate by separate instrument to the HOA and construct the following private streets as shown on the approved Vesting Tentative Map including but not limited to the following:
- Dedicate a 50 ft. right of way parcels for a private streets to the HOA, and construct the following private streets 34 ft. wide curb to curb (rolled curbs are permitted), a 5 ft. wide decomposed granite sidewalk (DG) on one side of the street with a 3 ft. wide parkway, and a 6 ft. wide parkway on opposite side. Listed below are the private streets as shown on the approved Vesting Tentative Map:
 - o "B" Circle

- o "B" Court
- o "C" Lane
- o "C" Court
- o "E" Court
- o "F" Lane
- o "G" Court
- o "H" Circle
- o "I" Lane
- o "K" Lane
- o "K" Court
- 41. Except for the revised street sections shown on the approved Vesting Tentative Map and these Conditions of Approval, the Developer shall design and construct all private streets to the standard plans and specifications of the City. Centerline radii of all proposed streets shall be shown on the plans and all striping of all streets shall as per Caltrans standard format.
- 42. **New ADA Requirements/Handicap Ramps.** The Developer shall install handicap ramps at all corners of street with sidewalks and pedestrian paths within the site and for all offsite street improvements to be constructed in accordance with all current State ADA requirements and City of Vacaville Standards to the satisfaction of the Director of Public Works and City Engineer prior to occupancy. The handicap ramp design, the streetlight and fire hydrant locations for private streets shall also meet these State ADA requirements and City Standards to the satisfaction of the City Engineer.
- 43. **Location of Improvements/Configuration of Right of Way.** All sidewalks, handicap ramps, or other street improvements in the curb return area shall be located within the street right of way and constructed to the latest State and Federal standards per City requirements. The location of all public improvements and configuration of rights of way shall be approved by the City Engineer prior to recording of the Final Map and start of construction.
- 44. **Transitioning Existing Improvements.** The Developer 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.
- 45. **Damage/Repairs.** The Developer shall repair all damaged existing pavements along the frontage of the project to the satisfaction of the Director of Public Works prior to occupancy of the first lot. The Developer shall replace or repair any damage to existing landscaping or street improvements caused by the installation and construction of the project site and utility services to the satisfaction of the Director of Community Development and Public Works.
- 46. **Retaining Walls.** Where finished grade of a property is in excess of 12 inches higher or lower than the abutting property or adjacent grade, and an appropriate slope is not feasible, a concrete or masonry block retaining wall or other suitable solution acceptable to the Director of Community Development shall be constructed. All retaining walls over 12" high shall be shown on the project grading plans for review and approval by the City Engineer prior to starting grading operations. No retaining walls on the site shall be in excess of 5 ft. high, and all retaining walls shall be masonry or concrete. All slope transitions over 20 ft. high shall not allow drainage to flow over the wall unless approved by the City Engineer. For grade transitions greater than 5 ft., the Developer may construct two 5 ft. high masonry retaining walls provided they are separated a minimum distance of 5 feet and the area between the walls is landscaped.
- 47. **Maximum Slopes of Driveways**. The Developer shall show the location of all driveways on the grading plan and show the slope of the driveway and drainage of each residential lot. All

- driveway slopes shall not exceed a 14% slope unless otherwise approved by the City Engineer or Building Official. For any driveways steeper than 10%, the Developer's engineer shall provide a profile of the driveway to City Engineer and/or Building Official for approval prior to building permit or grading to the satisfaction of the City Engineer.
- 48. **Encroachment Permit**. The Developer shall obtain an encroachment permit for all and any work to be constructed in the public right of way. The Developer shall pay all City Fees and meet bonding requirements for obtaining such a permit for construction of all streets.
- 49. **Geotechnical Investigation Report.** The Developer 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 address the areas of potential and existing landslides, and recommend remediation and stabilization of slopes and landslide areas. The Developer shall comply with the recommendations of the Geotechnical Investigation Report especially in the slide areas and building of slopes.
- 50. **Graded Slopes/Erosion Control**. 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 Developer shall install proper erosion control measures for added slope protection against erosion per Regional Water Quality Control Board requirements for 2:1 slopes.
- 51. **House Plans.** Prior to building permit, the Developer shall plot the house footprints on the final Grading Plan and show all drainage, retaining walls and final grading of each lot.
- Removal of Obstructions. The Developer shall remove all trees including major root systems and other obstructions that are necessary for public improvements and/or for public safety as directed by the Directors of Community Development and Public Works. Before any construction starts, the Developer shall prepare a tree removal and demolition plan over the grading plan showing which trees and other existing improvements will be removed and which trees or improvements shall remain.
- 53. **Street Intersections.** Intersections and expanded corners shall have a maximum 5-degree variance between 90-degree tangents and demonstrate that the corner is designed in accordance with City criteria. The Developer's engineer shall adequately show that a passenger car and Caltrans type H-20 truck can turn the corner, and that two cars can pass each other while making the turn with parked vehicles on each of the expanded corners to the satisfaction of the City Engineer and Director of Public Works. The Developer shall also stripe the corners and intersections in accordance with City criteria.
- 54. **Street Lights.** All public street lights shall be City standard lighting with City's "Downtown" decorative lights in accordance with City lighting standard, and shall have minimum spacing of 120 ft. in accordance with City lighting specifications. All private street intersections shall have the same light at all intersections, and shall have private lights at each residence regulated by photocells from each residence in accordance with City street lighting standards. Browns Valley Road and Mc Murtry Lane shall be normal City street colbra head street lights unless City "downtown" decorative lights are approved in accordance with City specifications and standard plans. All public lights shall be paid for and maintained by the City Landscape and Lighting District or CFD, and all private streetlights shall be repaired by the individual landowners or maintained by the HOA.
- 55. **McMurtry Lane Conspan Bridge.** If not constructed by the neighboring (Rogers Ranch) developer, the Developer shall construct in the new alignment of McMurtry Lane a Conspan

bridge or approved equal culvert with decorative concrete vertical face as wing walls, traffic rated guardrail on both sides the street with protective fence, and a 5 'sidewalk on both sides of the street to the satisfaction of the Director of Public Works. If constructed, the Developer may be reimbursed from the neighboring property developers for their fair share of the cost of improvements.

- 56. **Utility Corridor.** The Developer shall construct 15 ft. wide concrete path with curb on both sides in a utility access corridor between lots 43 and 44, and between lots 1 and 53 in accordance to City standards to the satisfaction of the City Engineer and Director of Public Works. The Developer shall install a minimum of 2.5 ft. of landscaping on both sides of the concrete path to be maintained by City.
- 57. **Median Islands.** The Developer shall design and construct the median island breaks on "A" Lane with a minimum of 60 ft. left turn pocket and 60 ft. transition on the main street with stop signs on the side streets at the following intersections, and the left turns shall be per the recommendation of the City Traffic Engineer and City Engineer:
 - o "E" Court and "A" Lane
 - o "C" Lane and "A" Lane
 - "I" Lane and "A" Lane
 - o "L" Lane and "A" Lane
 - "J" Lane and "A" Lane
- 58. **Bus Stops.** The Developer shall coordinate with the local school district on the future location of possible school bus stops in the area of the project. When the location is determined, the Developer shall construct the school bus stop is accordance with City and school criteria.
- Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for construction of street improvements within the City and private right of way to show that Brown Valley, McMurtry and other existing public streets can remain open to traffic at all times during construction for review and approval by the City Engineer and Director of Public Works prior to receiving any encroachment permit. In the event that the Developer proposes to close an existing public street, the Developer shall prepare a separate application to the Public Works Department for review and approval separate from the encroachment permit process. The Developer shall also prepare a construction phasing and construction traffic plan within the subdivision showing how newly occupied residents and construction traffic are kept separate, and have separate entrances and exits prior to the first building permit. The Developer shall post adequate construction signs and fencing in all areas under current construction to notify local residents that they are not to enter construction areas, and that construction traffic does not need to travel on streets occupied by newly occupied residents. The following streets shall be constructed in the following phases:
 - o Phase 1, "A" Lane From Brown Valley Road to "C" Lane,
 - Phase 2, "A" Lane From "C" Lane to McMurtry Lane, and "L" Lane from "A" Lane to "M" Street in Rogers Ranch.

Storm Drain

60. **Storm Drain Improvements.** The Developer shall design and construct all onsite and offsite and onsite storm drain lines, structures, detention basins and channel improvements needed to serve the subdivision in accordance with the approved drainage study prepared by West Yost &d Associates dated January, 2005 to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of the first residential building unless the City Engineer approves alternative phasing. Unless the City Engineer approves project phasing and the said drainage study, no building permits will be issued in the project until all storm drain and

drainage improvements are installed. The Developer shall construct all storm drainage improvements as shown on the approved Vesting Tentative Map per city requirements. The Developer shall construct storm drainage improvements along the west side of the widened Browns Valley Road per City requirements. The Developer shall design and install all needed storm drain lines and structures in order to handle the drainage of the entire parcel per the latest City or County drainage design criteria and specifications to the satisfaction of the City Engineer. With the storm design, the Developer shall submit the hydrology and hydraulic calculations of 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 meets the 1'-6" below the top of the curb criteria and that the 100 year event can adequately drain into nearby City streets or open spaces without disturbing the building pad and surrounding properties. The site drainage system must not surface drain directly into the public right of way with out being piped and connected directly into the City Storm Drain lines unless approved by the City Engineer and Director of Public Works. Included in the hydraulic and hydrology study, the Developer shall prepare a final drainage study of the ultimate storm drain lines and detention ponds to the constructed nearest City acceptable connection points, and demonstrate that any additional drainage flows from the developed site will not exceed 90% of the existing flows per the City approved Development Agreement.

- Drainage flows to Gibson Canyon Creek beyond existing flow conditions for the 10 year and 100-year event will not be allowed. The Developer shall submit a drainage report with calculations proposing how the proposed design will comply with this condition.
- 62. The Developer shall construct all drainage improvements in all the private streets in accordance with City standard plans and specifications. All drainage of the project shall flow into the detention basin or alternate detention basin as shown on the Tentative Map before flowing directly down North Horse Creek.
- 63. Storm Drain System Final Study. The Developer shall design and install all needed storm drain lines and structures in order to handle the drainage of the entire parcel and drainage basin per the latest City or County drainage design criteria and completed drainage study prepared by West Yost and Associates dated January 2005 to the satisfaction of the City Engineer. With the street improvement plans, the Developer shall submit the hydrology and hydraulic calculations of 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 meets the 1'-6" below the top of the curb criteria and that the 100 year event can adequately drain into nearby City streets with out disturbing the building pad and surrounding properties. The site drainage system must not surface drain directly into the public right of way with out being piped and connected directly into the City Storm Drain lines unless approved by the City Engineer and Director of Public Works. Included in the hydraulic and hydrology study, the Developer shall prepare a final study of the ultimate needed storm drain lines and detention ponds to the nearest City acceptable connection points, and demonstrate that the additional drainage flows from the developed site will not exceed 90% of the existing flows per the City approved Development Agreement.
- 64. **Lot Drainage.** The Developer shall provide adequate drainage for each lot and construct storm drainage swales, through curb drains, pipes and inlets, and connection points to the street drainage system so each lot drainage and storm drain system can tie into the public storm drain system or thru curb drain without surface flow over the public sidewalk or proposed private lots. Only natural existing drainage will be allowed to cross property lines but all new lot improvements shall be tied to a drainage system to properly dispose of the lot drainage within the lot boundary unless drainage easements are obtained. Existing drainage across property lines will be allowed provided that all man made improvements on the uphill lot

- that causes additional or concentrated drainage to flow to an acceptable drainage system before it reaches the down hill lot. If this occurs, the uphill property must collect the drainage and dispose into a storm drain system or other method as approved by the City Engineer.
- 65. **Overland Release.** The Developer shall design the subdivision so that in the event that the storm drain pipe and inlet becomes clogged or flows are above the capacity of the drainage system, the site will be able release drainage overland to the next available drainage inlet or public right way or drainage system to City Standards.
- State Regional Water Quality Control Board. Prior to issuance of a building permit, the 66. developer shall demonstrate to the City Engineer that the proposed development meets the requirements of the City of Vacaville MS4/Phase 2 stormwater general permit and corresponding design standards as issued by the State Regional Water quality Control Board. The Developer 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" to mitigate storm water pollution and erosion at anytime during construction, and any City of Vacaville ordinances in effect at the time of improvement plan approval. The Developer shall submit to the City engineer for approval a comprehensive storm water management plan, prepared by a Civil Engineer licensed by the State of California, prior submittal of subdivision improvement plans and storm drain system calculations. This management plan shall include comprehensive hazardous materials spill prevention and response plan to reduce the potential for impacts upon aquatic habitats. The Developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for this project prior to start of construction.
- Open Space Drainage. Unless not permitted or allowed by the regulatory agencies, the Developer shall install drainage inlets, catch basins, siltation / debris ponds and drainage lines in order to adequately drain the open space to acceptable drainage devices and not into residential lots. The Developer shall prepare a drainage plan for the open space to adequately control the drainage from the open space areas of the site so not impact any of the proposed lots with in the subdivision to the satisfaction of the City engineer prior to grading permit.
- Additional Drainage Inlets. The Developer shall install additional drainage lines and inlets than what is shown on the approved Vesting Tentative Map in the public and private streets located on the project in accordance with City criteria to the satisfaction of the City Engineer. The Developer shall also install proper drainage lines and structures on the west side of Browns Valley Road in accordance with City drainage requirements.
- 69. **Detention Basins.** The Developer shall construct an 18 acre-ft detention pond in the 100 year flows at locations shown on the approved Vesting Tentative Map. If the onsite detention basin is constructed, then the basin shall have slope banks of not more than 2:1. If the offsite detention basin is constructed, the onsite basin shall have slopes 4:1 or flatter subject to review and approval by the City Engineer. The Developer shall construct adequate inflow and out fall structures into the proposed 12 acre-ft detention basins to maintain the conservation habitat and needed detention in the area for controlling the drainage. The maximum outflow volume from the detention basin shall be 70 cfs, which means that the maximum size pipe shall be 36" unless otherwise approved by the City Engineer. The Developer shall construct a berm along Browns Valley Road to a minimum spillway elevation of elevation 159 and have a minimum freeboard of one foot during the 100 year event, with a 15 ft. wide maintenance road to the top of slope and 2:1 slopes on both sides of the berm. The berm shall be landscaped to provide erosion control protection. The existing 24" storm drain culverts under Browns Valley Road shall be replaced with a 36" RCP culvert and a 15" RCP culvert, and the Developer shall

- verify from the land owner of the adjacent property that he has accepted and consents to the increased flooding on the property due to the berm and reduced outfall structures.
- 70. Alternative Two Detention Basin. As an Alternative to construction of the on site detention basin, the Developer may construct a regional detention basin located on the adjacent property, close to Browns Valley Road to the requirements of the City, provided construction of the detention basin is allowed under the Williamson Act contract currently on the site and is environmentally approved by the regulatory agencies. The construction of this basin at this alternative location qualifies the Developer to include the basin in the area benefit district and receive participation from neighboring developments in the area towards the construction. This alternative basin shall be a minimum of 27 acre-ft in order to accommodate the 100-year storm event. The Developer shall construct berm along Browns Valley Road to a minimum spillway elevation of elevation 159, and the berm shall have minimum freeboard to one ft. during the 100 year event, with 15 ft. wide maintenance road at the top of slope and 2:1 slopes on both sides of the berm. The berm shall be landscaped to provide erosion control protection. The existing 24-inch storm drain culverts under Browns Valley Road shall be replaced with a 36" RCP culvert and a 15" RCP culvert. The Developer shall construct a 15' wide all weather access road the encircles the perimeter of the basin and an all weather access to the inlet pipes at a maximum slope of 15% and shall construct a spillway to safely convey flows in excess of the design storm to North Horse Creek. The Developer shall dedicate this property to the City, provide adequate access and include the maintenance of the facility in the Landscape Lighting District or other approved benefit district. If Alternative Two Detention Basin is implemented by the Developer, Condition #46, Detention Basins, is null and void.
- 71. **Storm Drain Water Quality.** The Developer shall install "Drains to Bay" decals on all catch basins and install a water quality "storm cepter" inlet or equivalent methods to remove potential surface runoff impurities of the drainage from subdivision of the subdivision to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of the any residential unit.
- 72. **System Map.** The Developer shall prepare a storm drain system map of hydraulic flows with hydraulic grade lines, and water surface elevation of detention ponds showing all pipes and elevations of weirs so the system can be monitored to the satisfaction of the City Engineer.

Sanitary Sewer

- 73. **Updated Sewer Capacity.** The sewer capacity allocation (per City Resolution 2002-143) that is available for this project is based on the proposed land use and the sewer study prepared by West Yost and Associates dated February 28, 2005. The development shall not exceed the allocated capacity per the City's Master Plan, and the Developer shall pay all sewer fees per the current City ordinance of sewer rates at building permit. The Developer shall reimburse the City it' proportionate share of upsizing the sewer line prom 12" to 15" to accommodate this project.
- 74. **Sewer Line**. The Developer shall construct all sewer lines needed to serve the project as shown on the project Vesting Tentative Map and the sewer study prepared by West Yost and Associates dated February 28, 2005, shall be designed per City Standards, and shall be constructed to the satisfaction of the Director of Public Works prior to occupancy of any unit within the subdivision. All new sewer main lines shall be constructed in accordance with City specifications for connecting to existing main sewer lines. This connection shall be completed before the occupancy of any proposed residential buildings. All Sewer lines in the private roads shall be 8" and designed and constructed in accordance to City standard plans and specifications to the satisfaction of the City engineer and Director of Public Works

- Offsite Sewer Line. As part of the phase one improvements the Developer shall construct a 75. 12" sewer line from the terminus of an existing 15" sewer line in Rice Lane to Browns Valley Road, then extend the 12" line up Browns Valley Road to the intersection of "A" Lane. As part of the Browns Valley Road improvements, the Developer shall construct a new sewer line from intersection of "A" Lane extending down Browns Valley Road to northerly boundary of the Villaggio subdivision. Where any existing road is not being reconstructed, the Developer shall overlay the existing road with a minimum of 1" overlay of asphalt concrete pavement in accordance with City specifications. The Developer may form a benefit district and receive reimbursement from neighboring developers and landowners that connect into it when they develop or desire not to continue with their individual septic systems. The Developer shall install 4" sewer laterals to the existing properties should the owners decide to connect to the 12" sewer line. Where the new sewer line fronts an existing residence on a septic system, the Developer shall install but not connect sewer laterals to each of the resident homes out side the proposed pavement. This cost of lateral can be included in the benefit district that each future homeowner will pay the Developer in the event they need or decide to connect in the near future.
- 76. **Offsite Sewer Participation.** The Developer shall construct or participate in the following sewer improvements to be constructed through the City's Capital Improvement program:
 - Upsize approximately 900 ft. of 10" sewer line with a 15" gravity sewer line on Allison Parkway from Vaca Valley Parkway to the Allison Drive Lift Station. This improvement is required prior to the occupancy of the Rice-McMurtry development service area or 90 equivalent dwelling units (edu), which ever comes first, assuming all units in the Laurel Wood Ranch subdivision are occupied and no other new services are connected upstream of Vaca Valley Parkway.
 - Fair share contribution towards the acquisition of land and for the construction of a new Allison Parkway Sewer Lift station with an increased capacity of about 1.16 million gallons per day (mgd). The new lift station shall be constructed in accordance with the City of Vacaville design criteria. The new Allison Parkway Lift Station and force main improvements are required prior to the connection of the 210th edu in the Rice-McMurtry development service area, assuming all units in the Laurel Wood Ranch subdivision are occupied and no other new services are connected upstream of Vaca Valley Parkway. This new lift station shall include standby power, control building, and other design features consistent with recently constructed City of Vacaville lift stations. Construction of this lift station will require acquisition of additional land adjacent to the current lift station site. Phase 2 portion of the lift station shall be in service before the 210th edu comes on line. This project shall be a City Capital Improvement Project funded from revenues generated by a benefit district formed from this and other developments in the area. As part of the new lift station construction, approximately 400 ft. of 8" force main will be installed, which parallels the existing 4" force main from the Allison Parkway Lift Station. The maximum velocity for the force main shall be 10 feet per second. This improvement is required for the new lift station connection to the gravity line. The Developer shall pay the City for the cost of predesign, design and construction of the lift station and force main.
 - Fair Share contribution towards the construction of approximately 2,500 ft. of 15" of sewer line (upsizing 1,030 ft. of 10" and 1,450 ft. of 12" sewer lines) and connection to an existing 15" gravity sewer line. This improvement is required prior to the connection of the 150th edu in the Reynolds Ranch development service area, assuming all units in the Laurel Wood Ranch subdivision are occupied and no other new services are connected upstream of Vaca Valley Parkway.

43

- Fair share contribution towards the installation of 2,030 ft. of 8" sewer line in McMurtry Lane per proposed Master Sewer Plan. Installation of this line is warranted only due to improvements of the street are to be completed prior to pavement of the McMurtry Lane.
- The Developer shall reimburse Forecast Homes (the developer of Laural Woods) his
 proportionate share of the cost for upsizing a 12" sewer line to a 15" line to handle the
 sewer flows of the project.
- If these improvements are not installed before the Developer applies for building permits, which trigger the required improvements and wishes to obtain building permits, the Developer has a choice to wait for the necessary improvement to be installed or to construct the improvement and seek reimbursement from future connections through a benefit district agreement.

Water

- 77. **Water Supply Fee.** As per the project Development Agreement, if the proposed project land use density is over that was proposed for the project in the water master plan, the Developer shall pay for any additional water supply fees for the increase density over current land use. Contact Public Works Utilities for determination of water supply fees.
- 78. Water System. The Developer shall construct or contribute their fair share for the construction of a 12" water line from existing 12" water line in Browns Valley Road at the northerly boundary of the Villaggio Subdivision. This water line shall extend up Browns Valley Road to McMurtry Lane, then west in McMurtry Lane to the "A" Lane intersection, and constructed prior to occupancy of the first residential unit. Prior to paving the street the Developer shall also construct another 12" water line in Browns Valley Road from the intersection of McMurtry Lane north to "A" Lane in accordance with City Standard Specifications. Services to each residence along Browns Valley Road shall be constructed, but the homes shall not be connected until the homeowner pays the appropriate connection fees. The Developer shall overlay existing Browns Valley Road after installation of the water line. The Developer may get reimbursed for these off-site water line extensions from other Developers through the formation of the local benefit district.
- 79. The Developer shall construct a 12" water line in "A" Lane from McMurtry Lane to Brown Valley Road prior to occupancy of the first residential unit within the Reynolds Ranch subdivision. This line shall be a Zone 1 system until the Zone 2 water tank and booster pump system is constructed and operational. The Developer shall temporarily tie into the 24 inch transmission lane in McMurtry Lane and install a temporary 12" jumper pipe past the proposed water booster pump station until the Zone 2 water tank and booster pump station is constructed and operational. The maximum pad elevation for any lot that may be served from this Zone 1 water system is Elevation 222. The Developer shall construct 12" water stubs and valving to future water connections from future subdivisions in the area and extension of the water line further up Browns Valley Road to Rice Lane.
- 80. The Developer shall fund the construction of a 0.53 million gallon water storage tank and 490 gpm booster pump station for Zone 2 to serve this development to be constructed by the City. These facilities shall be constructed and operational prior to the occupancy of the 177th unit. This tank shall be constructed by the City and shall be partially buried concrete storage reservoir. The Developer shall pay the City to conduct a reservoir siting study, to identify potential reservoir site for the construction, to predesign, to design and construct the reservoir, and to conduct the proper environmental review. The water booster pump station shall be in accordance with city design criteria at the location and site configuration shown on the approved Vesting Tentative Map.

- 81. New water distribution system sizing to be in accordance with water modeling for each phase of development, cumulative development and build out to determine compliance with the Water system master plan.
- 82. All water lines in the private street shall be 8" diameter, and constructed per city standard specifications and plans to the satisfaction of the City Engineer and Director of Public works.
- 83. The Developer shall provide water services to all existing properties along the water line and be included in the benefit district so to be reimbursed by the landowners when they need to connect to the City system.
- 84. Install a parking lot with minimum 3 stalls and install landscaping around the water pump booster station structure to the satisfaction of the City Engineer and the Director of Public Works prior to the 177th building permit. The developer shall fund and the City shall construct minimum of four vehicles and install landscaping around the building in accordance with City criteria to make it blend into the existing landscaping.
- 85. **Water Quality Sampling Station**. The Developer shall install a water quality sampling station behind the sidewalk within the PUE a location designated by the Public Works Department per City Standard Details. Public Works will provide the sample station equipment to be installed by the Developer.

Traffic

- 86. **Circulation.** The Developer shall relocate the existing driveway on Browns Valley Road to the proposed primary collector road to the satisfaction of the homeowner using the driveway and the City Engineer. The Developer shall design the ultimate Browns Valley Road improvement from the current city limit line to Shelton Lane and construct the phased improvements as shown on the approved Vesting Tentative Map.
- 87. Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for construction of street improvements in the City right of way to show that the street can remain open to traffic at all times during construction for review and approval by the City Engineer and Director of Public Works prior to receiving any encroachment permit. In the event that the Developer proposes to close a public street, the Developer shall prepare a separate application to the Public Works Department for review and approval separate from the encroachment permit process. The Developer shall also prepare a construction phasing and construction traffic plan within the subdivision showing how newly occupied residents and construction traffic are kept separate, and have separate entrances and exits prior to the first building permit. The Developer shall post adequate construction signs and fencing in all areas under current construction to notify local residents that they are not to enter construction areas, and that construction traffic does not need to travel on streets occupied by newly occupied residents.
- 88. **Signage and Striping Plans.** The Developer shall prepare and submit a signing and striping plan for the widening of existing offsite streets and all interior streets in the project for review and approval by the Director of Public Works and City Engineer prior to construction of any streets.
- 89. **Stop Signs.** The Developer shall install City standard striping (50 feet of Caltrans Detail 23) ahead of each leg of the expanded corner intersection. The Developer shall install 4-way stop signs at the intersection of Browns Valley Road and "A" Lane, a 3-way stop signs at "B" Circle and "F" Lane, 2-way stop signs at "B" Circle and "C" Lane, at "H" Circle and "J" Lane, and at "A" Lane and "J" Lane to the satisfaction of the City Engineer or Director of Public Works.

Public Utilities

- 90. **Underground Utilities.** All utilities within the project, along Mc Murtry Lane frontage and to each lot shall be underground in accordance with the City policies and existing ordinances. 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 locations or otherwise screened from public view, and all locations shall be reviewed and approved by the City Engineer prior to construction. All new PG&E and CATV facilities shall be underground. All existing overhead utility lines fronting the project property shall be underground in accordance to City ordinance.
- 91. **Utility Installation**. All water, gas, sewer, underground electric power, cable television or telephone lines, irrigation sleeves and storm drain lines shall be properly constructed and/or sleeved appropriately before construction of any paving, curb, gutter, or sidewalk unless otherwise approved by the Director of Public Works. Prior to paving of streets or construction of residential units, the developer shall install all utility laterals and services from the main to a temporary stub to each lot property line and staked for future connection into residential lot unless waived by the Director of Public Works in writing.
- 92. **Joint Utility Trenches/Under grounding/Utility Plans**. The Developer shall construct all joint utility trenches (such as electric, telephone, cable TV) electrical vaults and underground transformers behind the sidewalk and the plans shall be reviewed and approved by the City Engineer prior to construction and installed prior to paving any streets. Location of these items shall be shown on the final Landscaping and Irrigation Plans and shall be screened as much as possible to the satisfaction of the City Engineer.
- 93. **Joint Trench Concept Plan**. The Developer shall prepare a joint trench concept plan of the location of the joint trench and shall show the locations of large boxes (larger then 2x3), switches, transformers and other joint trench (electric, telephone, cable TV, gas, etc.) utility improvements at locations approved by the City Engineer and Director of Community Development prior to submittal to utility companies for approval. Developer shall grant public service easements at all approved proposed locations that are not in the PUE or public right of way. If needed to hold back more than 1' of earth, the developer shall construct all retaining walls out of masonry or concrete prior to acceptance of tract improvements.

Landscaping

- 94. **Landscape Maintenance.** The Developer shall maintain landscaping in public landscape areas after installation until the City accepts the improvements and appropriate maintenance or landscape the lighting district or CFD is established and assumes the maintenance responsibilities. This maintenance shall include weeding and the application of pre-emergent chemicals. Landscape maintenance easements shall be granted for all landscaped areas occurring on private individual homeowner lots, which are to be maintained by an Assessment or landscaping special district. The Developer shall maintain all fire buffer landscaping in the open space areas until maintenance responsibilities can be taken over by the City or other approved entity.
- 95. **Landscaping**. Final landscape plans shall show location of all pedestrian lighting, plants, above ground utilities, trees, bushes, and shrubs and shall show cone of vision at all curb returns have a clear line of site over the landscaping. The Developer shall add note to plans addressing planting trees within the public service easements and avoiding conflict with utilities to the satisfaction of the Director of Public Works. Except for trees, landscaping shall not be higher than 30 inches above the curbs in these areas. The Developer shall install enhanced landscaping along all parkways to the satisfaction of the Director of Community

Development. All fencing along street parkway shall follow the top of slope with all side fences stopping at the parkway fence. The Developer shall dedicate a 10 ft. landscape easement along Lots 136 to 141, which back up to McMurtry Lane and construct a 4 foot high berm from the face of curb at the edge of the easement and landscape this easement including installing an open fence at the north side of the easement to the satisfaction of the Director of Community Development so the hide the view of the backyards from the public street.

- 96. **Dissemination of Information on Landscape and Lighting District.** The Developer waives any right to protest the inclusion of the property or any portion of it in the formation of a Landscape and Lighting Maintenance Assessment District, CFD or similar assessment district. The Developer shall prepare a plan for dissemination of information relating to the possible formation of a Landscape and Lighting Assessment District to prospective homebuyers. Said information shall be included in model homes sales literature and as part of required Department of Real Estate disclosure documents. The Director of Community Development and City Attorney shall approve the plan for dissemination of information prior to final inspection.
- 97. **Lighting and Landscaping Maintenance District.** The Developer shall establish a Lighting and Landscaping Maintenance District (LLD) or community facilities district (CFD) other approved special fee district for the landscaping areas shown on the approved Vesting Tentative Map. This District shall also include the maintenance of the streetlights on the private streets. The Developer shall pay all the costs for formation of the District. Included in the LLD or CFD shall be a fund for the maintenance of the open space area including but not limited to slide repair, debris cleanup, and slippage repair, weed control and maintenance of the landscaping within the open space.
- 98. **Existing Benefit District.** The Developer shall pay his fair share into the existing Rice and Aldridge Road Benefit District for the connection into the sewer lines constructed and funded by Forecast Homes.
- 99. **New Benefit District.** The Developer shall prepare an engineers report for the formation of the an area wide benefit district for the funding of offsite improvements that benefit other developers in the area namely, alternative 2 drainage detention basin, Alison sewer lift station improvements, water booster station, Zone 2 water tank, Browns Valley Road widening, Mc Murtry Lane improvements, sewer line extention, 12" offsite water lines, storm drain lines in Browns Valley Road and McMurtry Lane, and any other improvements that other developers in the area will receive benefit from the improvements to be constructed. The benefit district shall be formed prior to recording of the first Final Map.
- 100. **Side-yard landscaping and fencing.** On the corner lots on public streets the Developer shall install a maximum 6' high City approved fence on the side yard of the residence that is a minimum of 10 ft. back from the face of curb, and shall install trees and landscaping from the back of walk to the fence line to the satisfaction of the Community Development Director prior to occupancy. The homeowner of each lot shall maintain this area from the back of walk to the fence
- 101. **Open Space.** The Developer shall construct in the open space a 20-ft. wide minimum all weather fire access pathways. It shall be constructed of decomposed granite and shall be pavement where slopes exceed 20 percent grade unless otherwise approved by the City Fire Marshal. The Developer shall landscape all open space areas with adequate trees and shrubs similar to or better than existing landscaping that is within the area. At all entrances and exits to the fire access paths, the Developer shall install gates to the specifications satisfactory to the Fire Marshal.

Miscellaneous

- Project Utility Phasing. With the submittal of the Final Map, improvement drawings or first 102. project phase of improvement plans (which ever comes first) the Developer shall prepare a plan showing the phasing of the project with the ultimate infrastructure (utilities and paved access) needed to be constructed for review and approval by the Director of Public Works and City Engineer. Part of the phasing of construction of improvements is the review of all mitigations and needed improvements as outlined in the project EIR, traffic reports, and utility studies for the project and other specific infrastructure environment documents. The Developer shall identify each of the mitigation improvements and when each improvement will be constructed within each phase of development and then reflect this sequencing of improvements on the phasing plan. Each phase of new development and adjacent existing development shall have sufficient water, sewer, drainage and paved access in accordance with City requirements. The phasing plan shall also address how the overall project area will be mapped showing the location of all temporary and permanent utility lines, easements and paved access easements to existing City roads and utilities prior to improvement plan approval. In the event that certain phased improvements will benefit or impact the project development plan, the plan shall also show the area of impact and what are the possible alternatives if subsequent phased improvements are not constructed with project.
- 103. Phased Occupancy Plan. If occupancy of each development area is requested to occur in phases, then all access and drainage improvements to each phase may be required to be fully completed prior to occupancy of any buildings within that phase except for items specifically excluded in an approved Phased Occupancy Plan, or minor hand work items, as approved by the Department of Community Development and Public Works. The Phased Occupancy Plan shall be submitted to the Director of Community Development and Public Works for review and approval prior to building permit issuance for any building within the project. Any phasing shall provide for adequate vehicular access and circulation to all parcels in each phase, and shall substantially conform to the intent and purpose of the approved project circulation plan. No individual building shall be approved for occupancy until the public access is finished, safe, accessible, and all reasonably expected services and amenities are completed, and general public areas area fenced and separated from remaining additional construction activity. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements. With the development of first phase of development, the Developer shall prepare an overall internal pedestrian circulation plan of the entire project that will show the proposed sidewalks and access-ways to other phases of the development as shown on the development project site plan to the satisfaction of the City Engineer and Director of Public Works.
- 104. **Master Utility Plan**. The Developer shall submit an overall utility plan and an AutoCAD drawing file to City specifications which shows all proposed utilities and utility services within the public streets and utility easements to the City to be used as part of the public records system.
- 105. **Relocation of Existing Improvements**. Any relocation of existing improvements or public utilities shall be accomplished under the direction of the governing agency, at no expense to the City. With the widening of Browns Valley Road the Developer may need to relocate existing mailboxes along Browns Valley Road to the satisfaction of the local post office. The Developer shall relocate or reestablish the county monument located in Browns Valley Road with the Final map or filing a record of survey with the County. With the reconstruction of existing Sheldon Lane or other streets the developer may need to reconstruct various private

- driveways and existing drainage roadside to the satisfaction of the existing landowner and the City Engineer.
- 106. **Septic Tanks.** The Developer shall remove any existing septic tanks and leach fields in accordance with the requirements of the Solano County Department of Environmental Management.
- 107. Wells. Any water wells, catholic protection wells or exploratory borings that are known to exist, are proposed or are located during field operations without a documented intent of future use filed with County, are to be destroyed prior to any demolition or construction activity in accordance with a well destruction permit obtained from Solano County Department of Environmental Management or are to be maintained in accordance with applicable groundwater protection ordinances. Other wells encountered prior to or during construction are to be treated similarly.
- 108. Construction Coordination. The Developer shall construct all infrastructure improvements in a timely manner in accordance with overall project infrastructure improvement schedule approved by the City and coordinated with all parties affected. If in the event that certain infrastructure improvements are needed to be constructed for the convenience and protection of the existing land owners, residences or the general public, the Developer shall install all such improvements as defined by the City Engineer, shall cooperatively work with all parties involved and shall have certain house keeping measures in place in a timely manner for the benefit all affected. At the start of the project the Developer shall inform the City inspectors when each of the infrastructure improvements will be installed and what housekeeping measures will be in place during construction and coordinated with surrounding developments. The Developer shall also construct temporary improvements during construction for the convenience and coordination of those existing residences or businesses. In the event that needed improvements or temporary improvements are not constructed or not properly maintained, the City has the right to hold back building permits, inspections, occupancy approvals or stop construction until such needed improvements are constructed or housekeeping conditions are improved to the satisfaction of the City Engineer, Building official or Director of Public Works.
- 109. **Required Environmental Permits**. If required, the Developer shall obtain all necessary environmental permits required by other agencies (California Department of Fish and Game, Army Corps of Engineers wetland delineation, etc.) and shall submit copies of the permits to the Department of Community Development prior to obtaining any site grading permits.

FIRE DEPARTMENT

WATER SUPPLY

The on-site water supply shall comply with the adopted City Water Master Plan.

110. An approved 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 buildings protected 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.

- 111. An approved water supply capable of supplying the required fire flow for fire protection shall be provided for this project. Private on-site fire hydrants and mains capable of supplying **1,500** gallons per minute @ 20 p.s.i. residual pressure shall be provided in approved locations. On-site fire hydrants shall be located so vehicle travel is no greater than 300 ft. between hydrants.
- 112. All fire hydrants shall be "Rich 960" or equal with two 2-1/2" and one 4-1/2" connections. Each hydrant shall have its own separate shut off valve located on the lateral adjacent to the hydrant. Curbs shall be painted red for a length of twelve (12) feet in front of each hydrant. Each hydrant shall have a blue reflective "Fire Light" hydrant spotter located in the street or driveway just off of centerline towards the hydrant.
- 113. Fire hydrants <u>shall</u> be installed by the developer and made <u>serviceable</u> prior to any combustible building materials be taken onto the site and during the time of construction.

ACCESS ROADS

- 114. Access roads shall be provided to the front and rear of structures and shall have a minimum unobstructed width of 20 feet. 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 20 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 all turnarounds shall be reviewed and approved by the Fire Marshal prior to installation.
- 115. Every building shall be accessible to Fire Department apparatus by way of access roadways during the time of construction. The developer shall provide the Fire Marshal with a site plan drawing showing proposed access roads *during construction* and a detail drawing of the roadway cross section. This plan must be approved by the Fire Marshal before any permits are issued.

PRIVATE STREETS AND ROADS

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

EMERGENCY VEHICLE ACCESS ROADS

- 117. Emergency Vehicle Access Roads shall be those roads <u>off</u> of a public or private road/street which are intended to be utilized by the Fire Department to combat Wildland/Vegetation fires. These roads are typically located around the perimeter of subdivisions which abut open lands, hillsides, and vegetation. These roads can also be strategically located at subdivisions for emergency evacuation routes due to limited ingress and egress. The access points to these roads are typically located at the end of cul-de-sacs and emergency vehicle access and utility easements, and are kept locked.
- 118. Emergency Vehicle Access Road shall be provided around the perimeter of **all sites** where wildfire is a threat. Emergency Vehicle Access roads shall have average grades of not more

than 20% with no section greater than 25%. The minimum width of such roads shall be 20'. Side slopes shall not exceed 4%. These roads shall be engineered to withstand the imposed load of a fully equipped fire apparatus which is typically 12 tons. At a minimum, this road shall be graded and compacted with decomposed granite or similar, and shall be kept clear of all flammable vegetation at all times. The Fire Chief may require the road to be surfaced with pavement if it is determined the road is not being properly maintained in accordance with these standards.

- 119. **NO PARKING FIRE LANE** areas may be required. The location of these lanes shall be determined and required at the discretion of the Fire Marshal.
- 120. Metal emergency vehicle access grates may be required in specific locations over V-ditches as determined by the Fire Department. These grates shall be required for emergency fire apparatus to cross V-ditches in the event of a fire or emergency. These grates shall be designed and engineered to accommodate the imposed load of a fully staffed and equipped fire apparatus, (typically 12 tons). Where these grates are installed, they shall have a minimum width of 10'. It shall be the Fire Marshal's final decision as to how many, and where these grates shall be located.

PRIVATE DRIVEWAYS

- 121. Average grades shall not be more than 12.5% with no section greater than 14%. When it is in the best interest of the community, the Fire Marshal may approve short sections of a private road to have grades of 15%. Short sections shall be defined as sections of the improved roadway less than 100 feet in length.
- 122. Private driveways greater than 100 feet in length shall have a minimum clear width of 20 feet.
- 123. Private driveways less than 100' in length shall have a minimum width of 15'.
- 124. Private driveways greater than 100 feet in length shall have an approved turn-around or turnout every 100 feet and at the structure.

FIRE PROTECTION AND DETECTION

- 125. Install an approved **AUTOMATIC FIRE SPRINKLER SYSTEM** in accordance with **N.F.P.A.**13D in all residences. Any fire sprinkler system over one-hundred (100) heads, shall be monitored for water flow by an approved central station. All control valves shall be supervised for tampering and valve supervision shall not be transmitted as system trouble. **Plans and specifications shall be submitted to the Fire Department for review and approval prior to installation.**
- 126. 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 modified by local Fire Department policy and ordinance. Contact the Fire Department for latest design standards currently adopted by the City.

PERMITS

Obtain permits from the Fire Prevention Bureau for appropriate items on the City's current Fee Schedule. A special permit for use of fire hydrants for construction water shall be obtained from the Public Works Department.

PREMISES IDENTIFICATION

128. 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.

DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION ADJACENT TO OPEN LANDS WHERE WILDFIRE IS A THREAT

- 129. The purpose of this standard is to increase the protection of life and property from wildfire occurring on open lands. This standard shall apply to new residential development located on parcels adjoining or adjacent to permanent open lands where wildfire is a threat.
- 130. When development occurs on or adjacent to hillsides or open lands where wildfire is a threat, then this new standard will be used in conjunction with the existing fire department policies. Note: all requirements listed below that are on public property will require any maintenance and shall be included in a lighting and landscape maintenance district. All requirements listed below located on private property shall be funded and included in Home Owners Association agreements. The intent is to provide on-going maintenance.

FIRE BUFFER ZONE

131. There shall be a total of 50 feet of non-combustible defensible space located between residential yards that are adjacent to open lands where wildfire is a threat. This space may be located within the parcel, outside the parcel, or a combination of both. The 50-foot fire buffer zone may include one or a combination of the following components depending on the development site. The Fire Chief shall determine which component/s shall apply:

FIRE PROTECTION GREENBELT

When required, a greenbelt of fire resistive, irrigated low-growth vegetation shall be installed. The greenbelt shall be maintained to its fire resistive properties. To the extent practical, non-potable water shall be used for the irrigation.

FIRE BREAK

133. A non-combustible fire break that is maintained may be used in areas that are not practical to apply either a greenbelt or fire access road. Firebreaks shall have grades not greater than 25%.

SINGLE LOADED STREETS

134. When required, streets or roads that is directly adjacent to permanent open lands, where wildfire is a severe threat, shall only have housing located on one side of the street to provide additional protection from wildfires. This requirement is typically utilized when there are steep slopes adjacent to the development.

DRAINAGE DITCHES

135. When a concrete v-ditch is installed between the fire access road and the greenbelt or non-combustible surface, the greenbelt or non-combustible surface can be reduced by the width of the v-ditch. The fire access road must remain a minimum of 20 feet to allow the passing of emergency vehicles. For example: 20-foot fire access road, 4-foot v-ditch, and 26-foot greenbelt or fire break.

NON-COMBUSTIBLE FENCING

Open non-combustible fencing shall be provided when required by the Fire Chief adjacent to open lands. Combination of Solid non-combustible fencing shall be required when the Fire

Chief deems it necessary. An open and solid non-combustible fencing may be utilized when approved by the Fire Chief

REAR YARD SETBACK

137. A minimum of 30 feet setback from the rear property is required for the main structure.

SIDE YARD SETBACK

138. A minimum 10 foot side yard setback is required for those lots adjacent to the open lands where wildfire is a threat. Note: Parcels that border open lands on the side shall have a 30 foot side yard set back. For example, the last parcel in a row of houses may have open lands on the rear and side. The intent is to protect the main structure from a direct wildfire approaching from the open lands.

BOXED-IN EAVES

139. All structures with eaves shall have boxed-in with non-combustible materials.

ATTIC AND UNDER FLOOR OPENINGS

140. All attic and under floor openings shall be protected with 1/8 inch wire screens.

INGRESS/EGRESS

141. Adequate ingress and egress shall be provided for as determined by nationally recognized standards approved by the Fire Chief.

The following construction requirements shall apply to all newly constructed residential units within the development located adjacent to open lands.

CLASS A ROOF FIRE RETARDANT RATING

142. Class A rated roof coverings are required on all structures located within the development adjacent to Open Lands.

NON-COMBUSTIBLE SIDING

143. All structures shall be constructed with non-combustible siding on all structures located within the development adjacent to Open Lands.

ACCESSORY STRUCTURES

144. All accessory structures, including but not limited to decks, awnings, patio covers, and sheds, shall be at least 10 feet from the property lines adjoining open lands. Patio decks or elevated porches shall be screened underneath or box in below the deck or porch with wire mesh no larger than 1/8 of an inch. In no case shall accessory structures be permitted within the 50' fire buffer zone.

EXHIBIT D

CONDITIONS OF APPROVAL

Rogers Ranch

West Side of Browns Valley Road and the Reynolds Ranch Subdivision,
North of McMurtry Lane
File No. 04-115

IV. Standard Conditions of Approval for Tentative Maps:

The project shall comply with all the Standard Conditions of Approval for Tentative Maps, except # 6, 36, 38, and 39.

V. Standard Conditions of Approval for Residential Developments:

The project shall comply with the all the Standard Conditions of Approval for Residential Development except # 6, 36, 40, 42, 46 and 47.

VI. Project-Specific Conditions of Approval:

Planning

- 1. Plans submitted Final Map shall be in substantial compliance with the following plan set, except as modified as these conditions of approval:
 - A. Vesting Tentative Map dated February 18, 2005
 - B. Utility Plans dated February 18, 2005
 - C. Preliminary Grading Plan dated February 18, 2005
- 2. The project shall comply with all aspects of the mitigation monitoring program (MMP) associated with the Rice-McMurtry Annexation and Residential Project Environmental Impact Report.
- 3. The project shall comply with all aspects of the Development Agreement by and between the City of Vacaville and R.W. Hertel & Sons, Inc., Bryant Stocking, and Richard Lamphere regarding the development of real property commonly referred to as Reynolds Ranch, Knoll Creek and Rogers Ranch. Any request to deviate from the design criteria and/or requirements stated in the aforementioned Development Agreement shall require Development Agreement Amendment subject to the review and approval of the Planning Commission and/or City Council.

PLANNED DEVELOPMENT

Architecture/House Plans:

4. All homes located within the Rogers Ranch Subdivision shall be either custom or semi-custom homes. This is in compliance with Policy 2.3 – I 23 of the General Plan. For the purpose of this development, a semi-custom home shall be defined as:

Single family housing plans that:

- a. Are approved as semi-production homes within a residential project; -and-
- b. Consist of approved structural plans with the option to modify select features including, but not limited to:
- Elevations and cosmetic features (windows, doors, exterior materials, roofing materials, cabinets, ceiling heights)
- o Room Dimensions (Options to remove or relocate walls)
- 5. In addition to the criterion listed above for semi-custom homes, compliance with the following requirements shall be required:
 - a. There shall be no more than <u>four</u> homes within the entire Rogers Ranch Subdivision with the same floor plan / elevation combination. This could be accomplished by proposing four house plans, each with three different elevations, or by utilizing a similar combination of floor plans and elevations. Homes with the same floor plan / elevation combination shall be placed away from each other in different sections of the subdivision. Under no circumstances shall the same home be placed more than once on a specific street. In addition, reverse floor plans shall not be placed side by side, regardless of any changes made to the elevations. <u>Note</u>: This condition establishes the minimum amount of required housing combinations. The applicant is encouraged to propose several house plan/elevation combinations in order to create a diverse housing development.
 - i. At least two house plans shall be single story.
 - ii. Elevations provided for each house plan shall be significantly different. This can be accomplished by utilizing variations in the roof lines; combining one and two story architectural elements; varying the siding and roofing materials; constructing architectural features such as enhanced entry features, porches, columns, dormers, shutters, chimneys balconies, etc.; and varying the garage configurations and setbacks.
 - iii. Front elevations shall de-emphasize the appearance of the garages. A minimum of <u>four</u> house plans in the Rogers Ranch subdivision shall exhibit side-entry garages; detached garages; tandem garages; and/or garages setback from the front plane of the home. Three- and four-car garages shall contain varying setbacks and/or the third and fourth garages shall be separated from the primary two-car garage.
 - e. Homes backing onto, McMurtry Lane and/or public open space shall contain enhanced side and rear elevations equal to the quality of the architecture of the front elevations. Large, unbroken wall planes shall not be permitted.
- 1. A master plotting plan shall be submitted with the design review application submittal for the house plans to ensure compliance with these regulations. The plan shall include: the model

name/number; reverse plans; delineation of first and second story building footprints; garage locations; driveways; building setbacks; fencing description; and required retaining walls.

Site Improvements:

- 7. In accordance with Chapter 14.20.290, "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire Is a Threat" of the Municipal Code, homes located adjacent to permanent open space shall be setback a minimum of 30 feet from any property adjoining open space.
- 8. In accordance with Chapter 14.20.290, "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire Is a Threat" of the Municipal Code, all accessory structures, including but not limited to decks, awnings, patio covers, and sheds, shall be at least 10 feet from any front, side, or rear property lines adjoining open lands.
- 9. Perimeter fencing adjacent to Browns Valley Road, McMurtry Lane, the collector street ("A" Lane), and permanent open space shall be open in nature, such as three-rail or split rail wood (or equivalent). Final design and materials for the fencing shall be subject to the review and approval of the City Planner.
- 10. Side yard fences, not abutting areas mentioned in condition #9, may be constructed with six (6) foot high redwood (or equivalent) fence boards. All interior lot fences shall be double sided. "Good Neighbor" fences are not permitted. 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.
- 11. In areas where neighboring lots are separated by a slope, the fence shall be placed on top of the slope.
- 12. All masonry walls within the subdivision shall be decorative masonry, subject to the review and approval by the City Planner.
- 13. All lots shall comply with the required lot dimensions for each applicable Zoning district as stated in Chapter 14.09.074 "Residential Districts Development Standards," of the Land Use and Development Code.

TENTATIVE MAP – REYNOLDS RANCH

- 14. In accordance with the development agreement between the City and R.W. Hertel and Sons, and the City of Vacaville Municipal Code, no portion of the surface and no portion of the project site lying within five hundred (500) feet of the surface of the land may be utilized for extraction of oil, gas, hydrocarbon or any other mineral, metal, rock or gravel or any activities associated with or ancillary to any such activities.
- 15. The applicant shall provide the original buyer of each lot or home in the Vine Meadows Subdivision with the following statement in a form approved by the City Planner:

"The local school may is near or at student capacity. School District policy may result in the transportation of students from this development to other school facilities with adequate capacity to handle additional students. For additional information, contact the Vacaville Unified School District at (707) 453-6100."

- 16. Codes, Covenants and Restrictions (CC&R's) for the development shall be subject to the review and approval of the City Planner and the City Attorney. A copy of the CC&R's shall be submitted to the Planning Division prior to the recordation of the final map. The CC&R's shall address the following design standards and requirements:
 - a. Development on each custom home lot shall be subject to design review approval by the City Planner.
 - b. Each home builder shall provide a letter from a licensed soils engineer or civil engineer to ensure compliance with original soils/geologic analysis prepared for the entire development and approved by the city.
 - c. All lots are subject to the conditions of approval established with this Tentative Map and Planned Development permit.
 - d. Maintenance of private drainage swales shall be consistent with requirements specified with this approval.
 - e. Maintenance of private landscaped areas shall be consistent with improvement plans approved for the development.
 - f. All perimeter fencing adjacent to Browns Valley Road, McMurtry Lane, the collector street ("A" Lane) and permanent open space shall be open style, such as three-rail or split rail wood (or equivalent). Solid fences and/or walls shall not be permitted at these locations.
 - g. Lighting provided at each driveway shall be maintained by the individual property owner. Failure to maintain the lighting shall result in a disciplinary action by the Home Owners Association.
 - h. Provisions shall be made for the storage of recreational vehicles, including but not limited to, motor homes and boats, within the subdivision. Recreational vehicles shall not be stored in areas visible from the street.
 - i. Provisions shall be made for the construction of accessory structures.
 - i. Storage of trash containers shall be out of view except on trash collection days.
 - k. The condition of approval regarding Vacaville schools being at or above capacity shall be referenced in the CC&Rs.

Please Note: The City will <u>not</u> be a party to the CC&Rs.

- 17. Exposed cut slopes shall be rounded and contoured to provide a more natural appearance. Sharp, angular, non-natural appearing grading techniques shall not be permitted.
- 18. Exposed cut and fill slopes shall be landscaped and irrigated. The plans for the landscaping and irrigation for all required landscaped areas shall be subject to the approval and the Director of Community Development.

DEVELOPMENT ENGINEERING

19. **Standard Conditions of Approval.** Developer shall comply with all applicable City of Vacaville Standard Conditions of Approval (Attachment A) for Tentative Maps. In the event of a conflict between the Standard Conditions of Approval and these conditions, these conditions

- shall prevail. In the event that there is a conflict with these Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.
- Vesting Tentative Map. Approval of the Final Map and approval the improvement plans are conditioned upon the requirement that the development is consistent with the City approved Vesting Tentative Map and Planned Development (PD), including the Land Use and Zoning for which this project was approved by the Planning Commission. Each residential lot, streets, all other dedication and proposed improvements shown on the City approved Vesting Tentative Map or other acceptable layout approved by the Planning Commission must be complied with, and improvement plans and final map consistent with the detailed layout shown. Unless otherwise stated in these conditions, utilities and grading must generally be in conformance to the said Vesting Tentative Map. Any changes of individual residential lots and streets, grading and utilities must be first reviewed approved by the City Engineer and Director of Public Works prior to approval of Final Map and improvement plans.

Mapping and Easements

- 21. **Final Map.** The Developer shall prepare a subdivision Final Map subdividing the existing property into the configuration, size and number of lots shown on the said submitted said Vesting Tentative Map prepared by Phillippi Engineering, Dated 2/18/05, in accordance with the requirements of the Subdivision Map Act and Vacaville Development Policies and standards. The Final Maps shall be reviewed and approved by the City Engineer and signed by Public Works Director. All land area not designated on the Vesting Tentative Map to be within the project parcel and not designated with a future use shall be designated as "remainder" on the Final Map. The Final Map shall be reviewed and approved by the City Engineer and Director of Public Works before approval by the City Council.
- 22. **Abandonment of Easements and Right of Ways.** The Developer shall obtain abandonment approval from all applicable public agencies or utility companies any existing easements and right of ways not to be continued in use prior to recording of the final map.
- 23. **Recorded Deeds and Dedications.** The Developer shall provide a copy of current title report and copies of all recorded deeds of all parties having any recorded title interest in the property. Final Maps for adjoining properties, if applicable, and relevant easement documents shall be submitted to the City for review as deemed necessary by City Engineer. Unless otherwise approved by the City Engineer, all dedications shall be completed as part of the Final Map, and improvements must be secured by bonds prior to Final Map approval, and improvements must be constructed prior to initial occupancy.
- 24. **Public Dedications.** The Developer shall dedicate to the City on the Final Map the following public streets and parcels as shown on the approved Vesting Tentative Map including but not limited to the following:
 - "M" Lane and Court with 50 ft. rights of way,
 - "L" Lane with 50' right of way,
 - o Open Space parcel as public open space,
 - Parcel for Zone 2 Reservoir and 20 ft. wide access easement to the reservoir,
 - o Additional right of way of McMurtry Lane to the configuration shown on the Tentative map,
 - A 30 ft, wide access easement to Zone 1 Reservoir behind Lots 22A to 29A.

- 25. **Public Easements.** The Developer shall dedicate to the City on the appropriate Final Map the public easements as shown on the approved Vesting Tentative Map including but not limited to the following:
 - A public utility easement (PUE) over all private streets per the requirements of the Director of Public Works and/or public utility companies as necessary for the construction and maintenance of the public water and sanitary sewer system or public utility. The PUEs shall be dedicated per the requirements of the Director of Public Works and/or public utility companies as necessary to serve the project with utility services and to allow for vehicular and utility service access prior to Final Map approval,
 - A minimum 10-foot wide PUE behind each side of the right of way of every street, both public and private, and over any joint utility trench lines in the event it cannot be placed within the street right of way
 - Emergency vehicles access easements (EVAE) and public access easements (PA) over all private streets and over areas shown on the approved Vesting Tentative Map,
 - 20' wide Emergency vehicle access easements (EVAE), drainage and utility access easements between lots 17A and 18A as shown on the approved Vesting Tentative Map,
 - A 30 ft. wide fire access easement behind the homes per the Fire Department requirements.
- 26. **Public Utility and Other Easement Dedications.** Developer shall dedicate a minimum 10 ft. wide Public Utility Easement (PUE) behind each side of the right of way of every street and over any joint utility trench lines in the event it cannot be placed within City right of way. The Developer shall also provide Public Utility Easements per the requirements of the Director of Public Works and/or public utility companies as necessary to serve the project with utility services and to allow for vehicular and utility service access prior to Final Map approval. The Developer shall dedicate a PUE over the private streets for the construction and maintenance of the public water and sanitary sewer system, and an emergency access easement to the City with the recordation of the Final Map.
- 27. **Private Street Maintenance.** If streets are private, the Developer shall establish a Home Owner' Association (HOA) that will monitor, collect fees and maintain the private street surface improvements, fire buffer landscaping and open space areas as shown on the approved Vesting Tentative Map. The HOA shall be the primary manager and shall be the administrator for the collection and assessment of maintenance fees for these private facilities from the individual residents and property owners. The Developer shall submit the project Conditions, Covenants and Restrictions (CC&Rs) for review and approval by the City Engineer. The HOA shall be established and the CC&Rs filed with the County Recorder prior to the sale of the first home.
- 28. **Internal Street Names.** The Developer shall prepare a street sign/naming plan for all internal streets, and this plan shall be submitted for review by the City Fire and Community Development Departments, and then this street name plan shall be approved by the City Council prior to Final Map approval.
- 29. **Easements.** The Developer shall obtain slope easements from adjacent landowners if grading or constructing a retaining wall on their property.
- 30. **Conditions, Covenants and Restrictions (CC&Rs) Documents**. The Developer shall submit the CC&Rs for review and approval by the City Engineer as part of the Final Map submittal unless a rural residential alternative is approved. The HOA shall be established and the CC&Rs filed with the County Recorder prior to the sale of the first lot.

31. **Access Corridor.** The Developer shall dedicate a 20' wide utility access corridor, as shown on the approved Vesting Tentative Map, between lots 17A and 18A, to the City as part of the Final Map approval.

Improvement and Grading Plans

- 32. Project Improvement Plans and Grading Plans. Concurrent with the Final Map, the Developer shall submit and obtain approval from the City Engineer for the Improvement Plans and Grading Plans for the project. The development plans for this Vesting Tentative Map (including Improvement Plans, Grading Plans, and Final Maps) shall be prepared, designed, and signed by a Civil Engineer, licensed in the state of California, to the satisfaction of the City Engineer and Director of Public Works in accordance with the Ordinances, standards, specifications, policies, and requirements of the City of Vacaville. Any proposed grading on hillside slopes greater than 25% unless otherwise shown on the approved Vesting Tentative Map require special remediation measures and permission by the City Engineer. The Developer shall show on the grading plan these special remediation measures recommended by a Geotechnical Engineer, licensed in the state of California, to the satisfaction of the City Engineer. The Developer shall construct all landscaped slopes fronting McMurtry Lane, and these slopes shall not exceed a 2:1 ratio. All cut or fill slopes shall have smooth naturally occurring shapes and blend into the natural hillside to create a more natural topography. No yard or project fencing shall run up or down the slope in the back yards of individual lots higher than the respective houses. The Developer shall install concrete drainage ditches at all large slopes adjacent to the Open Space over 20 feet in height, and shall discharge into storm pipes that drain directly into the storm drain system to the satisfaction of the City Engineer. The Developer shall install concrete drainage ditches at the base of all large slopes over 20 ft. in height and discharge into pipes that drains directly into the storm drain system to the satisfaction of the City Engineer. The Developer shall provide access to the McMurtry Creek Property. The Developer shall coordinate the site grading with the construction of the Zone 1 tank.
- 33. **Public Streets.** The Developer shall construct and dedicate the following public streets as shown on the approved Vesting Tentative Map to City standards and criteria as stated:
 - Dedicate additional right of way 30 ft. north of the centerline of McMurtry Lane (ultimate 60 ft. right of way) to the City, and reconstruct with 36 ft. interim paving (ultimate 40 ft, curb to curb pavement), 5 ft. wide sidewalks on both sides, 5 ft. wide landscape parkway on both sides, and a 100 ft. transition from 40 ft. to 36 ft. wide pavement with matching 10 ft. right from the back of curb. The limits of these improvements shall be from Browns Valley Road to the cul-de-sac as shown on the approved Vesting Tentative Map, unless other developers have installed a portion of these improvements from Browns Valley Road. In that case, the Developer shall construct McMurtry Lane from the terminus of the improvements installed by others to the cul-de-sac.
 - Dedicate 50 ft. of right of way and construct "L" Lane from its terminus as constructed by the Reynolds Ranch project to "M" Lane as a public street with standard City curb, gutter and sidewalk. The Developer shall either construct the "L" Lane creek crossing with a Conspan bridge or approved equal.
- 34. **Browns Valley Road Interim Improvements.** The Developer shall contribute to the reconstruction of Browns Valley Road with and interim 36 ft. to 42 ft. wide pavement to the configuration shown on the approved Vesting Tentative Map except transitions shall be for 45 mph design speed with 120 ft. stacking land and 90 ft. transition left turn pockets. In the

60

interim condition, a 6" AC dike shall be constructed on the west side of the street with storm drain improvements. From the intersection of "A" Lane and Browns Valley Road south 700 feet, the road shall be elevated a minimum of 2 ft. with humps removed to a road reconstructed with comfortable design speed of 45 mph. The improvements shall include the reconstruct all driveways along Browns Valley Road from existing City subdivision to "A" Lane.

- 35. **New ADA Requirements/Handicap Ramps.** The Developer shall install handicap ramps at all public sidewalks and pedestrian paths within the site and for all offsite street improvements to be constructed in accordance with all current State ADA requirements and City of Vacaville Standards to the satisfaction of the Director of Public Works and Building Official prior to occupancy.
- 36. Location of Improvements/Configuration of Right of Way. All public sidewalks, handicap ramps, or other street improvements in the curb return area shall be located within the public right of way and constructed to the latest State and Federal standards per City requirements. The location of all public improvements and configuration of rights of way shall be approved by the City Engineer prior to recording of the Final Map and start of construction.
- 37. **Transitioning Existing Improvements.** The Developer 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.
- 38. **Damage/Repairs.** The Developer shall repair all damaged existing pavement, existing curb and gutter along the frontage of the project to the satisfaction of the Director of Public Works prior to occupancy. The Developer shall replace or repair any damage to existing landscaping or street improvements caused by the installation and construction of the project site and utility services to the satisfaction of the Director of Community Development and Public Works.
- 39. **Retaining Walls.** Where finished grade of a property is in excess of 12 inches higher or lower than the abutting property or adjacent grade, and an appropriate slope is not feasible, a concrete or masonry block retaining wall or other suitable solution acceptable to the Director of Community Development shall be constructed. All retaining walls over 12" high shall be shown on the project grading plans for review and approval by the City Engineer prior to starting grading operations. No retaining walls on the site shall be in excess of 5 ft. high, and all retaining walls shall be masonry or concrete. All slope transitions over 20 ft. high shall not allow drainage to flow over the wall unless approved by the City Engineer. For grade transitions greater than 5 ft., the Developer may construct two 5 ft. high masonry retaining walls provided they are separated a minimum distance of 5 feet and the area between the walls is landscaped.
- 40. **Maximum Slopes of Driveways**. The Developer shall show the location of all driveways on the grading plan and show the slope of the driveway and drainage of each residential lot. All driveway slopes shall not to exceed a 14% slope unless otherwise approved by the City Engineer or Building Official. For any driveways steeper than 10%, the Developer's engineer shall show a profile of the driveway for City Engineer or Building Official for approval prior to construction and building permit.
- 41. **Encroachment Permit**. The Developer shall obtain an encroachment permit for all and any work to be constructed in the public right of way. The Developer shall pay all City Fees and meet bonding requirements for obtaining such a permit.

- 42. **Geotechnical Investigation Report.** The Developer 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 address the areas of potential and existing landslides, and recommend remediation and stabilization of the landslide areas.
- 43. **Graded Slopes/Erosion Control**. 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 Developer shall install proper erosion control measures for added slope protection against erosion per Regional Water Quality Control Board requirements for 2:1 slopes.
- 44. **House Plans.** Prior to building permit, the Developer shall plot the house footprints on the final Grading Plan and show all drainage, retaining walls and final grading of each lot.
- 45. **Removal of Obstructions.** The Developer shall remove all trees including major root systems and other obstructions that are necessary for public improvements and/or for public safety as directed by the Directors of Community Development and Public Works. Before any construction starts, Developer shall prepare a tree removal and demolition plan over the grading plan showing which trees and other existing improvements will be removed and which trees or improvements will remain.
- 46. **Street Lights.** All public streets shall have City standard lighting with City's "Downtown" decorative lights in accordance with City lighting standard, and shall have minimum spacing in accordance with City specifications. All private street intersections shall have the same light pattern at all intersections. Each residence shall have a light fixture at the street in accordance with City street lighting standards. All public lights shall be paid for and maintained by the City Landscape and Lighting District, and all private street lights shall be pair for and maintained by the HOA.
- 47. **McMurtry Lane.** If not constructed by others, the Developer shall dedicate and reconstruct McMurtry Lane, 60 ft. total right of way width to "A" Street, 30 ft. from center line of road, 36 ft. of interim paving, 40 ft. ultimate face of curb to face of curb width, 5 ft. sidewalks on both sides, 5 ft. landscape parkway on both sides, and a 100 ft. transition from 40' to 36' wide pavement with matching 10 feet right from the back of curb. The limit of these improvements shall be from Browns Valley Road to the west end of the project terminating in a cul de sac. If others improve McMurtry Lane from Browns Valley Road, the Developer shall construct McMurtry Lane from the end of the existing road to the cul de sac. The Developer shall construct the end of the cul de sac with standard City curb and gutter. Unless installed by others, the Developer shall construct a Conspan bridge with decorative concrete vertical face wing wall, with traffic rated guard rail, fence and sidewalk on one side where McMurtry Lane crosses South Horse Creek.
- 48. **Utility Corridor.** The Developer shall construct 20 ft. wide concrete path in a utility access corridor between lots 17A and 18A, in accordance to City standards to the satisfaction of the City Engineer and Director of Public Works. The Developer shall install a minimum of 5 ft. of landscaping on both sides of the concrete area.

- 49. **Street Intersections.** Intersections and expanded corners shall have a maximum 5-degree variance between 90-degree tangents and demonstrate that the corner is designed in accordance with City criteria. The Developer's engineer shall adequately show that a passenger car and Caltrans type H-20 truck can turn the corner, and that two cars can pass each other while making the turn with parked vehicles on each of the expanded corners to the satisfaction of the City Engineer and Director of Public Works. The Developer shall also stripe the corners and intersections in accordance with City criteria.
- Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for construction of street improvements within the City and private right of way to show that Brown Valley, McMurtry and other existing public streets can remain open to traffic at all times during construction for review and approval by the City Engineer and Director of Public Works prior to receiving any encroachment permit. In the event that the Developer proposes to close an existing public street, the Developer shall prepare a separate application to the Public Works Department for review and approval separate from the encroachment permit process. The Developer shall also prepare a construction phasing and construction traffic plan within the subdivision showing how newly occupied residents and construction traffic are kept separate, and have separate entrances and exits prior to the first building permit. The Developer shall post adequate construction signs and fencing in all areas under current construction to notify local residents that they are not to enter construction areas, and that construction traffic does not need to travel on streets occupied by newly occupied residents.
- 51. **Fire Access.** The Developer shall construct a 15 ft. wide fire access path within the 20 ft. fire access easement behind the homes per the Fire Department requirements.

Storm Drain

Storm Drain Improvements. The Developer shall design and construct all offsite and onsite 52. storm drain lines, structures, detention basins and channel improvements needed to serve the subdivision in accordance with the approved drainage study prepared by West Yost & Associates dated January, 2005 to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of the first residential building unless the City Engineer approves alternative phasing. Unless the City Engineer approves project phasing and the said drainage study, no building permits will be issued in the project until the storm drain drainage improvements are installed. The Developer shall construct all storm drainage improvements as shown on the approved Vesting Tentative Map per city requirements. The Developer shall construct storm drainage improvements along the west side widened Browns Valley Road, if not constructed by others, per City requirements. The Developer shall design and install all needed storm drain lines and structures in order to handle the drainage of the entire parcel per the latest City or County drainage design criteria and specifications to the satisfaction of the City Engineer. Submitted with the storm design is the hydrology and hydraulic calculations of 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 meets the top of the curb criteria and that the 100 year event can adequately drain into nearby City streets with out disturbing the building pad and surrounding properties. The site drainage system must not surface drain directly into the public right of way with out being piped and connected directly into the City storm drain lines unless otherwise approved by the City Engineer and Director of Public Works. Included in the hydraulic and hydrology study, the Developer shall prepare a preliminary study of the ultimate needed storm drain lines to the nearest City acceptable storm drain line connection points, and demonstrate that the additional drainage flows from the developed site will not cause flooding or damage to existing properties downstream of the development.

63

- 53. The Developer shall construct all drainage improvements in all the private streets in accordance with City standard plans and specifications.
- The Developer shall construct all storm drainage improvements as shown on the approved Vesting Tentative Map per City requirements.
- 55. Lot Drainage. The Developer shall provide adequate drainage for each lot and construct storm drainage swales, pipes, through curb drains and inlet connection points to the street drainage system so each lot drainage and storm drain system can tie into the public storm drain system without surface flow over the public sidewalk or proposed private lots. Only natural existing drainage will be allowed to cross property lines but all new lot improvements shall be tied to a drainage system to properly dispose of the lot drainage within the lot boundary unless drainage easements are obtained. Existing drainage across property lines will be allowed provided that all man made improvements on the uphill lot that causes additional or concentrated drainage to flow to an acceptable drainage system before it reaches the down hill lot. If this occurs, the uphill property must collect the drainage and dispose into a storm drain system or other method as approved by the City Engineer.
- Overland Release. The Developer shall design the subdivision so that in the event that the storm drain pipe and inlet becomes clogged or flows are above the capacity of the drainage system, the site will be able release drainage overland to the next available drainage inlet or public right way or drainage system to City standards.
- 57. **State Regional Water Quality Control Board.** The Developer 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" to mitigate storm water pollution and erosion at anytime during construction, and any City of Vacaville ordinances in effect at the time of improvement plan approval. The Developer shall submit to the City Engineer for approval a comprehensive storm water management plan, prepared by a Civil Engineer licensed by the State of California, prior submittal of subdivision improvement plans and storm drain system calculations. This management plan shall include comprehensive hazardous materials spill prevention and response plan to reduce the potential for impacts upon aquatic habitats. The Developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for this project prior to start of construction.
- 58. **Storm Drain Water Quality.** The Developer shall install "Drains to Bay" decals on all catch basins and install a water quality "storm cepter" or equivalent type of inlet to remove potential surface runoff impurities of the drainage from subdivision of the subdivision to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of the any residential unit.
- Detention Basin. If not constructed by the Knoll Creek project, the Developer shall pay a fair share of or construct a detention basin. The Developer shall pay a fair share of or construct a 15-acre feet storage detention basin in the location shown on the Knoll Creek Tentative Map prior start of construction of the first residence. The Developer shall install an outfall weir and outfall structure in accordance with City standards to the satisfaction of the City Engineer and Director of Public Works. The Developer shall receive the proper environmental clearances for the construction and maintenance of such a structure. If permission is received from the proper environmental agencies, the detention basins shall be enhanced landscaped and shall be approved by the Director of Community Development. All trees types (large and fast growing) and spacing shall be pre-approved and shown on the project landscaping plans. The Developer shall construct a 15 ft. wide all weather access ramp to bottom of the detention

basin not to exceed 20% slope for maintenance of the facility by the City. If the alternative detention basin is permitted, the Developer may form a benefit district and receive contributions from neighboring developers to the amount that their respective developments contribute flows to the detention basin.

- Open Space Drainage. Unless not permitted or allowed by the regulatory agencies, the Developer shall install drainage inlets, catch basins, siltation / debris ponds and drainage lines in order to adequately drain the open space to acceptable drainage devices and not into residential lots. The Developer shall prepare a drainage plan for the open space to adequately control the drainage from the open space areas of the site so not impact any of the proposed lots with in the subdivision to the satisfaction of the City engineer prior to grading permit.
- 61. **System Map.** The Developer shall prepare a storm drain system map of hydraulic flows with hydraulic grade lines, and water surface elevation of the detention pond for the project showing all pipes and elevations of weirs so the system can be monitored to the satisfaction of the City Engineer.

Sanitary Sewer

- 62. **Updated Sewer Capacity.** The sewer capacity allocation (per City Resolution 2002-143) that is available for this project is based on the proposed land use and the sewer study prepared by West Yost and Associates dated February 28, 2005. The development shall not exceed the allocated capacity, and the Developer shall pay all sewer fees per the current City ordinance of sewer rates at building permit.
- 63. **Sewer Line**. The Developer shall construct all sewer lines needed to serve the project as shown on the project Vesting Tentative Map and as stated in the sewer study prepared by West Yost and Associates dated February 28, 2005, shall be designed per City Standards, and shall be constructed to the satisfaction of the Director of Public Works prior to occupancy of any unit within the subdivision. All new sewer main lines shall be constructed from Court "B" to McMurtry Lane and up McMurtry Lane to the end of Court "M" in accordance with City specifications for connecting to existing main sewer lines. This connection shall be completed before the occupancy of any proposed residential buildings. All sewer lines in public and private roads shall be 8" pipe.
- 64. **Offsite Sewer.** If not constructed by others, the Developer shall construct an 8" sewer line from the terminus of an existing 8" line in Diamond Oaks Drive, cross country to "A" Court in Knoll Creek Subdivision and then extend to the end of "B" Court. The Developer may form a benefit district and receive reimbursement from neighboring developers and land owners who connect into it when they develop or desire not to continue with their individual septic systems.

Water

65. **Water System.** If not constructed by others, the Developer shall contribute to or construct a 12" Zone 1 water line from existing 12" water line in Brown Valley Road at the northerly boundary of the Villaggio Subdivision. This water line shall extend up Browns Valley Road to McMurtry Lane then along McMurtry Lane to M Lane. This water line shall be constructed prior to occupancy of the first residential unit. The Developer may get reimbursed from other developers through the formation of a local benefit district. Laterals to each residential home along Browns Valley Road shall be constructed but shall not be connected until the appropriate connection fees are paid.

- 66. The Developer shall contribute towards the construction of a 0.53 million gallon water storage tank and 490 gpm booster pump station to serve this development constructed by the City. This tank shall be constructed by the City and shall be a partially buried concrete storage reservoir. The Developer shall pay the City to conduct a reservoir siting study to identify potential reservoir sites for the construction and to conduct the proper environmental review. The water booster pump station shall be in accordance with City design criteria at the location and site configuration shown on the approved vesting Tentative Map to the satisfaction of the City Engineer and Director of Public Works.
- 67. All water lines in the public and private streets shall be 8" diameter unless otherwise stated in these conditions, and constructed per City standard specifications to the satisfaction of the City Engineer and Director of Public works.
- 68. **Water Quality Sampling Station**. The Developer shall install a water quality sampling station behind the sidewalk within the PUE a location designated by the Public Works Department per City Standard Details. Public Works will provide the sample station equipment to be installed by the Developer.

Traffic

- Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for construction of street improvements in the City right of way to show that the street can remain open to traffic at all times during construction for review and approval by the City Engineer and Director of Public Works prior to receiving any encroachment permit. In the event that the Developer proposes to close a public street, the Developer shall prepare a separate application to the Public Works Department for review and approval separate from the encroachment permit process. The Developer shall also prepare a construction phasing and construction traffic plan within the subdivision showing how newly occupied residents and construction traffic are kept separate, and have separate entrances and exits prior to the first building permit. The Developer shall post adequate construction signs and fencing in all areas under current construction to notify local residents that they are not to enter construction areas, and that construction traffic does not need to travel on streets occupied by newly occupied residents.
- 70. **Signage and Striping Plans.** The Developer shall prepare and submit a signing and striping plan for the widening of existing offsite streets and all interior streets in the project for review and approval by the Director of Public Works and City Engineer prior to construction of any streets.

Public Utilities

- 71. **Underground Utilities.** All utilities within the project and to each lot shall be undergrounded in accordance with the City policies and existing ordinances. 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 locations or otherwise screened from public view, and all locations shall be reviewed and approved by the City Engineer prior to construction. All new PG&E and CATV facilities shall be underground.
- 72. **Utility Installation**. All water, gas, sewer, underground electric power, cable television or telephone lines, irrigation sleeves and storm drain lines shall be properly constructed and/or

sleeved appropriately before construction of any paving, curb, gutter, or sidewalk unless otherwise approved by the Director of Public Works. Prior to construction of residential units, the Developer shall install all utility laterals and services from the main to a temporary stub to each lot property line and staked for future connection into residential lot unless waived by the Director of Public Works in writing.

- 73. **Joint Utility Trenches/Under grounding/Utility Plans**. The Developer shall construct all joint utility trenches (such as electric, telephone, cable TV), electrical vaults and underground transformers behind the sidewalk, and the plans shall be reviewed and approved by the City Engineer prior to construction. Location of these items shall be shown on the final Landscaping and Irrigation Plans, and shall be screened as much as possible to the satisfaction of the City Engineer.
- 74. **Joint Trench Concept Plan**. The Developer shall prepare a joint trench concept plan of the location of the joint trench and shall show the locations of large boxes (larger then 2x3), switches, transformers and other joint trench (electric, telephone, cable TV, gas, etc.) utility improvements at locations approved by the City Engineer and Director of Community Development prior to submittal to utility companies for approval. Developer shall grant public service easements at all approved proposed locations that are not in the PUE or public right of way. If needed to hold back more than 1 ft. of earth, the Developer shall construct all retaining walls out of masonry or concrete prior to acceptance of tract improvements.

Landscaping

- 75. **Landscape Maintenance.** The Developer shall maintain landscaping in public landscape areas as shown on the approved Vesting Tentative Map or open space after installation until the City accepts the improvements and appropriate maintenance or landscape the lighting district is established and assumes the maintenance responsibilities. This maintenance shall include weeding and the application of pre-emergent chemicals. Landscape maintenance easements shall be granted for all landscaped areas occurring on private individual homeowner lots, which are to be maintained by an assessment or landscaping special district. The Developer shall maintain all fire buffer landscaping in the open space areas until maintenance responsibilities can be taken over by the HOA.
- 76. Landscaping. Final landscape plans shall show the location of all pedestrian lighting, plants, above ground utilities, trees, bushes, and shrubs and shall show that the cone of vision at all curb returns have a clear line of site over the landscaping. The Developer shall add note to plans addressing planting trees within the public service easements and avoiding conflict with utilities to the satisfaction of the Director of Public Works. Except for trees, landscaping shall not be higher than 30 inches above the curbs in these areas. Enhanced landscaping shall be installed on slopes along all parkways. All fencing along street parkways shall follow the top of slope with all side fences stopping at the parkway fence. Landscape all open space areas with adequate trees and shrubs with similar or better landscaping that is within the area.
- 77. **Dissemination of Information on Landscape and Lighting District.** The Developer waives any right to protest the inclusion of the property or any portion of it in the formation of a Landscape and Lighting Maintenance Assessment District or similar assessment district. The Developer shall prepare a plan for dissemination of information relating to the possible formation of a Landscape and Lighting Assessment District to prospective homebuyers. Said information shall be included in model homes sales literature and as part of required Department of Real Estate disclosure documents. The Director of Community Development

- and City Attorney shall approve the plan for dissemination of information prior to final inspection.
- The Developer shall participate in the Lighting and Landscaping Maintenance District. The Developer shall participate in the Lighting and Landscaping Maintenance District (LLD) for the landscaping areas and open spaces shown on the approved Vesting Tentative Map for Reynolds Ranch. The Developer shall pay all the costs for participation in the LLD. Included in the LLD is a fund for the maintenance of the open space area including but not limited to slide repair, debris cleanup, slippage repair, weed control and maintenance of the landscaping in the open space.
- 79. **Side-yard landscaping and fencing.** On the corner lots on public streets the Developer shall install a maximum 6 ft. high City approved fence on the side yard of the residence that is a minimum of 15 feet back from the face of curb, and install trees and landscaping from the back of walk to the fence line to the satisfaction of the Community Development Director prior to occupancy. The homeowner of each lot shall maintain this area from the back of walk to the fence
- 80. **Open Space.** The Developer shall construct in the open space a 15 ft. wide minimum all weather fire access pathway. It shall be constructed of decomposed granite and shall be pavement where slopes exceed 15% grade unless otherwise approved by the City Fire Marshal. The Developer shall landscape all open space areas with adequate trees and shrubs similar to or better than existing landscaping that is within the area. At all entrances and exits to the fire access paths, the Developer shall install gates to the specifications satisfactory to the Fire Marshal.

Miscellaneous

- 81. **Project Utility Phasing.** With the submittal of the Final Map, improvement drawings or first project phase of improvement plans (which ever comes first) the Developer shall prepare a plan showing the phasing of the project with the ultimate infrastructure (utilities and paved access) needed to be constructed for review and approval by the Director of Public Works and City Engineer. Part of the phasing of construction of improvements is the review of all mitigations and needed improvements as outlined in the project EIR, traffic reports, and utility studies for the project and other specific infrastructure environment documents. The Developer shall identify each of the mitigation improvements and when each improvement will be constructed within each phase of development and then reflect this sequencing of improvements on the phasing plan. Each phase of new development and adjacent existing development shall have sufficient water, sewer, drainage and paved access in accordance with City requirements. The phasing plan shall also address how the overall project area will be mapped showing the location of all temporary and permanent utility lines, easements and paved access easements to existing City roads and utilities prior to improvement plan approval. In the event that certain phased improvements will benefit or impact the project development plan, the plan shall also show the area of impact and what are the possible alternatives if subsequent phased improvements are not constructed with project.
- 82. **Phased Occupancy Plan**. If occupancy of each development area is requested to occur in phases, then all access and drainage improvements to each phase may be required to be fully completed prior to occupancy of any buildings within that phase except for items specifically excluded in an approved Phased Occupancy Plan, or minor hand work items, as approved by the Department of Community Development and Public Works. The Phased Occupancy Plan shall be submitted to the Director of Community Development and Public Works for review and approval prior to building permit issuance for any building within the project. Any phasing shall

provide for adequate vehicular access and circulation to all parcels in each phase, and shall substantially conform to the intent and purpose of the approved project circulation plan. No individual building shall be approved for occupancy until the public access is finished, safe, accessible, and all reasonably expected services and amenities are completed, and general public areas area fenced and separated from remaining additional construction activity. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements. With the development of first phase of development, the Developer shall prepare an overall internal pedestrian circulation plan of the entire project that will show the proposed sidewalks and access-ways to other phases of the development as shown on the development project site plan to the satisfaction of the City Engineer and Director of Public Works.

- 83. **Master Utility Plan**. The Developer shall submit an overall utility plan and an AutoCAD drawing file to City specifications which shows all proposed utilities and utility services within the public streets and utility easements to the City to be used as part of the public records system.
- 84. **Relocation of Existing Improvements**. Any relocation of existing improvements or public utilities shall be accomplished under the direction of the governing agency, at no expense to the City.
- 85. **Septic Tanks.** The Developer shall remove any existing septic tanks and leach fields in accordance with the requirements of the Solano County Department of Environmental Management.
- Wells. Any water wells, catholic protection wells or exploratory borings that are known to exist, are proposed or are located during field operations without a documented intent of future use filed with County, are to be destroyed prior to any demolition or construction activity in accordance with a well destruction permit obtained from Solano County Department of Environmental Management or are to be maintained in accordance with applicable groundwater protection ordinances. Other wells encountered prior to or during construction are to be treated similarly.
- 87. Construction Coordination. The Developer shall construct all infrastructure improvements in a timely manner in accordance with overall project infrastructure improvement schedule approved by the City and coordinated with all parties affected. If in the event that certain infrastructure improvements are needed to be constructed for the convenience and protection of the existing land owners, residences or the general public, the Developer shall install all such improvements as defined by the City Engineer, shall cooperatively work with all parties involved and shall have certain house keeping measures in place in a timely manner for the benefit all affected. At the start of the project the Developer shall inform the City inspectors when each of the infrastructure improvements will be installed and what housekeeping measures will be in place during construction and coordinated with surrounding developments. The Developer shall also construct temporary improvements during construction for the convenience and coordination of those existing residences or businesses. In the event that needed improvements or temporary improvements are not constructed or not properly maintained, the City has the right to hold back building permits, inspections, occupancy approvals or stop construction until such needed improvements are constructed or housekeeping conditions are improved to the satisfaction of the City Engineer, Building official or Director of Public Works.

- 88. **Required Environmental Permits**. If required, the Developer shall obtain all necessary environmental permits required by other agencies (California Department of Fish and Game, Army Corps of Engineers wetland delineation, etc.) and shall submit copies of the permits to the Department of Community Development prior to obtaining any site grading permits.
- 89. **New Benefit District.** The Developer shall prepare an engineers report for the formation of the an area wide benefit district for the funding of offsite improvements that benefit other developers in the area namely, alternative 2 drainage detention basin, Alison sewer lift station improvements, water booster station, Zone 2 water tank, Browns Valley Road widening, Mc Murtry Lane improvements, sewer line extension, 12" offsite water lines, storm drain lines in Browns Valley Road and McMurtry Lane, and any other improvements that other developers in the area will receive benefit from the improvements to be constructed. The benefit district shall be formed prior to recording of the first Final Map.

FIRE DEPARTMENT

Water Supply

The on-site water supply shall comply with the adopted City Water Master Plan.

- 90. An approved 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 buildings protected 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.
- 91. An approved water supply capable of supplying the required fire flow for fire protection shall be provided for this project. Private on-site fire hydrants and mains capable of supplying **1,500** gallons per minute @ 20 p.s.i. residual pressure shall be provided in approved locations. Onsite fire hydrants shall be located so vehicle travel is no greater than 300 ft. between hydrants.
- 92. All fire hydrants shall be "Rich 960" or equal with two 2-1/2" and one 4-1/2" connections. Each hydrant shall have its own separate shut off valve located on the lateral adjacent to the hydrant. Curbs shall be painted red for a length of twelve (12) feet in front of each hydrant. Each hydrant shall have a blue reflective "Fire Light" hydrant spotter located in the street or driveway just off of centerline towards the hydrant.
- 93. Fire hydrants <u>shall</u> be installed by the developer and made <u>serviceable</u> prior to any combustible building materials be taken onto the site and during the time of construction.

Access

94. Every building shall be accessible to Fire Department apparatus by way of access roadways during the time of construction. The developer shall provide the Fire Marshal with a site plan drawing showing proposed access roads *during construction* and a detail drawing of the roadway cross section. This plan must be approved by the Fire Marshal before any permits are issued.

EMERGENCY VEHICLE ACCESS ROADS

- 95. Emergency Vehicle Access Roads shall be those roads <u>off</u> of a public or private road/street which are intended to be utilized by the Fire Department to combat Wildland/Vegetation fires. These roads are typically located around the perimeter of subdivisions which abut open lands, hillsides, and vegetation. These roads can also be strategically located at subdivisions for emergency evacuation routes due to limited ingress and egress. The access points to these roads are typically located at the end of cul-de-sacs and emergency vehicle access and utility easements, and are kept locked.
- 96. Emergency Vehicle Access Road shall be provided around the perimeter of this subdivision These Emergency Vehicle Access roads shall have average grades of not more than 20% with no section greater than 25%. The minimum width of such roads shall be 20'. Side slopes shall not exceed 4%. These roads shall be engineered to withstand the imposed load of a fully equipped fire apparatus which is typically 12 tons. At a minimum, this road shall be graded and compacted with decomposed granite or similar, and shall be kept clear of all flammable vegetation at all times. The Fire Chief may require the road to be surfaced with pavement if it is determined the road is not being properly maintained in accordance with these standards.
- 97. Metal emergency vehicle access grates may be required in specific locations over V-ditches as determined by the Fire Department. These grates shall be required for emergency fire apparatus to cross V-ditches in the event of a fire or emergency. These grates shall be designed and engineered to accommodate the imposed load of a fully staffed and equipped fire apparatus, (typically 12 tons). Where these grates are installed, they shall have a minimum width of 10'. It shall be the Fire Marshal's final decision as to how many, and where these grates shall be located.

Fire Protection and Detection

- 98. Install an approved **AUTOMATIC FIRE SPRINKLER SYSTEM** in accordance with **N.F.P.A.** 13D. Any fire sprinkler system over one-hundred (100) heads, shall be monitored for water flow by an approved central station. All control valves shall be supervised for tampering and valve supervision shall not be transmitted as system trouble. **Plans and specifications shall** be submitted to the Fire Department for review and approval prior to installation.
- 99. 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 modified by local Fire Department policy and ordinance. Contact the Fire Department for latest design standards currently adopted by the City.

Permits

- 100. Obtain permits from the Fire Prevention Bureau for appropriate items on the City's current Fee Schedule. A special permit for use of fire hydrants for construction water shall be obtained from the Public Works Department.
- 101. All shell buildings must have final Fire Department approval before occupancy.
- 102. All buildings must have Fire Department approval before any tenant employees can be allowed in the building or before any stocking can be done.

PREMISES IDENTIFICATION

103. 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.

<u>Development Standards for New Construction Adjacent to Open Lands Where Wildfire is a</u> Threat

- 104. The purpose of this standard is to increase the protection of life and property from wildfire occurring on open lands. This standard shall apply to new residential development located on parcels adjoining or adjacent to permanent open lands where wildfire is a threat.
- 105. When development occurs on or adjacent to hillsides, then this new standard will be used in conjunction with the existing fire department policy on hillside development. Note: all requirements listed below that are on public property will require any maintenance shall be included in a lighting and landscape maintenance district. All requirements listed below located on private property shall be funded and included in Home Owners Association agreements. The intent is to provide on-going maintenance.

Fire Buffer Zone

106. There shall be a total of 50 feet of non-combustible defensible space located between residential yards that are adjacent to open lands where wildfire is a threat. This space may be located within the parcel, outside the parcel, or a combination of both. The 50-foot fire buffer zone may include one or a combination of the following components depending on the development site. The Fire Chief shall determine which component/s shall apply:

Fire Protection Greenbelt

107. When required, a greenbelt of fire resistive, irrigated low-growth vegetation shall be installed. The greenbelt shall be maintained to its fire resistive properties. To the extent practical, non-potable water shall be used for the irrigation.

Fire Break

108. A non-combustible fire break that is maintained may be used in areas that are not practical to apply either a greenbelt or fire access road. Firebreaks shall have grades not greater than 25%.

Single Loaded Streets

109. When required, streets or roads that is directly adjacent to permanent open lands, where wildfire is a severe threat, shall only have housing located on one side of the street to provide additional protection from wildfires. This requirement is typically utilized when there are steep slopes adjacent to the development.

Drainage Ditches

110. When a concrete v-ditch is installed between the fire access road and the greenbelt or non-combustible surface, the greenbelt or non-combustible surface can be reduced by the width of the v-ditch. The fire access road must remain a minimum of 20 feet to allow the passing of

emergency vehicles. For example: 20-foot fire access road, 4-foot v-ditch, and 26-foot greenbelt or fire break.

Non-Combustible Fencing

111. Open non-combustible fencing shall be provided when required by the Fire Chief adjacent to open lands. Combination of Solid non-combustible fencing shall be required when the Fire Chief deems it necessary. An open and solid non-combustible fencing may be utilized when approved by the Fire Chief

Rear Yard Setback

112. A minimum of 30 feet setback from the rear property is required for the main structure.

Side Yard Setback

113. A minimum 10 foot side yard setback is required for those lots adjacent to the open lands where wildfire is a threat. Note: Parcels that border open lands on the side shall have a 30 foot side yard set back. For example, the last parcel in a row of houses may have open lands on the rear and side. The intent is to protect the main structure from a direct wildfire approaching from the open lands.

Boxed-In Eaves

114. All structures with eaves shall have boxed-in with non-combustible materials.

Attic and under floor Openings

115. All attic and under floor openings shall be protected with 1/8 inch wire screens.

Ingress/egress

116. Adequate ingress and egress shall be provided for as determined by nationally recognized standards approved by the Fire Chief.

The following construction requirements shall apply to all newly constructed residential units within the development located adjacent to open lands.

Class A Roof Fire Retardant Rating

117. Class A rated roof coverings are required on all structures located within the development adjacent to Open Lands.

Non-Combustible Siding

118. All structures shall be constructed with non-combustible siding on all structures located within the development adjacent to Open Lands.

<u>Development Standards for Accessory Structures Adjacent to Open Lands Where Wildfire is a</u> Threat

119. The purpose of this standard is to increase the protection of life and property from wildfire on existing properties. These standards will apply to newly constructed accessory buildings within new and existing developments that are located on parcels directly adjacent to permanent open lands where wildfire is a threat.

Accessory Structures

120. All accessory structures, including but not limited to decks, awnings, patio covers, and sheds, shall be at least 10 feet from the property lines adjoining open lands. Patio decks or elevated porches shall be screened underneath or box in below the deck or porch with wire mesh no larger than 1/8 of an inch.

EXHIBIT E

CONDITIONS OF APPROVAL

Knoll Creek

West Side of Browns Valley Road, South of McMurtry Lane File No. 04-134

VII. Standard Conditions of Approval for Tentative Maps:

The project shall comply with all the Standard Conditions of Approval for Tentative Maps, except # 6, 36, 38, and 39.

VIII. Standard Conditions of Approval for Residential Developments:

The project shall comply with the all the Standard Conditions of Approval for Residential Development except # 6, 36, 40, 42, 46 and 47.

IX. Project-Specific Conditions of Approval:

Planning

- 1. Plans submitted Final Map shall be in substantial compliance with the following plan set, except as modified as these conditions of approval:
 - a. Vesting Tentative Map dated January 14, 2005
 - b. Utility Plans dated January 14, 2005
 - c. Preliminary Grading Plan dated January 14, 2005
- 2. The project shall comply with all aspects of the mitigation monitoring program (MMP) associated with the Rice-McMurtry Annexation and Residential Project Environmental Impact Report.
- 3. The project shall comply with all aspects of the Development Agreement by and between the City of Vacaville and R.W. Hertel & Sons, Inc., Bryant Stocking, and Richard Lamphere regarding the development of real property commonly referred to as Reynolds Ranch, Knoll Creek and Rogers Ranch. Any request to deviate from the design criteria and/or requirements stated in the aforementioned Development Agreement shall require Development Agreement Amendment subject to the review and approval of the Planning Commission and/or City Council.

PLANNED DEVELOPMENT

Architecture/House Plans:

- 4. All homes located within the Knoll Creek Subdivision shall be either custom or semi-custom homes. This is in compliance with Policy 2.3 I 23 of the General Plan. For the purpose of this development, a semi-custom home shall be defined as:
 - a. Single family housing plans that:
 - b. Are approved as semi-production homes within a residential project;

-and-

- 5. Consist of approved structural plans with the option to modify select features
 - a. including, but not limited to:
 - b. Elevations and cosmetic features (windows, doors, exterior materials, roofing materials, cabinets, ceiling heights)
 - c. Room Dimensions (Options to remove or relocate walls)
 - d. In addition to the criterion listed above for semi-custom homes, compliance with the following requirements shall be required:
- 6. There shall be no more than <u>four</u> homes within the entire Knoll Creek Subdivision with the same floor plan / elevation combination. This could be accomplished by proposing four house plans, each with three different elevations, or by utilizing a similar combination of floor plans and elevations. Homes with the same floor plan / elevation combination shall be placed away from each other in different sections of the subdivision. Under no circumstances shall the same home be placed more than once on a specific street. In addition, reverse floor plans shall not be placed side by side, regardless of any changes made to the elevations. <u>Note</u>: This condition establishes the minimum amount of required housing combinations. The applicant is encouraged to propose several house plan/elevation combinations in order to create a diverse housing development.
 - i. At least two house plans shall be single story.
 - ii. Elevations provided for each house plan shall be significantly different. This can be accomplished by utilizing variations in the roof lines; combining one and two story architectural elements; varying the siding and roofing materials; constructing architectural features such as enhanced entry features, porches, columns, dormers, shutters, chimneys balconies, etc.; and varying the garage configurations and setbacks.
 - iii. Front elevations shall de-emphasize the appearance of the garages. A minimum of <u>four</u> house plans in the Knoll Creek subdivision shall exhibit side-entry garages; detached garages; tandem garages; and/or garages setback from the front plane of the home. Three- and four-car garages shall contain varying setbacks and/or the third and fourth garages shall be separated from the primary two-car garage.
- 7. Homes backing onto, McMurtry Lane and/or public open space shall contain enhanced side and rear elevations equal to the quality of the architecture of the front elevations. Large, unbroken wall planes shall not be permitted.
- 8. A master plotting plan shall be submitted with the design review application submittal for the house plans to ensure compliance with these regulations. The plan shall include: the model name/number; reverse plans; delineation of first and second story building footprints; garage locations; driveways; building setbacks; fencing description; and required retaining walls.

Site Improvements:

- In accordance with Chapter 14.20.290, "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire Is a Threat" of the Municipal Code, homes located adjacent to permanent open space shall be setback a minimum of 30 feet from any property adjoining open space.
- 10. In accordance with Chapter 14.20.290, "Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire Is a Threat" of the Municipal Code, all accessory structures, including but not limited to decks, awnings, patio covers, and sheds, shall be at least 10 feet from any front, side, or rear property lines adjoining open lands.
- 11. Perimeter fencing adjacent to Browns Valley Road, McMurtry Lane, the collector street ("A" Lane), and permanent open space shall be open in nature, such as three-rail or split rail wood (or equivalent). Final design and materials for the fencing shall be subject to the review and approval of the City Planner.
- 12. Side yard fences, not abutting areas mentioned in condition #9, may be constructed with six (6) foot high redwood (or equivalent) fence boards. All interior lot fences shall be double sided. "Good Neighbor" fences are not permitted. 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.
- 13. In areas where neighboring lots are separated by a slope, the fence shall be placed on top of the slope.
- 14. All masonry walls within the subdivision shall be decorative masonry, subject to the review and approval by the City Planner.
- 15. All lots shall comply with the required lot dimensions for each applicable Zoning district as stated in Chapter 14.09.074 "Residential Districts Development Standards," of the Land Use and Development Code.

TENTATIVE MAP – REYNOLDS RANCH

- 16. In accordance with the development agreement between the City and R.W. Hertel and Sons, and the City of Vacaville Municipal Code, no portion of the surface and no portion of the project site lying within five hundred (500) feet of the surface of the land may be utilized for extraction of oil, gas, hydrocarbon or any other mineral, metal, rock or gravel or any activities associated with or ancillary to any such activities.
- 17. The applicant shall provide the original buyer of each lot or home in the Vine Meadows Subdivision with the following statement in a form approved by the City Planner:

"The local school may is near or at student capacity. School District policy may result in the transportation of students from this development to other school facilities with adequate capacity to handle additional students. For additional information, contact the Vacaville Unified School District at (707) 453-6100."

- 18. Codes, Covenants and Restrictions (CC&R's) for the development shall be subject to the review and approval of the City Planner and the City Attorney. A copy of the CC&R's shall be submitted to the Planning Division prior to the recordation of the final map. The CC&R's shall address the following design standards and requirements:
 - Development on each custom home lot shall be subject to design review approval by the City Planner.
 - Each home builder shall provide a letter from a licensed soils engineer or civil engineer to ensure compliance with original soils/geologic analysis prepared for the entire development and approved by the city.
 - All lots are subject to the conditions of approval established with this Tentative Map and Planned Development permit.
 - Maintenance of private drainage swales shall be consistent with requirements specified with this approval.
 - Maintenance of private landscaped areas shall be consistent with improvement plans approved for the development.
 - All perimeter fencing adjacent to Browns Valley Road, McMurtry Lane, the collector street ("A" Lane) and permanent open space shall be open style, such as three-rail or split rail wood (or equivalent). Solid fences and/or walls shall not be permitted at these locations.
 - Lighting provided at each driveway shall be maintained by the individual property owner.
 Failure to maintain the lighting shall result in a disciplinary action by the Home Owners Association.
 - Provisions shall be made for the storage of recreational vehicles, including but not limited to, motor homes and boats, within the subdivision. Recreational vehicles shall not be stored in areas visible from the street.
 - o Provisions shall be made for the construction of accessory structures.
 - Storage of trash containers shall be out of view except on trash collection days.
 - The condition of approval regarding Vacaville schools being at or above capacity shall be referenced in the CC&Rs.

Please Note: The City will not be a party to the CC&Rs.

- 19. Exposed cut slopes shall be rounded and contoured to provide a more natural appearance. Sharp, angular, non-natural appearing grading techniques shall not be permitted.
- 20. Exposed cut and fill slopes shall be landscaped and irrigated. The plans for the landscaping and irrigation for all required landscaped areas shall be subject to the approval and the Director of Community Development.

DEVELOPMENT ENGINEERING

Development Engineering

21. **Standard Conditions of Approval.** Developer shall comply with all applicable City of Vacaville Standard Conditions of Approval (Attachment A) for Tentative Maps. In the event of a conflict between the Standard Conditions of Approval and these conditions, these conditions shall prevail. In the event that there is a conflict with these Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.

22. **Tentative Map.** Approval of the Final Map and approval the improvement plans are conditioned upon the requirement that the development is consistent with the City approved Tentative Map prepared by Johnson and Foulk, Inc. (dated 1/14/05) and Planned Development (PD), including the Land Use and Zoning for which this project was approved by the Planning Commission. Each residential lot, streets, all other dedication and proposed improvements shown on the City approved Tentative Map or other acceptable layout approved by the Planning Commission must be complied with, and improvement plans and final map consistent with the detailed layout shown. Unless otherwise stated in these conditions, utilities and grading must generally be in conformance to the said Tentative Map. Any changes of individual residential lots and streets, grading and utilities must be first reviewed approved by the City Engineer and Director of Public Works prior to approval of Final Map and improvement plans.

Mapping, Easements and Dedications

- 23. **Final Map.** The Developer shall prepare a subdivision Final Map subdividing the existing property into the configuration, size and number of lots shown on the said submitted said Tentative Map, in accordance with the requirements of the Subdivision Map Act and Vacaville Development Policies and standards. The Final Maps shall be reviewed and approved by the City Engineer and signed by Public Works Director. All land area not designated on the Tentative Map to be within the project parcel and not designated with a future use shall be designated as "remainder" on the Final Map. The Final Map shall be reviewed and approved by the City Engineer and Director of Public Works before approval by the City Council.
- 24. **Abandonment of Easements and Right of Ways.** The Developer shall obtain abandonment approval from all applicable public agencies or utility companies any existing easements and right of ways not to be continued in use prior to recording of the final map.
- 25. **Recorded Deeds and Dedications.** The Developer shall provide a copy of current title report and copies of all recorded deeds of all parties having any recorded title interest in the property. Final Maps for adjoining properties, if applicable, and relevant easement documents shall be submitted to the City for review as deemed necessary by City Engineer. Unless otherwise approved by the City Engineer, all dedications shall be completed as part of the Final Map, and bonds prior to Final Map approval must secure improvements, and improvements must be constructed prior to initial occupancy.
- 26. **Public Utility Easement Dedications.** Developer shall dedicate a minimum 10-foot wide Public Utility Easement (PUE) behind each side of the right of way of every street and over any joint utility trench lines in the event it cannot be placed within City right of way. The Developer shall also provide PUEs per the requirements of the Director of Public Works and/or public utility companies as necessary to serve the project with utility services and to allow for vehicular and utility service access prior to Final Map approval.
- 27. **Internal Street Names.** The Developer shall prepare a street sign/naming plan for all internal streets, and this plan shall be submitted for review by the City Fire and Community Development Departments, and then this street name plan shall be approved by the City Manager prior to Final Map approval.
- 28. **Home Owner's Association.** If streets are private, the Developer shall establish a Home Owner' Association (HOA) that will monitor, collect fees and maintain the open space areas and fire buffer landscaping as shown on the approved Tentative Map. The HOA shall be the primary manager and shall be the administrator for the collection and assessment of maintenance fees for these

private facilities from the individual residents and property owners. The Developer shall submit the project Conditions, Covenants and Restrictions (CC&Rs) for review and approval by the City Engineer. The HOA shall be established and the CC&Rs filed with the County Recorder prior to the sale of the first lot.

- 29. **Fire Buffer landscape.** The Developer shall construct and note on the map the 50 ft. irrigated fire buffer areas behind Lots 1-8, 16-18 and Lots 27 -32 per City fire Department and shall be maintained by the City.
- 30. Conditions, Covenants and Restrictions (CC&Rs) Documents. The Developer shall submit the CC&Rs for review and approval by the City Engineer as part of the Final Map submittal unless a rural residential alternative is approved. The HOA shall be established and the CC&Rs filed with the County Recorder prior to the sale of the first lot.
- 31. **Public Easements.** The Developer shall dedicate to the City on the appropriate Final Map the public easements as shown on the approved Tentative Map including but not limited to the following:
 - o Emergency vehicle access easements (EVAE) as shown on the approved Tentative Map,
 - A 20 ft. wide fire access shall be noted on the final map behind the homes per the Fire Department requirements,
 - A public utility easement (PUE) over all private streets per the requirements of the Director of Public Works and/or public utility companies as necessary for the construction and maintenance of the public water and sanitary sewer system or public utility. The PUEs shall be dedicated per the requirements of the Director of Public Works and/or public utility companies as necessary to serve the project with utility services and to allow for vehicular and utility service access prior to Final Map approval.
 - A minimum 10-foot wide PUE behind each side of the right of way of every street, both public and private, and over any joint utility trench lines in the event it cannot be placed within the street right of way
 - Emergency vehicles access easements (EVAE) and public access easements (PA) over all private streets and over areas shown on the approved Vesting Tentative Map.
 - A 26 ft. wide utility corridor and access easements between lots 31 and 32 and 33 per the
 City requirements as shown on the Tentative Map.
- 32. **Public Dedications.** The Developer shall dedicate to the City the following as shown on the approved Tentative Map:
 - All public open spaces,
 - o Additional right of way of McMurtry Lane to the configuration shown on the Tentative map,
 - All public streets in accordance with City requirements for a standard 50 ft. street Right of way.
- 33. **Private Dedications.** The Developer shall show the private street as parcels on the Final Map and dedicate these private street parcels shall be dedicated by separate instrument to the Home Owner's Association as shown on the approved Vesting Tentative Map including but not limited to the following:
 - All private streets are common areas to all residents with in the subdivision as shown on the approved Vesting Tentative Map shall be indicated on the Final Map as separate parcels and shall be transferred by separate instrument to the Home Owner's Association.

 Create and dedicate slope and drainage easements to various private parties that transitioning from various parcels to another by separate instrument, as shown on the approved Vesting Tentative Map.

Improvement and Grading Plans

- 34. **Project Improvement Plans and Grading Plans.** Concurrent with Final Map, the Developer shall submit and obtain approval from the City Engineer the Improvement Plans and Grading Plans for the project. The development plans for this Tentative Map (including Improvement Plans, Grading Plans, and Final Maps) shall be prepared, designed, and signed by a Civil Engineer licensed in the state of California to the satisfaction of the City Engineer and Director of Public Works in accordance with the Ordinances, standards, specifications, policies, and requirements of the City of Vacaville. Any proposed grading on hillside slopes greater than 25%, unless otherwise shown on the approved Tentative Map, require special remediation measures and permission by the City Engineer.
- 35. The Developer shall show on the grading plan these special remediation measures to the satisfaction of the City Engineer. All cut or fill slopes shall have smooth naturally occurring shapes and blending into the natural hillside to create a more natural topography. No yard or project fencing shall run up or down the slope in the back yards of individual lots higher than the respective houses. The Developer shall obtain slope easements from adjacent landowners if grading on their property or construct a maximum 5 feet retaining wall and phase the grading of the lot.
- 36. Except for the revised street sections shown on the approved Tentative Map and these conditions of approval, the Developer shall design and construct all public streets to the standard plans and specifications of the City.
- 37. Unless modified by the City Council, the Developer shall dedicate and construct public streets with a 50 ft. right of way, and a 36 ft. street from face of curb to face of curb in accordance with City Standards and not as shown on the approved Tentative Map. The public streets shall have a 5 ft. sidewalk on both sides instead of on one side unless otherwise approved by the City.
- 38. The Developer shall install concrete drainage ditches at all large slopes over 20 ft. in height adjacent to Open Spaces, and these ditches shall discharge into pipes that drain directly into the storm drain system to the satisfaction of the City Engineer.
- 39. **Fire Access.** The Developer shall construct in the open space 20 ft. wide minimum fire all weather access pathways shown on the tentative map. The pathway shall be constructed of pavement where slopes exceed 15% grade unless otherwise approved by the City Fire Marshal. The Developer shall construct a culvert crossing over the existing swale on the fire access road from the subdivision to the existing parking lot in the City Open Space to the satisfaction of the Director of Public works and City Engineer.
- 40. **Browns Valley Road Interim Improvements.** The Developer shall contribute to the reconstruction and widening of existing Browns Valley Road with 32 ft. to 42 ft. wide pavement to the configuration shown on the approved Vesting Tentative Map except all transitions shall be for 45 mph design speed with 120 ft. stacking lane and 90 ft. transition left turn pockets to

the satisfaction of the City Engineer. In the interim condition, a 6" AC dike shall be constructed on the west side of the street with storm drain improvements. From the intersection of "A" Lane and Browns Valley Road south 700 feet, the road shall be elevated a minimum of 2 feet and humps removed to a road reconstructed with comfortable design speed of 45 mph. The Developer shall reconstruct all driveways along Browns Valley Road from existing City Villaggio subdivision to "A" Lane in accordance with the interim phasing plans shown the approved Vesting Tentative Map. If all the existing property owners along west side of Browns Valley Road offer for dedication the additional 12 feet of right of way, the Developer shall construct the road to the ultimate geometrics on the west side of the street as shown as interim two on the approved Vesting Tentative Map. If existing property owners along the west side of Browns Valley do not dedicate the land, the Developer shall construct an interim road working within the existing right of way. The Developer shall construct a 4-way stop at Sheldon Lane and Browns Valley Road with a dedicated right turn lane. The Developer shall construct a 1-way stop for McMurtry Lane at the intersection of McMurtry lane and Browns Valley Road until such time the school is constructed then the City shall construct a three way stop sign.

- 41. **Street Lights.** All public streets and private streets shall have City standard lighting with City "Downtown" decorative lines or Cobra heads in accordance with City lighting standard, and with minimum spacing in accordance with City specifications. All public lights shall be paid for and maintained by the City Landscape and Lighting District (LLD), or Community Facilities District (CFD) and all private street lights shall be paid for and maintained by the HOA.
- 42. **New ADA Requirements/Handicap Ramps.** The Developer shall install handicap ramps at all public and private sidewalks and pedestrian paths within the site and for all offsite street improvements to be constructed in accordance with all current State ADA requirements and City of Vacaville Standards to the satisfaction of the Director of Public Works and Building Official prior to occupancy.
- 43. **Location of Improvements/Configuration of Right of Way.** All public sidewalks, handicap ramps, or other street improvements in the curb return area shall be located within the public right of way and constructed to the latest State and Federal standards per City requirements. The location of all public improvements and configuration of rights of way shall be approved by the City Engineer prior to recording of the Final Map and start of construction.
- 44. **Transitioning Existing Improvements.** The Developer 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.
- 45. **Damage/Repairs.** The Developer shall repair all damaged existing pavement, existing curb and gutter along the frontage of the project to the satisfaction of the Director of Public Works prior to occupancy. The Developer shall replace or repair any damage to existing landscaping or street improvements caused by the installation and construction of the project site and utility services to the satisfaction of the Director of Community Development and Director of Public Works. The Developer shall slurry seal existing roads not being reconstructed along the project frontage prior to occupancy.
- 46. **Retaining Walls.** Where finished grade of a property is in excess of 12 inches higher or lower than the abutting property or adjacent grade, and an appropriate slope is not feasible, a concrete or masonry block retaining wall or other suitable solution acceptable to the Director of Community Development shall be required to be constructed. All retaining walls over 12" high

- shall be shown on the project grading plans for review and approval by the City Engineer prior to starting grading operations. No retaining walls on the site shall be in excess of 5 ft. high.
- 47. **Maximum Slopes of Driveways**. The Developer shall show the location of all driveways on the grading plan and show the slope of the driveway and drainage of each residential lot. All driveway slopes shall not to exceed a 14% unless otherwise approved by the City Engineer or Building Official. For any driveways steeper than 10%, the Developer's engineer shall show a profile of the driveway on the plans for City Engineer or Building Official for approval prior to construction.
- 48. **Encroachment Permit**. The Developer shall obtain an encroachment permit for all and any work to be constructed in the public right of way. The Developer shall pay all City Fees and meet bonding requirements for obtaining such a permit.
- 49. **Geotechnical Investigation Report.** The Developer 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 address the areas of potential and existing landslides, and recommend remediation and stabilization of the landslide areas.
- 50. **Graded Slopes/Erosion Control**. 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.
- 51. **House Plans.** Prior to building permit, the Developer shall plot the house footprints on the final Grading Plan and show all drainage, retaining walls and final grading of each lot.
- 52. **Removal of Obstructions.** The Developer shall remove all trees including major root systems and other obstructions that are necessary for public improvements and/or for public safety as directed by the Directors of Community Development and Public Works. Before any construction starts, the Developer shall prepare a tree removal and demolition plan over the grading plan showing which trees and other existing improvements will be removed and which trees or improvements will remain.
- 53. **Street Intersections.** Intersections and expanded corners shall have a maximum 5-degree variance between 90-degree tangents and demonstrate that the corner is designed in accordance with City criteria. The Developer's engineer shall adequately show that a passenger car and Caltrans type H-20 truck can turn the corner, and that two cars can pass each other while making the turn with parked vehicles on each of the expanded corners to the satisfaction of the City Engineer and Director of Public Works. The Developer shall also stripe the corners and intersections in accordance with City criteria.
- McMurtry Lane Improvements. The Developer shall dedicate a 60 ft. total right of way and 30 ft. south from centerline of the existing road, and reconstruct McMurtry Lane with 40 ft. roadway width from face of curb to face of curb, 5 ft. sidewalk and 5 ft. landscape parkway plus a 5 ft. landscape easement to the configuration shown on the Tentative Map. The Developer shall construct a 4 ft. high berm measured from the edge of sidewalk, and the berm high point shall be in south edge the street right of way line. The Developer shall construct an open style fence on the south side of 10 ft. landscaped area and shall rest on top of the berm at the property line. The Developer shall construct a Conspan bridge or approved equal crossing of the creek with decorative concrete vertical face wing wall, with traffic rated guard rail, fence and sidewalk on one side where McMurtry Lane crosses the creek. If these

improvements to McMurtry Lane are not installed by others at the time the Developer decides to begin construction, it is the obligation of the Developer to install these improvements and seek reimbursement from others by forming a benefit district.

Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for construction of street improvements within the City and private right of way to show that Brown Valley, McMurtry and other existing public streets can remain open to traffic at all times during construction for review and approval by the City Engineer and Director of Public Works prior to receiving any encroachment permit. In the event that the Developer proposes to close an existing public street, the Developer shall prepare a separate application to the Public Works Department for review and approval separate from the encroachment permit process. The Developer shall also prepare a construction phasing and construction traffic plan within the subdivision showing how newly occupied residents and construction traffic are kept separate, and have separate entrances and exits prior to the first building permit. The Developer shall post adequate construction signs and fencing in all areas under current construction to notify local residents that they are not to enter construction areas, and that construction traffic does not need to travel on streets occupied by newly occupied residents.

Storm Drain

- Storm Drain Improvements. The Developer shall design and construct all offsite and onsite 56. storm drain lines, structures, detention basins and channel improvements needed to serve the subdivision in accordance with the approved drainage study prepared by West Yost &d Associates dated January, 2005 to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of the first residential building unless alternative phasing is approved by the City Engineer. Unless the City Engineer approves project phasing and the said drainage study, no building permits will be issued for the project until the storm drain drainage improvements are installed. The Developer shall construct all storm drainage improvements as shown on the Tentative Map per city requirements. The Developer shall design and install all needed storm drain lines and structures in order to handle the drainage of the entire parcel per the latest City or County drainage design criteria and specifications to the satisfaction of the City Engineer. Submitted with the storm design is the hydrology and hydraulic calculations of 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 meets the top of the curb criteria and that the 100 year event can adequately drain into nearby open space or without disturbing the building pad and surrounding properties. The site drainage system must not surface drain directly into the public right of way with out being piped and connected directly into the City storm drain lines unless approved by the City Engineer and Director of Public Works. The Developer shall create a system map of hydraulic flows and hydraulic grade lines (HGL), and water surface elevation of detention ponds for the project showing all pipes and elevations of HGL in the creek so the system can be monitored.
- 57. **Lot Drainage.** The Developer shall provide adequate drainage for each lot and construct storm drainage swales, pipes, thru curb drains and inlet connection points to the street drainage system so each lot drainage and storm drain system can tie into the public storm drain system without surface flow over the public sidewalk or proposed private lots. Only natural existing drainage will be allowed to cross property lines, and all new lot improvements shall be tied to a drainage system to properly dispose of the lot drainage within the lot boundary unless drainage easements are obtained. Existing drainage across property lines will be allowed provided that all man made improvements on the uphill lot that causes additional or concentrated drainage to flow to an acceptable drainage system before it reaches

- the down hill lot. If this occurs, the uphill property must collect the drainage and dispose into a storm drain system or other method as approved by the City Engineer.
- 58. **Overland Release.** The Developer shall design the subdivision so that in the event that the storm drain pipe and inlet becomes clogged or flows are above the capacity of the drainage system, the site will be able release drainage overland to the next available drainage inlet or public right way or drainage system to City standards.
- 59. **State Regional Water Quality Control Board.** The Developer 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 (RWQCB) "Best Management Practices" to mitigate storm water pollution and erosion at anytime during construction, and any City of Vacaville ordinances in effect at the time of improvement plan approval. The Developer shall submit to the City Engineer for approval a comprehensive storm water management plan, prepared by a civil engineer licensed by the State of California, prior submittal of subdivision improvement plans and storm drain system calculations. This management plan shall include comprehensive hazardous materials spill prevention and response plan to reduce the potential for impacts upon aquatic habitats. The Developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for this project prior to start of construction. The Developer shall construct the "grassy swales" to meet RWQCB requirements.
- 60. **Storm Drain Water Quality.** The Developer shall install "Drains to Bay" decals on all catch basins and install a water quality "storm cepter" or equivalent method to remove potential surface runoff impurities of the drainage from subdivision of the subdivision to the satisfaction of the City Engineer and Director of Public Works prior to occupancy of the any residential unit.
- Open Space Drainage. Unless not permitted or allowed by the regulatory agencies, the Developer shall install drainage inlets, catch basins, siltation / debris ponds and drainage lines in order to adequately drain the open space to acceptable drainage devices and not into residential lots. The Developer shall prepare a drainage plan for the open space to adequately control the drainage from the open space areas of the site so not impact any of the proposed lots with in the subdivision to the satisfaction of the City engineer prior to grading permit.
- 62. **Storm Drain Outfall.** The Developer shall submit plans and details for storm drain outfalls into the Creek per City and County standards to the satisfaction of the City Engineer.
- 63. **Detention Basin.** As recommended in the project Drainage Study, the Developer shall construct a 15-acre feet storage detention basin designed to hold water to a maximum elevation of 197 in the location shown on the approved Tentative Map prior start of construction of the first residence. The maximum pipe out of the detention basin shall be in accordance with the approved drainage report prepared by West Yost & Associates dated January, 2005. The developer shall construct the overflow weir and outfall structure in accordance with City standards to the satisfaction of the City Engineer and Director of Public Works. Developer shall receive the proper environmental clearances for the construction and maintenance of such a structure. The Developer can receive money from adjacent developments that benefit from the detention basin.

Sanitary Sewer

64. **Updated Sewer Capacity.** The sewer capacity allocation (per City Resolution 2002-143) that is available for this project is based on the proposed land use and the sewer study prepared

by West Yost and Associates dated February 28, 2005. The development shall not exceed the allocated capacity, and the Developer shall pay all sewer fees per the current City ordinance of sewer rates at building permit.

Sewer Line. The Developer shall construct all sewer lines needed to serve the project as 65. shown on the project Tentative Map and the sewer study prepared by West Yost and Associates dated February 28, 2005, shall design the sewer system per City Standards, and shall construct the sewer system to the satisfaction of the Director of Public Works prior to occupancy of any unit within the subdivision. All new sewer main lines shall be constructed in accordance with City specifications for connecting to the existing 8" sewer stub at the north end of Diamond Oaks Court. This connection shall be completed before the occupancy of any proposed residential buildings. The Developer may form a benefit district and receive reimbursement from neighboring developers or landowners who connect into this line when they develop or desire not to continue with their individual septic systems. With the construction of McMurtry Lane, the Developer shall install all sewer lines needed to serve the area in accordance with the area's sewer master plan and City requirements. If constructing McMurtry Lane, the Developer shall install all sewer laterals to future developments and to the existing residents along McMurtry Lane. The Developer may form a benefit district and receive contributions from neighboring developers to the amount that their respective developments connect to the 8" sewer line.

Water

- 66. **Water Supply Fee.** If in the event the proposed project land use density is over that was proposed for the project in the water master plan, the Developer shall pay and additional water supply fees for the increase density over current land use. Contact Public Works Utilities for determination of water supply fees.
- 67. **Offsite Water.** If not constructed by others, the Developer shall construct a 12" Zone 1 water line from the existing the 12" water line in Browns Valley Road at the northerly boundary of the Villaggio Subdivision to this subdivision. This water line shall extend up Browns Valley Road to McMurtry Road then to the "M" Lane within the Rogers Ranch subdivision and be constructed prior to occupancy of the first residential unit. The Developer shall be reimbursed from other developers through the formation of the local benefit district. Laterals to the existing residences along Browns Valley Blvd shall be constructed, but shall not be connected until the appropriate connection fees are paid by the resident. The Developer shall provide water services to all existing properties along the water line and be included in the benefit district so to be reimbursed by the landowners when they need to connect to the City system.
- 68. Water Tank and Booster System. The Knoll Creek subdivision shall be in the City's Zone 2 water system and the Developer shall contribute to construction of the Zone 2 tank and facilities currently being constructed by the City. If not constructed by others, the Developer shall construct a upper zone (Zone 2) to serve the entire project consisting of the installation of a 490 gpm booster pump and station, and a 0.53 MG partially buried concrete water storage reservoir with the location approved by the Director of Public Works and City Engineer. The Developer shall deposit sufficient funds with the City for the pre-design, design and construction of the necessary Zone 2 water system facilities. The water booster pump station shall be in accordance with City design criteria at the location and site configuration shown on the approved Reynolds Ranch Vesting Tentative Map to the satisfaction of the City Engineer and Director of Public Works. While the zone 2 system is being constructed the Developer

- may temporarily connect new lots to the Zone 1 City system for all pads below 220 elevation to the satisfaction of the City Engineer and Director of Public Works.
- 69. **Onsite Water System.** All water lines in the streets shall be 8" in diameter and constructed per City standard specifications and plans to the satisfaction of the City Engineer and Director of Public Works.
- 70. **Water Quality Sampling Station**. The Developer shall install a water quality sampling station behind the sidewalk within the PUE at a location designated by the Public Works Department per City Standard Details. Public Works will provide the sample station equipment to be installed by the Developer.

Traffic

- 71. Construction Traffic and Phasing. The Developer shall prepare a traffic-handling plan for construction of street improvements in the City right of way to show that the street can remain open to traffic at all times during construction for review and approval by the City Engineer and Director of Public Works prior to receiving any encroachment permit. In the event that the Developer proposes to close a public street, the Developer shall prepare a separate application to the Public Works Department for review and approval separate from the encroachment permit process. The Developer shall also prepare a construction phasing and construction traffic plan within the subdivision showing how newly occupied residents and construction traffic are kept separate, and have separate entrances and exits prior to the first building permit. The Developer shall post adequate construction signs and fencing in all areas under current construction to notify local residents that they are not to enter construction areas, and that construction traffic does not need to travel on streets occupied by newly occupied residents.
- 72. **Signage and Striping Plans.** The Developer shall prepare and submit a signing and striping plan for the widening of existing offsite streets, if necessary, and all interior streets in the project for review and approval by the Director of Public Works and City Engineer prior to construction of any streets.
- 73. **Stop Signs.** The Developer shall install stop signs and striping in accordance with City standards at each street intersection with McMurtry Lane.

Public Utilities

- 74. **Underground Utilities.** All utilities within the project and to each lot shall be underground in accordance with the City policies and existing ordinances. 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.
- 75. **Utility Installation**. All water, gas, sewer, underground electric power, cable television or telephone lines, irrigation sleeves and storm drain lines shall be properly constructed and/or sleeved appropriately before construction of any paving, curb, gutter, or sidewalk unless otherwise approved by the Director of Public Works. Prior to construction of residential units, the Developer shall install all utility laterals and services from the main to a temporary stub to

each lot property line and staked for future connection into residential lots unless waived by the Director of Public Works in writing.

- Joint Utility Trenches/Under grounding/Utility Plans. The Developer shall construct all joint utility trenches (such as electric, telephone, cable TV) electrical vaults and underground transformers behind the sidewalk and the plans shall be reviewed and approved by the City Engineer prior to construction. Location of these items shall be shown on the final Landscaping and Irrigation Plans and shall be screened as much as possible to the satisfaction of the City Engineer.
- 77. **Joint Trench Concept Plan**. The Developer shall prepare a joint trench concept plan of the location of the joint trench and shall show the locations of large boxes (larger then 2 x 3), switches, transformers and other joint trench (electric, telephone, cable TV, gas, etc.) utility improvements at locations approved by the City Engineer and Director of Community Development prior to submittal to utility companies for approval. The Developer shall grant public service easements at all approved proposed locations that are not in the PUE or public right of way. If needed to hold back more than 1ft. of earth, the Developer shall construct all retaining walls out of masonry or concrete prior to acceptance of tract improvements.

Landscaping

- 78. **Landscape Maintenance.** The Developer shall maintain landscaping in public landscape areas or open space after installation until the City accepts the improvements and appropriate maintenance or landscape the lighting district is established and assumes the maintenance responsibilities. This maintenance shall include weeding and the application of pre-emergent chemicals. Landscape maintenance easements shall be granted for all landscaped areas occurring on private individual homeowner lots, which are to be maintained by an assessment or landscaping special district. The Developer shall construct a 4 foot high berm from the face of curb along the southern boundary of the landscape buffer area in McMurtry Road and install an open fence to help hide the view of backyards from the public street.
- Plandscaping. Final landscape plans shall show the location of all pedestrian lighting, plants, above ground utilities, trees, bushes, and shrubs and shall show cone of vision at all curb returns and have a clear line of site over the landscaping. The Developer shall add a note to the plans addressing planting of trees within the public service easements and avoiding conflict with utilities to the satisfaction of the Director of Public Works. Except for trees, landscaping shall not be higher than 30 inches above the curbs in these areas. The Developer shall construct enhanced landscaping along all parkways on slopes greater than 3 to 1. All fencing along street the parkway shall follow the top of slope with all side fences stopping at the parkway fence. Landscape all open space areas with adequate trees and shrubs with similar or better landscaping that is within the area. All entrances and exits of the fire access paths, the Developer shall install gates to the specifications to the Fire Marshal.
- 80. Landscape and Lighting District. The Developer shall form of a Landscape and Lighting Maintenance Assessment District (LLD) or similar assessment district for the maintenance of the open space area for slides, debris, slippage, weed control and maintenance of the landscaping in the open space. The Developer shall prepare a plan for dissemination of information relating to the possible formation of a Landscape and Lighting Assessment District to prospective homebuyers. Said information shall be included in model homes sales literature and as part of required Department of Real Estate disclosure documents. The plan

for dissemination of information shall be approved by the Director of Community Development and City Attorney prior to final inspection. This District shall also include the maintenance of the streetlights on the private streets. The Developer shall pay all the costs for formation of the District.

- 81. **Side-yard landscaping and fencing.** On the corner lots for public streets, the Developer shall install a maximum 6 ft. high City approved fence on the side yard of the residence that is a minimum of 15 feet back from the face of curb, and install trees and landscaping from the back of walk to the fence line to the satisfaction of the Community Development Director prior to occupancy. The homeowner of each lot shall maintain this area from the back of walk to the fence.
- 82. **Open Space Fencing.** The Developer shall construct a cattle fence along the southern edge of the all weather access road and the south side of the creek.
- 83. **New Benefit District.** The Developer shall prepare an engineers report for the formation of the an area wide benefit district for the funding of offsite improvements that benefit other developers in the area namely, alternative 2 drainage detention basin, Alison sewer lift station improvements, water booster station, Zone 2 water tank, Browns Valley Road widening, McMurtry Lane improvements, sewer line extension, 12" offsite water lines, storm drain lines in Browns Valley Road and McMurtry Lane, and any other improvements that other developers in the area will receive benefit from the improvements to be constructed. The benefit district shall be formed prior to recording of the first Final Map.
- 84. **Open Space.** The Developer shall construct in the open space a 20-ft. wide minimum all weather fire access pathways. It shall be constructed of decomposed granite and shall be pavement where slopes exceed 20 percent grade unless otherwise approved by the City Fire Marshal. The Developer shall landscape all open space areas with adequate trees and shrubs similar to or better than existing landscaping that is within the area. At all entrances and exits to the fire access paths, the Developer shall install gates to the specifications satisfactory to the Fire Marshal.

Miscellaneous

85. Project Utility Phasing. With the submittal of the Final Map, improvement drawings or first project phase of improvement plans (which ever comes first) the Developer shall prepare a plan showing the phasing of the project with the ultimate infrastructure (utilities and paved access) needed to be constructed for review and approval by the Director of Public Works and City Engineer. Part of the phasing of construction of improvements is the review of all mitigations and needed improvements as outlined in the project EIR, traffic reports, and utility studies for the project and other specific infrastructure environment documents. The Developer shall identify each of the mitigation improvements and when each improvement will be constructed within each phase of development and then reflect this sequencing of improvements on the phasing plan. Each phase of new development and adjacent existing development shall have sufficient water, sewer, drainage and paved access in accordance with City requirements. The phasing plan shall also address how the overall project area will be mapped showing the location of all temporary and permanent utility lines, easements and paved access easements to existing City roads and utilities prior to improvement plan approval. In the event that certain phased improvements will benefit or impact the project development plan, the plan shall also show the area of impact and what are the possible alternatives if subsequent phased improvements are not constructed with project.

- Phased Occupancy Plan. If occupancy of each development area is requested to occur in 86. phases, then all access and drainage improvements to each phase may be required to be fully completed prior to occupancy of any buildings within that phase except for items specifically excluded in an approved Phased Occupancy Plan, or minor hand work items, as approved by the Departments of Community Development and Public Works. The Phased Occupancy Plan shall be submitted to the Directors of Community Development and Public Works for review and approval prior to building permit issuance for any building within the project. Any phasing shall provide for adequate vehicular access and circulation to all parcels in each phase, and shall substantially conform to the intent and purpose of the approved project circulation plan. No individual building shall be approved for occupancy until the public access is finished, safe, accessible, and all reasonably expected services and amenities are completed, and general public areas area fenced and separated from remaining additional construction activity. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements. With the development of first phase of development, the Developer shall prepare an overall internal pedestrian circulation plan of the entire project that will show the proposed sidewalks and access-ways to other phases of the development as shown on the development project site plan to the satisfaction of the City Engineer and Director of Public Works.
- 87. **Master Utility Plan**. The Developer shall submit an overall utility plan and an AutoCAD drawing file to City specifications which shows all proposed utilities and utility services within the public streets and utility easements to the City to be used as part of the public records system.
- 88. **Relocation of Existing Improvements**. Any relocation of existing improvements or public utilities shall be accomplished under the direction of the governing agency, at no expense to the City.
- 89. **Septic Tanks.** The Developer shall remove any existing septic tanks and leach fields in accordance with the requirements of the Solano County Department of Environmental Management.
- 90. Wells. Any water wells, catholic protection wells or exploratory borings that are known to exist, are proposed or are located during field operations without a documented intent of future use filed with County, are to be destroyed prior to any demolition or construction activity in accordance with a well destruction permit obtained from Solano County Department of Environmental Management or are to be maintained in accordance with applicable groundwater protection ordinances. Other wells encountered prior to or during construction are to be treated similarly.
- 91. **Construction Coordination**. The Developer shall construct all infrastructure improvements in a timely manner in accordance with overall project infrastructure improvement schedule approved by the City and coordinated with all parties affected. If in the event that certain infrastructure improvements are needed to be constructed for the convenience and protection of the existing land owners, residences or the general public, the Developer shall install all such improvements as defined by the City Engineer, shall cooperatively work with all parties involved and shall have certain house keeping measures in place in a timely manner for the benefit all affected. At the start of the project the Developer shall inform the City inspectors when each of the infrastructure improvements will be installed and what housekeeping

90

measures will be in place during construction and coordinated with surrounding developments. The Developer shall also construct temporary improvements during construction for the convenience and coordination of those existing residences or businesses. In the event that needed improvements or temporary improvements are not constructed or not properly maintained, the City has the right to hold back building permits, inspections, occupancy approvals or stop construction until such needed improvements are constructed or housekeeping conditions are improved to the satisfaction of the City Engineer, Building official or Director of Public Works.

92. **Required Environmental Permits**. If required, the Developer shall obtain all necessary environmental permits required by other agencies (California Department of Fish and Game, Army Corps of Engineers wetland delineation, etc.) and shall submit copies of the permits to the Department of Community Develop

FIRE DEPARTMENT

Water Supply

The on-site public water supply shall comply with the adopted City Water Master Plan.

- 93. An approved 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 buildings protected 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.
- 94. An approved water supply capable of supplying the required fire flow for fire protection shall be provided for this project. Private on-site fire hydrants and mains capable of supplying **1,500** gallons per minute @ 20 p.s.i. residual pressure shall be provided in approved locations. Onsite fire hydrants shall be located so vehicle travel is no greater than 300 ft. between hydrants.
- 95. All fire hydrants shall be "Rich 960" or equal with two 2-1/2" and one 4-1/2" connections. Each hydrant shall have its own separate shut off valve located on the lateral adjacent to the hydrant. Curbs shall be painted red for a length of twelve (12) feet in front of each hydrant. Each hydrant shall have a blue reflective "Fire Light" hydrant spotter located in the street or driveway just off of centerline towards the hydrant.
- 96. Fire hydrants are to be installed by the developer and made serviceable prior to and during the time of construction.
- 97. Provide fire hydrants that meet City standards. Public fire hydrants located along the public street frontage shall be spaced no greater than 300 Ft. between hydrants.
- 98. Every building shall be accessible to Fire Department apparatus by way of access roadways during the time of construction.

Access

Access Roads

99. Access roads shall be provided to the front and rear of structures and shall have a minimum unobstructed width of 20 feet. 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 20 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.

100. Every building shall be accessible to Fire Department apparatus by way of access roadways during the time of construction. The developer shall provide the Fire Marshal with a site plan drawing showing proposed access roads *during construction* and a detail drawing of the roadway cross section. This plan must be approved by the Fire Marshal before any permits are issued.

PRIVATE STREETS AND ROADS

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

EMERGENCY VEHICLE ACCESS ROADS

- 102. Emergency Vehicle Access Roads shall be those roads <u>off</u> of a public or private road/street which are intended to be utilized by the Fire Department to combat Wildland/Vegetation fires. These roads are typically located around the perimeter of subdivisions which abut open lands, hillsides, and vegetation. These roads can also be strategically located at subdivisions for emergency evacuation routes due to limited ingress and egress. The access points to these roads are typically located at the end of cul-de-sacs and emergency vehicle access and utility easements, and are kept locked.
- 103. Emergency Vehicle Access Road shall be provided around the perimeter of *all sites* where wildfire is a threat. Emergency Vehicle Access roads shall have average grades of not more than 20% with no section greater than 25%. The minimum width of such roads shall be 20'. Side slopes shall not exceed 4%. These roads shall be engineered to withstand the imposed load of a fully equipped fire apparatus which is typically 12 tons. At a minimum, this road shall be graded and compacted with decomposed granite or similar, and shall be kept clear of all flammable vegetation at all times. The Fire Chief may require the road to be surfaced with pavement if it is determined the road is not being properly maintained in accordance with these standards.
- 104. **NO PARKING FIRE LANE** areas may be required. The location of these lanes shall be determined and required at the discretion of the Fire Marshal.
- 105. Metal emergency vehicle access grates may be required in specific locations over V-ditches as determined by the Fire Department. These grates shall be required for emergency fire apparatus to cross V-ditches in the event of a fire or emergency. These grates shall be designed and engineered to accommodate the imposed load of a fully staffed and equipped fire apparatus, (typically 12 tons). Where these grates are installed, they shall have a

minimum width of 10'. It shall be the Fire Marshal's final decision as to how many, and where these grates shall be located.

Fire Protection and Detection

- 106. Install an approved **AUTOMATIC FIRE SPRINKLER SYSTEM** in all dwellings. Any fire sprinkler system over one-hundred (100) heads, shall be monitored for water flow by an approved central station. All control valves shall be supervised for tampering and valve supervision shall not be transmitted as system trouble. **Plans and specifications shall be submitted to the Fire Department for review and approval prior to installation.**
- 107. All fire protection systems including, but not necessarily limited to, fire sprinkler systems, fire alarm systems, and fixed fire extinguishing systems, must comply with the *latest standards* published by the National Fire Protection Association, (NFPA), except where specifically modified by local Fire Department policy and ordinance.

<u>Development Standards for New Construction Adjacent to Open Lands Where Wildfire is a Threat</u>

- 108. The purpose of this standard is to increase the protection of life and property from wildfire occurring on open lands. This standard shall apply to new residential development located on parcels adjoining or adjacent to permanent open lands where wildfire is a threat.
- 109. When development occurs on or adjacent to hillsides, then this new standard will be used in conjunction with the existing fire department policy on hillside development. Note: all requirements listed below that are on public property will require any maintenance shall be included in a lighting and landscape maintenance district. All requirements listed below located on private property shall be funded and included in Home Owners Association agreements. The intent is to provide on-going maintenance.

Fire Buffer Zone

110. There shall be a total of 50 feet of non-combustible defensible space located between residential yards that are adjacent to open lands where wildfire is a threat. This space may be located within the parcel, outside the parcel, or a combination of both. The 50-foot fire buffer zone may include one or a combination of the following components depending on the development site. The Fire Chief shall determine which component/s shall apply:

Fire Protection Greenbelt

111. When required, a greenbelt of fire resistive, irrigated low-growth vegetation shall be installed. The greenbelt shall be maintained to its fire resistive properties. To the extent practical, non-potable water shall be used for the irrigation.

Fire Break

112. A non-combustible fire break that is maintained may be used in areas that are not practical to apply either a greenbelt or fire access road. Firebreaks shall have grades not greater than 25%.

Single Loaded Streets

113. When required, streets or roads that is directly adjacent to permanent open lands, where wildfire is a severe threat, shall only have housing located on one side of the street to provide additional protection from wildfires. This requirement is typically utilized when there are steep slopes adjacent to the development.

Drainage Ditches

114. When a concrete v-ditch is installed between the fire access road and the greenbelt or non-combustible surface, the greenbelt or non-combustible surface can be reduced by the width of the v-ditch. The fire access road must remain a minimum of 20 feet to allow the passing of emergency vehicles. For example: 20-foot fire access road, 4-foot v-ditch, and 26-foot greenbelt or fire break.

Non-Combustible Fencing

115. Open non-combustible fencing shall be provided when required by the Fire Chief adjacent to open lands. Combination of Solid non-combustible fencing shall be required when the Fire Chief deems it necessary. A open and solid non-combustible fencing may be utilized when approved by the Fire Chief

Rear Yard Setback

116. A minimum of 30 feet setback from the rear property is required for the main structure.

Side Yard Setback

117. A minimum 10 foot side yard setback is required for those lots adjacent to the open lands where wildfire is a threat. Note: Parcels that border open lands on the side shall have a 30 foot side yard set back. For example, the last parcel in a row of houses may have open lands on the rear and side. The intent is to protect the main structure from a direct wildfire approaching from the open lands.

Boxed-In Eaves

118. All structures with eaves shall have boxed-in with non-combustible materials.

Attic and Under floor Openings

119. All attic and under floor openings shall be protected with 1/8 inch wire screens.

Residential Sprinkler System

120. When required by the Fire Chief, or by local ordinance, a residential sprinkler system may be required. For example, if the distance from a building to a public water supply is beyond the standard distance or ingress and egress is sub-standard, then a residential sprinkler system may be required to minimize the chance of a larger fire.

Ingress/egress

121. Adequate ingress and egress shall be provided for as determined by nationally recognized standards approved by the Fire Chief.

Accessory Structures

122. All accessory structures, including but not limited to decks, awnings, patio covers, and sheds, shall be at least 10 feet from the property lines adjoining open lands. Patio decks or elevated porches shall be screened underneath with wire mesh no larger than 1/8 of an inch.

The following construction requirements shall apply to all newly constructed residential units within the development located adjacent to open lands.

Class A Roof Fire Retardant Rating

123. Class A rated roof coverings are required on all structures located within the development adjacent to Open Lands.

Non-Combustible Siding

124. All structures shall be constructed with non-combustible siding on all structures located within the development adjacent to Open Lands.

Exhibit F Applicable General Plan Policies

<u>Chapter 2 – Land Use Element</u> 2.1 Community Form and Image

Policy 2.1 G2: "Retain ridgelines and hillsides of 25% and greater as open space."

Approximately 43 lots within the proposed Reynolds Ranch subdivision are located within areas of 25% slope or greater, or encroach into areas of 25% slope or greater. Based on the literal interpretation of this policy and the Grading Ordinance, grading is prohibited on slopes with 25% grade or greater unless specifically approved by the City Engineer or Director of Community Development. Historically, minor grading encroachments have been permitted within these areas when it has been deemed necessary or acceptable in return for another public benefit or to allow a property owner the reasonable use of his land.

In return for permitting grading in areas of 25% slope on the lower knolls within the project site, the developer of Reynolds Ranch is donating approximately 50 acres of open space consisting of prominent hillsides to the City. Knoll Creek consists of minor encroachments into areas of 25% slope or greater, but in return the developer is donating approximately 10 acres of open space to the City.

<u>Chapter 3 – Open Space Element</u> 3.5 Open Space Policies

<u>Policy 3.5-I 2:</u> "Ridges and slopes at or exceeding 25 percent shall remain undeveloped in order to maintain agricultural grazing areas, protect the public health and safety, and to provide for community separation and open space.

This policy is designed to minimize destruction of natural land forms, reduce landslide risk, and preserve open space."

Refer to the discussion listed under <u>Policy 2.1 G2:</u> "Retain ridgelines and hillsides of 25% and greater as open space."

<u>Chapter 9 – Safety Element</u> <u>9.1 Geologic and Seismic Hazards</u>

<u>Policy 9.1 – G1</u>: "Evaluate proposed extension of urban or suburban land uses into areas characterized by slopes from 15 to 25 percent and/or generally unstable land with regard to the geologic and soil hazards prior to a land-use decision, including General Plan amendments, rezoning, or project approvals."

In April 2004, the City Council certified the Rice-McMurtry Annexation and Development

Project Environmental Impact Report (EIR). The EIR for this project has analyzed potential geologic and soil hazards and has identified mitigation measures to reduce any potential significant impacts to less than significant. Prior to construction of the proposed developments, an additional geological survey will be required to ensure the soils and slopes will not pose a geological hazard.

<u>Policy 9.1-I 5:</u> "Ridges and slopes at or exceeding 25 percent, shall remain undeveloped in order to maintain agricultural grazing areas, protect the public health and safety and to provide for community separation or open space."

Refer to the discussion listed under <u>Policy 2.1 G2:</u> "Retain ridgelines and hillsides of 25% and greater as open space." The dedicated open space acreage will be used as grazing areas for cattle and will provide community separation. (The City will be separated from County properties located on Pleasants Valley Road located west of City).

In addition to these applicable General Plan Policies, Land Use and Development Code Section 14.19.244, establishing Grading Standards, states in part:

- "F. Developments in Hillside Areas. Grading related to hillside development shall be subject to the following standards:
 - 1. The grading design shall use rounded or contoured graded slopes to provide a more naturalized appearance to graded areas;
 - 2. Grading on slopes of 25 percent or greater shall be prohibited unless specifically approved by the Director of Community Development and the City Engineer;
 - 3. Cut and fill slopes may be required to be landscaped and irrigated. The plans for the landscaping and irrigation of all required landscaped areas shall be subject to the approval of the Director of Community Development;"

The preliminary grading plan and tentative map for the Reynolds Ranch project shows grading and landform alteration within areas with 25% slopes and greater along the western boundary of the project area. Some of the graded areas will remain as cut slopes and other areas will become part of the building pad area of lots. In areas of cut slope, the cuts are being graded to appear as natural, rounded hillsides. In addition, 50 feet of fire resistant landscaping is required within many of these areas. This landscaping will help prevent soil erosion.

<u>Chapter 2 – Land Use Element (continued)</u>

2.1 Community Form and Image

<u>Policy 2.1-G 3:</u> "Establish open space linkages by preserving habitat areas, including natural creek corridors. Use utility easements where possible as open space linkages. See Conservation Element, Section 8.1"

<u>Policy 2.1-G 4:</u> "Minimize conflicts between agriculture and urban uses and provide for a transitional area or buffer between agricultural and urban uses."

The PG&E easement forms the northern boundary of the Reynolds Ranch project area. This will be retained as permanent open space, and will link with permanent open space along the western Reynolds Ranch boundary. This permanent open space will also serve as a buffer zone separating the new residential uses from the adjoining agricultural areas. To the west of the Rogers Ranch project area is additional land that will be used for the Browns Valley 5 million gallon water reservoir and the 500,000 gallon, Zone 2 water reservoir to support those building sites above 220 feet in elevation. In the Reynolds Ranch project there is a natural drainage area. At the southern end of this creek area there is some minor wetland habitat that will be retained and integrated into a storm water detention basin. In the Knoll Creek project areas there is a creek channel that will be retained as permanent open space and will also serve as a part of the on-site storm water management system.

<u>Policy 2.1-G 9:</u> "Preserve scenic features and the feel of a city surrounded by open space, and preserve view corridors to the hills, and other significant natural areas."

General Plan Policy 2.3 – I 23 requires one-story homes to be constructed on the one acre lots fronting onto Browns Valley Road and Shelton Lane. This requirement will preserve a portion of the existing views.

2.2 Growth Strategy:

Policy 2.2-I 10: "Require new development to pay capital improvement fees for public facilities as necessary to maintain adequate resources and service levels.

Adequate public facilities should be provided for new urban development, and new developments should bear their "fair share" cost of providing such facilities. In order to make reasonable provision for these new public facilities, the City of Vacaville has established public facilities fees which are applied to all new development. The fees are intended to provide for facilities that are required in addition to the normal onsite and offsite development improvements. Such fees are established to implement the policy of the General Plan and may include charges for connection to the water system, connection to the sanitary sewer system, parkland and improvements, school facilities, drainage improvements, and other capital improvements such as streets, bridges, traffic signals, and public buildings. The City Council may enact other public facilities fees if it finds that such fees are required to implement the policy of the General Plan".

All on-site infrastructure will be funded by the developers, as well as any off-site infrastructure extensions or up-sizing needed to serve the projects will be fully funded by the developers. As stated in the Development Agreement, the developers are required to pay the Community Benefit Contribution of \$5,800 per unit as well as all standard Development Impact Fees and connection fees.

2.5 Residential Areas:

Policy 2.5-G 4: "Broaden the choice of type, size, and affordability of single-family homes."

Policy 2.5 – G4 applies City-wide. In this case, the three proposed developments within the Rice – McMurtry project area will provide a unique opportunity for large lot semi-custom and custom homes in a relatively rural setting, a housing niche not generally available in the City at this time.

<u>Policy 2.5-I 10:</u> "Require impact fees from developers, as appropriate and necessary, for provision of community facilities and services. Maintain the existing policy that development "must pay its own way."

Examples of contributions may include payments or land dedication and maintenance for:

Recreation facilities and programs;

Educational facilities and programs;

Cultural facilities and programs;

Traffic and transportation facilities and services;

Other government facilities and services;

Flood control facilities:

Public safety facilities (police, fire, emergency medical services); and

Open space acquisition in City separators.

<u>Policy 2.5-G 7:</u> "Ensure that new residential development shares the cost of providing services and amenities for Vacaville residents."

As set forth in the Development Agreement, the developers will contribute a \$5,800 per unit "Community Benefits Contribution"; form a Public Safety District to assist in the funding of the relocation of the nearby fire station to serve this area and to fund the increased demand for police services resulting from this project; form a Community Facility District (CFD) or Lighting and Landscaping District to fund the maintenance of all of the public landscaping adjacent to the roadways, the trails, fire buffer zones, and the parks and open space; and construct all utilities and roadway improvements at no cost to the City. The developers will also be responsible for the payment of all Development Impact Fees and connection fees at the time building permits are issued.

<u>Policy 2.5-I 6:</u> "Locate lower-density housing at the edge of the planned urban area to buffer rural residential from higher urban density housing."

The proposal to establish a minimum lot size of 10,000 square feet throughout the Rice – McMurtry project area with the perimeter lots in Reynolds Ranch having a minimum of one acre is consistent with this General Plan policy.

<u>Policy 2.5-I 8(Paraphrased):</u> "Maintain buffers between residential and agricultural areas and between residential areas and industrial parks as required by adopted regulations and Policy Plans. (See Figure 2-5.) The minimum separation shall be as follows: Between residential and agricultural uses: 500 feet. Standards for walls and landscaping and compatible uses permitted within the buffer area are defined in the Land Use and

Development Code and Policy Plans."

The P. G. & E. easement is 175 feet in width, of which 40 feet is on adjoining property. Although the building pads have not been established on the lots, the perimeter lots are 200 feet deep, providing more that adequate setbacks from the property lines.

<u>Chapter 3 Open Space Element</u> 3.5 Open Space Policies:

<u>Policy 3.5-I 3:</u> "Require that open space which is designated as a condition of development approval be permanently restricted to open space use by recorded map or deed."

<u>Policy 3.5-I 4:</u> "Establish standards for the management and maintenance of open space within and adjoining subdivisions. Regulations should include standards to ensure control of potential hazards and mechanisms for repair of damage.

Approximately 60 acres of open space are being dedicated to the City. Upon annexation into the City, open space easements were recorded on this acreage. The Development Agreement also contains provisions to ensure that the open space that is to be irrevocably offered for dedication to the City is free and clear of any encumbrance and will be permanently retained as open space. The Development Agreement also provides for the establishment of a Lighting and Landscaping District to provide a permanent source of funding for the maintenance of all public and private open space.

<u>Policy 3.5-I 5:</u> "Where possible, minimize cut-and-fill activities and disturbance of natural habitats and vegetation. At the minimum, revegetation of cut-and-fill on slopes should be required. This policy requires revegetation as a condition of approval of new development. See also policy 2.1-I5. Slopes subject to grading in this area can create landslide hazards, adversely affect stormwater run-off, and detract from the natural environmental quality of the area".

As noted, anywhere grading or other disturbance occurs within the Rice – McMurtry project area will have to be revegetated as a condition of approval. In addition, all cut slopes will be graded to appear as natural hillsides.

<u>Chapter 4 Parks and Recreation</u> <u>Park and Recreation Policies:</u>

<u>Policy 4.6-I 10:</u> "Require all residential developers, including apartment builders, to provide public park and recreation facilities either by paying Park Development Impact Fees and/or dedicating sites in lieu of Park Development Impact Fees.

Dedication of turn-key neighborhood parks (parks completed in conjunction with development

of a new subdivision) rather than in-lieu fees is desirable subject to policy plan and development plan review for individual master planned areas. In-lieu fees should meet the cost of purchasing parkland if land is not dedicated."

The developers are not proposing to dedicate or otherwise provide park land within the Rice – McMurtry project area. Therefore the developers will be required to pay all required Park Development Impact Fees. The developers will also have to annex into the Ridgeview Park District and pay their pro-rate costs for that park.

<u>Chapter 5 – Public Facilities, Institutions, and Utilities</u> 5.1 Utilities and Public Services

Policy 5.1-I 15: "Do not allow development in the Zone 1 water system to exceed an elevation of 220 feet."

Development in the Rice - McMurtry project area will require the construction of an upper zone (Zone 2) water reservoir and distribution system to provide potable water to all home sites above 220 feet in elevation.

5.3 Schools

<u>Policy 5.3 – I 4:</u> "Reserve school sites as shown on the General Plan Diagram, (appropriately located or alternative sites).

All site designations will be included in policy plans or specific plans which are required for new areas of development (See Policy 2.2 - 19)."

An elementary school site is located within the overall Rice – McMurtry project area on the north side of McMurtry Lane on the west side of Browns Valley Road. Although this is not a part of this development proposal, the Vacaville Unified School District has an option to buy and develop this project site at some future date.

<u>Chapter 6 – Transportation Element</u>

6.1 Standards for Traffic Service and Street Improvements

<u>Policy 6.1-G 1:</u> "Strive to maintain LOS C as the minimum standard at all intersections, interchanges and road links. Design improvements to provide for LOS C in the year 2020 based on the City's development forecast."

<u>Policy 6.1-I 6:</u> "In order to ensure that adequate traffic capacity is provided for the buildout of the General Plan and that new developments do not preclude the construction of adequate circulation facilities, require all new development to provide right-of-way improvements consistent with the Transportation Element, the City's computerized traffic model and the Standard Specifications."

<u>Policy 6.1-I 7:</u> "Consider, in policy plans for new, outlying areas, the long-term growth in through-traffic and potential development in adjacent areas beyond the year 2020 to

determine arterial street right-of-way requirements."

The total of 287 lots will not generate sufficient traffic to adversely impact or otherwise reduce the Level of Service (LOS) at any of the intersections in the vicinity of the project. However, the Transportation Element indicates that Browns Valley Road should be developed as a four-lane roadway. In reviewing the most recent growth projections for this area of the City, it is clear that the anticipated development at buildout will not require a four lane roadway. Two lanes (one travel lane in each direction) with a continuous left-turn lane will be adequate and will not result in a LOS below C. Staff will support an amendment to Table 6-1 and Figure 6-1 & 6-2 of the Transportation Element to reduce the future improvement of Browns Valley Road from a four-lane to a two-lane roadway. This is also more in keeping with the rural nature of the area and will reduce the amount of land that will have to be dedicated for roadway purposes.

6.5 Bikeways and Pedestrian Paths

<u>Policy 6.5-G 1</u>: "Establish a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for commute, recreational and other trips. Figure 6-3 shows a schematic system of bicycle routes on arterial and collector streets."

<u>Policy 6.5-G 3:</u> "Develop bike and pedestrian routes that provide access to schools, historic sites, governmental services, major commercial centers, parks and regional open space."

<u>Policy 6.5-G 4:</u> "Ensure safe, pleasant and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population."

<u>Policy 6.5-I 4:</u> "Develop a series of continuous pedestrian walkways within Downtown and residential neighborhoods. Sidewalks should be creatively designed to invite safe and pleasant use by pedestrians, and be free of obstacles, such as signs. Sidewalks should be protected or separated from traffic."

A pedestrian, bicycle, and equestrian path is proposed around the perimeter of the Reynolds Ranch project, which will also serve as a fire road. In the Knoll Creek project area the perimeter fire road will also be accessible to pedestrians, bicycles, and equestrians. In addition, a sidewalk will be required to connect the new developments to existing sidewalks for access to the Ridgeview Park, so that children going to an from the park will not have to use the street.

<u>Chapter 9 – Safety Element</u> <u>9.1 Geologic and Seismic Hazards</u>

<u>Policy 9.1-I 3:</u> "Require geotechnical studies prior to approval of rezoning, specific plans, or subdivision maps in areas of low damage susceptibility designated 2 through 4 and areas of high damage susceptibility as shown on the Relative Susceptibility to Landsliding Map (Figure 9-1) within a quarter-mile of a known fault. Require comprehensive geologic and engineering studies of critical structures regardless of location. Critical structures are those

most needed following a disaster. They include utility centers and substations, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses. Flood-hazard potential makes any dam a critical structure.

Portions of the Rice – McMurtry area may be within the areas of susceptibility. The analysis within the EIR indicates that development within these areas can be mitigated to a level of insignificance so long as the recommendations of a qualified engineer are followed in all grading and construction.

<u>Policy 9.1-I 10:</u> "Limit cut slopes to 2:1 (50 percent slope) except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term. Where practicable, require more gentle slopes than the 2:1 standard. Encourage use of retaining walls, rock-filled crib walls, or stepped-in buildings as alternatives to high cut slopes. Flatter slopes also are more adaptable to revegetation and are less likely to have an engineered look."

<u>Policy 9.1-I 11:</u> "Require contour rounding and revegetation to preserve natural qualities of sloping terrains and mitigate the artificial appearance of engineered slopes, and control erosion. Plant materials should not be limited to hydroseeding and mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity."

This is related to the previous discussions pertaining to the grading of slopes in excess of 25%. All visible cut slopes will be graded to appear as naturally appearing hillsides.

9.3 Wildland and Urban Fires

<u>Policy 9.3-G 1:</u> "Reduce the risk of wildfires by implementing policies restricting development in Extreme and High Hazard areas."

<u>Policy 9.3-G 2</u>: "Ensure adequate funding is available to provide fire protection services, equipment, and maintenance as new development takes place."

<u>Policy 9.3-I 1:</u> "Establish Mello-Roos Community Facilities districts or other funding mechanisms to provide standby fire protection services, if necessary, because adequate funding will not otherwise be assured."

The project area is currently outside the adopted response times of the Vacaville Fire Department. The Development Agreement provides for the formation of a Public Safety District (equivalent to a Mello – Roos District) to support the relocation of Station 73 from its current location off Vaca Valley Parkway to this general area to provide fire protection. Alternatively, a portion of the Community Benefits Contribution can be used to off-set these costs.

The City Council recently adopted policies governing development adjacent to open space areas that have the threat of wildfire. The Development Agreement requires all development

within the Rice – McMurtry project area to comply with these policies, which include but are not limited to providing a significant landscaped buffer and fire road around the perimeter of the new developments and residential fire sprinklers in all new homes. A copy of the ordinance has been attached as Exhibit I.

Exhibit G

<u>Policy 2.3 – I 23</u>: All new residential development within the Rice – McMurtry project area shall adhere to the following standards and guidelines:

- The area shall be developed with a rural feel and look with semi-custom and custom homes on lots with a minimum size of 10,000 square feet and an overall maximum density of 2.0 units per acre.
- Lot patterns shall be diverse, avoiding repetitive size and shaped lots.
- Lots around the perimeter shall be larger. Along the west side of Browns Valley Road and Shelton Lane, lots are to be at least one acre in size.
- All new lots fronting on the north, east, and south sides of Browns Valley Road and the east side of Shelton Lane shall be at least one-acre in size unless the Planning Commission approves an exception to this standard. Exceptions may only be granted in those cases where it can be shown that the dimensions or configuration of an existing lot or the corner lots with two frontages precludes the attainment of the allowed density. In those cases, all new lots fronting on Browns Valley Road or Shelton Lane shall provide a minimum width of 150 feet and a minimum area of 20,000 square feet. For all other lots not fronting on Browns Valley Road and Shelton Lane the minimum lot size shall be 10,000 square feet.
- All new homes fronting on all sides of Browns Valley Road and Shelton Lane are to be unique custom homes individually-designed by an Architect.
- Housing along Browns Valley Road and Shelton Lane shall be limited to one story.
- Low-level lighting using non-standard light standards and heads is encouraged.
- Private streets with rolled curbs, narrow sections, and sidewalks on at least one side are encouraged.
- There is no requirement to install curbs, gutters, and sidewalks along the east side of Shelton Lane and the north, south, and east sides of Browns Valley Road unless dictated by new development on these properties.
- Public streets must conform with adopted City Standards.
- Perimeter fencing along Browns Valley Road and McMurtry Lanes shall be open in nature, such as three-rail or split-rail wood.
- A public pedestrian, bicycle, and/or equestrian trail system shall connect the developments.
- The landscaped pedestrian and equestrian trail along the Shelton Lane frontage shown on the Concept Plan shall be incorporated into the Reynolds ranch subdivision plans and a similar amenity shall be included in all new development along the west side of Browns Valley Road.
- Browns Valley Road shall be designed and constructed to provide an interim minimum
 pavement width of thirty-two (32) feet. The minimum ultimate pavement width shall be no less
 than forty (40) feet with separated sidewalks and landscaping on both sides. Additional rightof-way and pavement width may be required as the properties fronting on Browns Valley Road
 develop. The City Engineer may approve an interim roadway width and configuration prior to
 the development of the properties fronting on Browns Valley Road.
- Infrastructure master plans for sewer, water, storm drain, and traffic improvements shall be prepared prior to or in conjunction with the processing of subdivision maps for all development within Rice – McMurtry Area.
- Prior to the approval of any subdivision applications, the developers shall assure that all
 required domestic water supply and distribution systems, wastewater collection and treatment
 facilities, storm water management facilities, and roadway segment and intersection
 improvements will be incorporated into the final project plans.

- A landscaped buffer shall be provided around the perimeter of each residential area adjacent to open space for aesthetics as well as fire protection.
- All requirements of the Fire Department for protecting the homes from wildland fires shall be integrated into the final project plans.
- There shall be deed restrictions precluding the new residents from protesting the keeping of farm animals and associated nuisances on the surrounding properties.

EXHIBIT H

Chapter 14.20.290

Development Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat

Section 14.20.290.010. Purpose and Intent. The stated purpose and intent of adopting these provisions is to increase the protection of life and property from wildfire occurring on open lands. This standard shall apply to new residential development located on parcels adjoining or adjacent to permanent open lands and other open lands where no development is anticipated in the near future where wildfire is a threat.

Section 14.20.290.020. Coordination with other Policies and Regulations.

- A. When development occurs on or adjacent to hillsides, these standards will be used in conjunction with the existing City of Vacaville Fire Department Policy addressing hillside development.
- B. Where a conflict results between provisions of these regulations, any other Fire Department Policy, or conditions of approval imposed by any decision making authority of the City of Vacaville, the City of Vacaville Fire Chief shall have the sole responsibility for resolving the conflict.
- C. The Fire Chief, at his or her sole discretion, may waive any of the Development Standards set forth in this Chapter.
- D. In those cases where any improvements required by this Chapter are constructed, installed, or otherwise located on public property, a Lighting and Landscape Maintenance District or similar instrument shall be formed for purposes of providing funds for the on-going maintenance of the improvements at no cost to the City. A Disclosure Statement shall be included in all Grant Deeds precluding any buyer or subsequent owner from protesting the formation of such a financial mechanism and shall agree to pay all reasonable fees, charges, and assessments for the permanent and perpetual maintenance of the required improvements.

Section 14.20.290.030. Open Space Defined. For purposes of this Chapter, "open space" or "open lands" shall include, but shall not necessarily be limited to, public and privately owned open space areas such as hillsides, ridges, detention basins, designated agricultural areas, parks, and other open lands where no development is anticipated in the near future as identified within the General Plan.

Section 14.20.290.040. Fire Buffer Zone. There shall be a total of 50 feet of non-combustible defensible space located between residential yards that are adjacent to open lands where wildfire is a threat.

- A. This space may be located within the parcel, outside the parcel, or a combination of both.
- B. Subject to the review and approval of the Fire Chief, The 50-foot fire buffer zone may include a combination of a Fire Access Road; Fire Protection Greenbelt; Fire Break; or Single Loaded Streets as those improvements are defined in this Chapter.

Section 14.20.290.050. Fire Access Road. When required by the Fire Chief, a minimum 20-foot wide all-weather fire access road shall be provided around the perimeter of the site where wildfire is a threat.

- A. At a minimum, the all-weather road shall be graded and compacted, and shall be kept clear of all flammable vegetation at all times.
- B. The Fire Chief may require the road to be surfaced with asphaltic concrete, decomposed granite, or similar materials.

Section 14.20.290.060. Fire Protection Greenbelt. When required by the Fire Chief, a greenbelt of fire resistive, irrigated low-growth vegetation shall be installed.

- A. The greenbelt shall be maintained to its fire resistive properties.
- B. A permanent irrigation system shall be installed concurrently with the planting of the greenbelt.
- C. The greenbelt shall be irrigated as necessary to maintain its fire resistive properties.
- D. To the extent practical, non-potable water shall be used for the irrigation.

Section 14.20.290.070. Fire Break. Subject to the review and approval of the Fire Chief, a non-combustible fire break that is permanently maintained may be used in areas that are not practical to apply either a greenbelt or fire access road.

Section 14.20.290.080. Single Loaded Streets. When required by the Fire Chief, streets or roads that are directly adjacent to permanent open lands where wildfire is a severe threat shall only have housing located on one side of the street opposite the open space lands to provide additional protection from wildfires. This requirement is typically utilized when there are steep slopes adjacent to the development, although the Fire Chief may impose this requirement based upon the circumstances of any particular case.

Section 14.20.290.090. Drainage Ditches. When a concrete v-ditch is installed between the fire access road and the greenbelt or non-combustible surface, the greenbelt or non-combustible surface can be reduced by the width of the v-ditch. The fire access road must remain a minimum of 20 feet to allow the passing of emergency vehicles. For example: 20-foot fire access road, 4-foot v-ditch, and 26-foot greenbelt or fire break.

Section 14.20.290.100. Non-Combustible Fencing. All fencing adjacent to open space lands where wildfire is a threat shall be of non-combustible material. Subject to the review and approval of the Fire Chief in each case, the fencing may be:

- A. Open, such as wrought iron or similar material;
- B. Solid, such as masonry walls; or
- C. A combination of open and solid, such as a low masonry wall with open wrought-iron fencing above.

Section 14.20.290.110. Rear Yard Setback. Notwithstanding the provisions of the underlying Zoning District, a minimum setback of 30 feet shall be provided from the rear property to the main structure.

Where a greater setback than 30 feet is required by the provisions of the underlying Zoning District, the greater distance shall be used.

Section 14.20.290.120. Side Yard Setback. A minimum 10 foot side yard setback is required for those lots adjacent to the open lands where wildfire is a threat. Note: Parcels that border open lands on the side shall have a 30 foot side yard set back. For example, the last parcel in a row of houses may have open lands on the rear and side. The intent is to protect the main structure from a direct wildfire approaching from the open lands.

Section 14.20.290.130. Residential Sprinkler System. Notwithstanding the provisions of adopted ordinances requiring certain structures to be constructed with fire sprinkler systems, the Fire Chief, at his sole discretion, may require some or all of the structures on a property adjacent to open lands to have fire sprinkler systems installed where the distance from a building to a public water supply is beyond the minimum distance established by local ordinance, ingress and egress for fire protection is sub-standard, or in any other case where the Fire Chief determines that such a residential sprinkler system may be required to minimize the chance of a larger fire.

Section 14.20.290.140. Ingress and Egress. Adequate ingress and egress shall be provided to all structures and improvements as determined by the Fire Chief to meet nationally recognized standards or the circumstances of any particular case.

Section 14.20.290.150. Water Supply. The on-site public water supply shall comply with the adopted City Water Master Plan.

Section 14.20.290.160. Residential Construction Standards. The following requirements shall apply to all newly constructed residential units within the development located adjacent to open lands:

- A. Class A Roof Fire Retardant Materials are required on all structures.
- B. All structures shall be constructed with non-combustible siding.
- C. All structures with eaves shall be enclosed, wrapped, or "boxed-in" with non-combustible materials to the satisfaction of the Building Official.
- D. All attic and underfloor openings shall be protected with 1/8 inch wire screens.

Section 14.20.290.170. Accessory Structures.

- A. All accessory structures, including but not limited to decks, awnings, patio covers, and sheds, shall be at least 10 feet from any front, side, or rear property lines adjoining open lands.
- B. Raised patio decks or elevated porches shall be screened underneath with wire mesh no larger than 1/8 of an inch.