

**CITY OF VACAVILLE PLANNING COMMISSION
STAFF REPORT**

**Agenda Item No G.3
Date: April 3, 2007**

Staff Contact:
Tyra Hays, Associate Planner
(707) 449-5140

TITLE: KNOLL CREEK TIME EXTENSION

REQUEST: CONSIDERATION OF A TWO-YEAR TIME EXTENSION FOR THE KNOLL CREEK TENTATIVE MAP AND PLANNED DEVELOPMENT

RECOMMENDED ACTION: REAFFIRM THE PREVIOUS ENVIRONMENTAL ASSESSMENT AND APPROVE THE KNOLL CREEK TENTATIVE MAP AND PLANNED DEVELOPMENT TIME EXTENSIONS SUBJECT TO THE FINDINGS AND RECOMMENDED CONDITIONS OF APPROVAL.

APPLICATION INFORMATION

APPLICATIONS: Reaffirmation of Previous Environmental Assessment
Tentative Map Time Extension
Planned Development Time Extension

FILE NO: 07-015

**APPLICANT/
PROPERTY OWNER:** Private Island Homes, Inc.

PROPERTY INFORMATION

LOCATION: South side of McMurtry Lane; west of Browns Valley Road; and east of the City of Vacaville Caliguiri Open Space Preserve (APN 123-040-110)

SITE AREA: 22.66 Acres

ZONING: RE-10 and OS

**GENERAL PLAN
DESIGNATION:** Residential Estates

CURRENT LAND USE: Vacant

ADJACENT ZONING & USE: West: OS (City of Vacaville Caliguiri Open Space Preserve)
South: RL-10 & OS-Open Space
(Residential Subdivisions and City Owned Open Space)
North: RE-10, RE-20, & OS (Cheyenne Residential Subdivision)
East: AG (Vacant)

UTILITIES: To be extended to the site

PROJECT SUMMARY

SITE AREA:	22.66 Acres
NUMBER OF LOTS:	38 Lots
PROJECT DENSITY:	1.7 Units/Acre
LOT SIZES:	10,000 sq. ft. to 14,939 sq. ft.
DWELLING UNIT TYPE:	Semi-Custom Single Family Homes
HOME HEIGHTS:	One and Two stories
HOME SQ. FOOTAGES:	3,083 – 4,279 Square Feet
REQUIRED SETBACKS*:	Front: Min. 25, Sides: Min. 10', Rear: Min. 20'
ACCESS:	Two streets from McMurtry Lane

* Setback reductions were granted for a few lots with the approval for the house plans.

PROJECT DESCRIPTION

The Knoll Creek tentative map consists of 38 lots on a 22.66-acre parcel located on the south side of McMurtry Lane to the west of Browns Valley Road and east of the City of Vacaville Caliguiri Open Space Preserve. 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.

The Knoll Creek Planned Development was approved as a high-end semi-custom home subdivision. House plans for this project were approved by the City of Vacaville Planning Commission on November 7, 2006. The approved house plans range from 3,083 to 4,279 square feet and are comparable to the homes currently under construction within the Cheyenne residential project located to the north of the project site. There are no changes being requested to the original conditions of approval.

HISTORY

November 7, 2006 – The City of Vacaville Planning Commission approved the Cottonwood Creek Estates House Plans for the Browns Valley Site (Rancho Rogelio) and the McMurtry Lane site (Knoll Creek).

March 1, 2005 – The City of Vacaville Planning Commission reaffirmed the Rice McMurtry Annexation and Residential Project Environmental Impact Report and approved the Knoll Creek Tentative Map and Planned Development.

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

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

April 27, 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.

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

April 1, 2003 – 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.

February 27, 2003 – 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.

January 30, 2003 – 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.

PROJECT ANALYSIS

1. Time Extension

The applicant is requesting a time extension of the existing Tentative Map and Planned Development applications. Staff is recommending a two-year time extension because approximately half of the subdivision is dependent on the construction of a Zone 2 water reservoir capable of serving pad heights in excess of 222 feet above sea level. The construction schedule of the Zone 2 water reservoir is not known at this time and Staff does not want the time extension approval period to expire prior to the infrastructure issues being resolved. No changes to the previous project approval are being proposed with this time extension. The original Planning Commission staff report, dated March 1, 2005, has been attached in its entirety as Exhibit B.

2. Tentative Map

The previously approved Tentative Map proposes to subdivide a 22.66 acre vacant parcel zoned for Residential Estates with 10,000 square foot minimum lots into 38 residential lots. The proposed lots comply with the minimum lot area, depth, and width requirements of the RE-10 zoning district. Approximately 10 acres of the 22.66 acre site will be dedicated to the City as permanent open space. Access to the site will be provided via two new streets off McMurtry Lane. All the lots will have access via the internal subdivision streets.

As part of the project, the applicant is required to repair a large landslide on the adjacent City of Vacaville Caliguiri Open Space Preserve which adversely affects the project site. Condition of approval #49 states:

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.

A geotechnical report including recommended remediation and stabilization measures for the landslide areas has been submitted to the City Engineer for review and approval. The recommended remediation and stabilization measures require the previously approved grading plan to be revised along the western property line of the project site. In addition, substantial grading will be required on the Caliguiri Open Space Preserve in order to correct the landslide. In addition to correcting the landslide, the application will construct an all-weather fire emergency access road on the Caliguiri Preserve along the western property line of the project site which will benefit the project site in exchange for constructing a culvert crossing connecting the existing parking lot on the Preserve to McMurtry Lane.

Staff is currently reviewing improvement plans and a final map for the Knoll Creek subdivision, but the Tentative Map approval expired on March 1, 2007. The Time Extension application for the project was received in advance of the expiration date, thus the life of the approval was extended an addition 60 days. Unfortunately, due to reasons outside of the City's or

applicant's control, the improvement plans and final map may not get approved within this time period.

3. Planned Development

Projects involving a new tentative map and located in an area potentially subject to a natural or man-made geologic hazard, including hillside areas with slopes that are greater than 10 percent with a minimum vertical change of 25 feet or more are required by Chapter 14.09.111 of the Land Use and Development Code to apply for a Planned Development. A planned development permit is applicable in this case to address: (1) a new tentative map located in a hillside area, and (2) deviations from the standard code requirements, such as the setback reductions approved with the Cottonwood house plans.

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. The Planned Development application for Knoll Creek incorporated development and design standards specified by Policy 2.3 – I 23 of the General Plan. This General Plan policy was approved in lieu of a specific plan upon annexation of the Rice McMurtry Area. (Note: Policy 2.3- I23 is included in the Rice McMurtry Projects staff report attached as Exhibit B.)

No changes are being proposed as part of this Time Extension application. House plans and the master plotting plan for this development were approved by the Planning Commission on November 7, 2006.

ENVIRONMENTAL REVIEW

The City Council certified the Rice McMurtry Annexation and Residential Project Environmental Impact Report (EIR) on April 27, 2004 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. On March 1, 2005, the Planning Commission reaffirmed the Rice McMurtry EIR for the Knoll Creek Tentative Map and Planned Development. No additional environmental impacts have been identified as part of the proposed Tentative Map and Planned Development Time Extensions. The project is subject to the Rice McMurtry Annexation and Residential Project Mitigation Monitoring Program.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution 07-015 reaffirming the Rice McMurry Annexation and Residential Project Environmental Impact Report and approving the Knoll Creek Tentative Map Time extension and Planned Development Time Extension for a period of two years subject to the findings and conditions of approval attached to the resolution.

ATTACHMENTS:

Resolution 07-015

Exhibit A: Conditions of Approval

Exhibit B: Rice McMurry Projects Staff Report dated March 1, 2005

RESOLUTION NO. 07-015 (Revised)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VACAVILLE REAFFIRMING THE RICE MCMURTRY ANNEXATION AND RESIDENTIAL PROJECT ENVIRONMENTAL IMPACT REPORT AND APPROVING THE TENTATIVE MAP AND PLANNED DEVELOPMENT TIME EXTENSIONS FOR KNOLL CREEK

WHEREAS, the Planning Commission of the City of Vacaville conducted a hearing on April 3, 2007, to consider a reaffirmation of the previous Environmental Impact Report and Time Extension request for the Knoll Creek subdivision Tentative Map and Planned Development relating to the following described property:

South of McMurtry Lane; west of Browns Valley Road; and east of the City of Vacaville Caliguiri Open Space Preserve
APN: 123-040-110

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

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

WHEREAS, the Planning Commission has reviewed the written record for a reaffirmation of the previous environmental assessment and, on the basis of the factual information, approves a reaffirmation of the previous environmental assessment, based on the following findings:

1. That the activity is within the scope of the project covered by the previous Environmental Impact Report;
2. That no new significant effects would occur or no new mitigation measures would be required;
3. That the Statement of Overriding Considerations was adopted with the previous project for which the Environmental Impact Report was prepared has been incorporated into the project approval;
4. That feasible mitigation measures or alternatives adopted with the previous Environmental Impact Report have been incorporated into the project approval; and
5. That no new environmental document would be required.

WHEREAS, the Planning Commission has reviewed the request for the Knoll Creek Tentative Map Time Extension to subdivide a 22.66 acres parcel into 38 residential lots and a 10-acre (approx.) open space parcel 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 Knoll Creek Planned Development Time Extension 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 has been considered.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City Vacaville does hereby reaffirm the Rice McMurtry Annexation and Residential Project Environmental Impact Report and approve the Tentative Map and Planned Development time extensions for Knoll Creek for a period of two-years from this hearing date, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by reference.

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 3rd day of April, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Scott D. Sexton, Director of Community Development

EXHIBIT A

CONDITIONS OF APPROVAL

Knoll Creek
West Side of Browns Valley Road,
South of McMurtry Lane
File No. 07-015

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. 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 four 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. Note: 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 four 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:

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 #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.
 - 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:
 - 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 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,
 - 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 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 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 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 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 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 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.
54. **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.

55. **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

56. **Storm Drain Improvements.** The Developer shall design and construct all 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 & 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.
61. **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.

65. **Sewer Line.** The Developer shall construct all sewer lines needed to serve the project as 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 an 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 an 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.

76. **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 than 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.
79. **Landscaping.** 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.

86. **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 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, cathodic 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

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. On-site 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 off 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.

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

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.

