CITY OF VACAVILLE PLANNING COMMISSION **Agenda Item No. 8.D**
STAFF MEMO **October 16, 2018**

Staff Contact:
Albert Enault
(707) 449-5364

SUBJECT: EXHIBIT B – VANDEN ESTATES VILLAGES C AND E HOUSE PLANS

APPLICATION INFORMATION

APPLICATIONS:	Reaffirmation of Previous Environmental Assessment and Planned Development
FILE NO:	File No. 18-249
APPLICANT AND PROPERTY OWNER:	Nicole Hunt – Richmond American Homes

DISCUSSION

After publishing the staff report for Vanden Estates Villages C and E House Plans, staff was made aware of an error with Exhibit B (conditions of approval). Specifically, the Exhibit B attachment that was included with the published staff report describes conditions of approval for Vanden Estates Villages A and B House Plans. Exhibit B should describe conditions of approval for Villages C and E. Therefore, staff is providing the correct conditions of approval for Vanden Estates Villages C and E House Plans, which are attached to this memo.

RECOMMENDATION

Approve the resolution reaffirming the Vanden Meadows Environmental Impact Report, and approving the Vanden Estates Villages C and E House Plans Planned Development, subject to the attached conditions of approval.

EXHIBIT B TO RESOLUTION 18-249

CONDITIONS OF APPROVAL

VANDEN ESTATES VILLAGES C AND E HOUSE PLANS

I. Standard Conditions of Approval:

The Richmond American Homes (hereinafter referred to as "Applicant") and Vanden Solutions, LLC (hereinafter referred to as "Property Owner") shall comply with the applicable Standard Conditions of Approval. In the event of a conflict between the Standard Conditions of Approval and these Conditions, these conditions shall prevail.

II. Project-Specific Conditions:

The Applicant and Property Owner shall comply with the following Project-Specific Conditions:

PLANNING

1. This action approves the Vanden Estates Village C and E House Plans Planned Development, located east of Nut Tree Parkway and west of Vanden Road. The Planned Development allows the construction of four house plans on 97 lots. The house plans consist of two (2) single-story models and two (2) two-story models ranging in floor area from 2,758 sq. ft. to 3,446 sq. ft. Exterior elevations reflect Farmhouse, Prairie and Craftsman design themes. The proposed floor plans include 3-4 bedrooms, 2.5-3.5 bathrooms, living room, study area, kitchen, dining room, with optional lofts and California rooms. Exterior building materials include stucco, stone veneer, decorative foam shutters, board and batten siding, metal garage doors, and concrete tile roofing. This action also approves exceptions to development standards for increased lot coverage on Lots 18 and 23 for outdoor California Rooms.

   This approval shall expire on October 16, 2020, unless Building Permits are issued and construction commenced and diligently pursued prior to the expiration date, or an application for a time extension is filed prior to the expiration date.

2. Plans submitted for Building Permits shall be in substantial compliance with plans approved by this action and dated October 16, 2018, except as modified by these conditions of approval. Any modifications to the approved development plan, landscape plans, project description and house plans, except as modified by these conditions of approval, shall be subject to review and approval by the Director of Community Development and may require a separate Planning entitlement review process.

3. The Applicant/Property Owner shall comply with all provisions contained in the Vanden Meadows Environmental Impact Report and Mitigation Monitoring and Reporting Plan.

4. The Standard Conditions of Approval and the Project Specific Conditions set forth herein shall run with the land and shall apply to the Project Applicant/Property Owner and to all future owners of the property. (Cohn v. County Board of Supervisors (1955) 135 Cal. App. 2d 180, 184)

5. For the purpose of assisting City staff to perform a timely review of the project Building Permit submittal, plans submitted for Building Permits shall include a cover letter identifying the sheet numbers from the plans that correspond to each condition of approval.

6. The Vanden Estates Villages C and E House Plans shall comply with the following minimum building setbacks, as measured from the property line to the foundation, but exclusive of architectural features such as sills, cornices and eaves that extend into the required setbacks by no more than two feet.

    a. Front – 20 ft. to garage door, 15 ft. to living space and 10 ft. to front porch.
    b. Side – 5 ft. & 10 ft., with 15 ft. between homes.
    c. Angled Corner – 10 ft.
    d. Rear – 15 ft. to living and 10 ft. to patio covers or California rooms.

7. Plot Plans submitted for Building Permits shall include the following information for future property owners:

    a. Lot coverage percentage; and
    b. Second story building footprints.

8. Plans submitted for Building Permits shall identify all building elevations. Front elevation design features and materials shall be returned a minimum of four (4) feet on side elevations, except that materials simulating columns or similar features may be returned the equivalent width of the feature approved on the front elevation. On street side elevations, architectural treatment shall be used that is equivalent to the front elevation, building materials and features. Street facing rear elevations shall include trim around windows, vents, and door openings, decorative windows, and other architectural enhancements that improve the appearance of the residence to the satisfaction of the Director of Community Development

9. Plans submitted for Building Permits shall confirm that no more than fifty (50) percent of the required front yard shall be paved with concrete, asphalt, or other similar impervious materials.

10. No less than one (1) off-street parking space shall be provided for each model home complex. Parking spaces shall be located within 600 ft. of the model complexes. All parking spaces for the model home complexes shall comply with Chapter 14.09.128 (Supplemental Standards, Off-Street Parking and Loading) of the Land Use and Development Code. The Applicant shall provide a minimum of three (3) off-street parking spaces and one (1) accessible space.

11. Sales offices, signs and temporary improvements associated with the model complexes shall be removed prior to occupancy of the last dwelling unit constructed in the subdivision. Sales offices located in an approved garage space shall be converted back into garage area.

12. Plans submitted for Building Permits shall include a final Landscape and Irrigation Plans, subject to review and approval by the Director of Community Development. The plans

shall comply with landscaping standards specified in the Vanden Meadows Specific Plan, and the following conditions:

a. All dwelling units/lots shall include a minimum of one street tree and one ornamental tree (minimum 15-gallon, 1½ in. trunk caliper measured 4 ft. above finished grade). On an ongoing basis, at least one street tree shall be located within the required front yard of all dwelling units/lots.
b. Front and side yards trees and plants shall be of a variety that ensures adequate shading of adjoining sidewalks or curbs, subject to the approval of the Community Development Director.
c. Trees shall not be planted directly on top of any water or sewer lines. Dimensions shall be included on the plans to confirm that front yard trees are planted a minimum distance of 8 ft. from concrete and house foundations, and 10 ft. from water and sewer lines. Deep root barriers shall be provided for all trees within eight (8) feet of pavement. Trees shall not be planted within ten (10) feet of sewer or water lines.
d. All landscape areas shall contain appropriate soil amendments to ensure sustained growth of trees and shrubs.
e. The Applicant/Property Owner shall provide landscaping in accordance with the City's Water Efficient Landscaping Regulations and the Water Conservation Ordinance. Use of drought tolerant, native species shall be used as specified by this ordinance.

13. Hours of noise producing construction shall be from 7:00 a.m. to 6:00 p.m., Monday through Saturday. Construction activities shall conform to the following standards, which shall be clearly labeled on plans submitted for Building Permits:

a. There shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment and no servicing of equipment except during the permitted hours of construction;
b. Radios played at high volume, loud talking and other forms of communication constituting a nuisance shall not be permitted; and
c. There shall be no construction on Sundays or legal holidays. Exceptions to these time restrictions may be granted by the Director of Community Development for one of the following reasons: (1) inclement weather affecting work; (2) emergency work; or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors so as to constitute a nuisance. The Director of Community Development must be notified and must approve the work in advance.

14. Section 14.09.072.150 (D) of the City of Vacaville Land Use and Development Code states: “A permit or entitlement may be revoked for reasons which include, but are not limited to, any of the following: (1) Failure to comply with the original approval or with one or more of the project conditions as originally approved; or the construction or development of the subject property is not in conformance with the project as approved; (2) Upon a determination that the permit or entitlement was obtained or extended upon fraud or misrepresentation; and (3) Upon a determination that the project violates a provision of the Municipal Code or is not operating in conformance with the performance standards”.

15. The Applicant/Property Owner shall comply with these conditions of approval and all applicable provisions of the Vacaville Municipal Code (Zoning, Subdivision, Building Codes, etc.), the Vacaville General Plan and any applicable policy plan or specific plan, as

such provisions may be amended from time to time including, but not limited to, Vacaville Municipal Code Section 14.09.072.190, which requires, except as otherwise provided by law (e.g. Government Code 66474.9) that the Applicant/Property Owner shall defend, indemnify, and hold harmless the City and its officials and employees in any action, claim or proceeding brought by any person or entity to overturn, set aside, or void any permit, entitlement, or approval issued or granted by the City. The City shall promptly notify the Applicant/Property Owner of any such action, claim or proceeding and the City shall cooperate with Applicant/Property Owner in the defense thereof without contributing to the cost of such defense.

16. The Applicant/Property Owner shall indemnify, defend and hold the City of Vacaville and its officers and employees harmless against all claims, suits or actions made against them arising out of or in connection with the ownership, occupancy, use or development of the project site, or any portion thereof, including the installation or construction of improvements thereon; however, this duty to indemnify and defend shall not extend to any claim, suit or action arising solely from the City or its officers or employees' negligence or misconduct. In addition, the Applicant/Property Owner shall comply with the requirements of Vacaville Municipal Code Section 14.09.072.190.

DEVELOPMENT ENGINEERING

17. If driveway locations are moved from the location specified on the approved project improvement plans, the Applicant shall submit a plan revision for the improvement plan requesting this change. Approval of the revised driveway location shall be subject to the City of Vacaville Standard Specifications and Details.

FIRE

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

19. Approved address numbers shall be provided for each home. Such numbers shall contrast with their background and be readily visible from the street. CFC 901.4.4, NFPA 1, 10.13 and Vacaville Fire Dept. Policy.

20. All work shall be in conformance with California Fire Code Chapter 33, "Fire Safety During Construction and Demolition" and NFPA 241 "Safeguarding Construction, Alteration, and Demolition Operations".

21. In case a fire detection and/or suppression system is out of service for any length of time, a firewatch shall be assigned to monitor the premises. In addition, the contractor shall notify the Fire Department before a system is taken out of service and indicate specifically when the system is to be out of service and when it is to be restored. CFC 901.7, 1404.5, NFPA 101, 9.6.1.7. The Fire Department's guideline is attached hereto.

22. Fire sprinklers shall be required per the most current edition of NFPA, CRC and CFC.

23. Confirm fire department access by using the Vacaville Fire Department's turning radius information to confirm that fire apparatus will be able to access and make all the turns in this subdivision.

24. Fire hydrants shall be located no more than 300 feet (122 m) from a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and water mains shall be provided at a location(s) required by the Fire Code Official. The applicant shall also verify fire hydrant location(s) with the Vacaville Fire Department.

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

26. Fire lanes shall be required and have signage where needed. This will be decided during inspections.

27. Deferred submittals to the Vacaville Fire Department shall be required for, fire sprinkler.

28. Fire flow shall meet the requirements of the CFC for the building type and size.

29. Smoke alarms and carbon monoxide alarms shall be required per the CFC and CRC.

30. An approved water supply and emergency vehicle access shall be completed prior to any combustible materials being allowed on the project site. Please contact Jill Childers at (707) 449-5482 for a clearance letter prior to receiving any combustible materials at this site.

31. Unless otherwise approved by the Fire Marshal, all private driveways shall meet the following criteria:

    a. Average grades shall not be more than 12.5% with no section greater than 14%.
    b. Sections of private driveways less than 100 feet in length may have grades of 15% if specifically approved by the Fire Marshal on a case-by-case basis.
    c. Private driveways greater than 100 feet in length shall have a minimum clear width of 20 feet.
    d. Private driveways less than 100 feet in length shall have a minimum width of 15 feet.
    e. Private driveways greater than 100 feet in length shall have a turn-around or turnout approved by the Fire Marshal every 100 feet and at the structure.

32. Plan Checks for Fire Department permits require a minimum four week out review period.

33. The applicant shall submit three (3) complete sets of automatic fire sprinkler system plans, hydraulic calculations, and specifications to the Fire Department, conforming to NFPA 13, for review and approval prior to installation.

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

35. Water supply valves controlling automatic fire sprinkler systems including backflow prevention devices shall be electrically monitored by a UL listed central station where twenty or more sprinklers are required. Provide approved central station supervision for flow and tamper. (1003.3.1) CFC / (904.3.1) CBC

36. The applicant shall submit three (3) complete sets of fire alarm system plans, and specifications conforming with NFPA 72 to the Fire Department for review and approval prior to installation indicating the following: (1007 & 1001.3) CFC

    a. State Fire Marshal and U.L. listings of all components of fire alarm system including wiring (model numbers for all equipment, devices, and materials).
    b. Floor plan(s) showing all alarm devices and all room classifications.
    c. A point to point wiring and alarm system riser diagram.
    d. Voltage drop and battery calculations.
    e. Supply calculations showing power consumption of all devices.
    f. California State License stamp on plan (wet stamp)

37. Prior to occupancy the applicant shall provide proof of maintenance agreements which meet the specifications of California Title 19, NFPA 25 and 72.

38. The applicant submit three (3) complete sets of fire extinguishing system plans, specifications, including manufacturer's specifications, for the protection of commercial-type cooking equipment (conforming to standard UL300) to the Fire Department for review and approval prior to installation. Include provisions for Class K extinguisher(s). (1005.2) CFC. This system shall be required to be maintained per NFPA 96, including duct cleaning.

39. At no time shall any work regulated by the Fire Code or State Fire Marshall Amendments to CCR Title 24 shall be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

40. At no time shall the installation of any fire service main, fire hydrant, indicating control valve or fire department connection be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

41. At no time shall the installation of any fire sprinkler pipe be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

42. At no time shall the installation of any fire alarm devices or material be allowed until adequate plans, specifications, and appropriate plan review fees are submitted and approved by the Fire Department.

43. The applicant shall contact the Fire Department at (707) 449-5482 (minimum two working days notice required) for required inspections. Final inspection will need to be scheduled with your Building Inspector.

44. Additional annual permits may be required prior to occupancy.

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

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

General Conditions

1. Development shall be in substantial conformance with the approved Project Plans submitted by Richmond American Homes, and stamped approved on October 16, 2018, and any modifications or changes as may be required to meet these Standard Conditions of Approval and any Special Conditions of Approval. In the event the Applicant/Property Owner proposes any deviations from the approved plan of subdivision or the Standard or Special Conditions of Approval, the Director of Community Development or his designee may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The Applicant/Property Owner will be responsible for paying a new application fee for any such reconsideration.

2. In the event of a conflict between these Standard Conditions of Approval and any Special Conditions, the Special Conditions of Approval shall prevail. If applicable, any conflict between the Standard and or Special Conditions of approval and the Development Agreement, the Development Agreement shall prevail.

3. Prior to the issuance of any grading and/or building permit, the development shall comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Codes, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, and these Conditions of Approval.

4. Failure of the project Applicant/Property Owner to comply with all applicable provisions of the Vacaville Municipal Code (Land Use and Development Code, Subdivision Code, Building Codes, etc.), the Vacaville General Plan, any applicable policy or specific plan, and these conditions of approval may result in revocation of the project approval.

5. No development shall commence until the Applicant/Property Owner receives a grading permit and/or a building permit and pays all applicable fees, charges, and assessments, including development impact fees and building permit and inspection fees, in accordance with Chapter 11 of the Vacaville Municipal Code and any applicable School Impact Fees and County Facilities Fees.

Hold Harmless; Indemnification of City

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

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

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

<u>Cooperation In The Event Of Legal Challenge</u>

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

<u>Consultations and Permits Required by State and Federal Agencies</u>

9. The Applicant/Property Owner shall be responsible for scheduling all required consultations and obtaining all necessary permits from all applicable State and Federal resource agencies prior to commencement of grading activities, unless otherwise approved by the City Engineer and/or Director of Community Development.

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

Construction Activities

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

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

Public Improvements

13. Unless specifically approved as a part of the overall development plan, all proposed public improvements shall conform to the latest City Standard Specifications as adopted September 11, 1990, and as updated in May, 2006. These improvements (including sewer and water services) shall be shown on the building permit plans and must be approved by the City Engineer prior to the issuance of a building permit.

14. In the event Applicant/Property Owner proposes any Design Exceptions to the City Standards and Specifications, a letter signed and wet stamped by the Civil Engineer for the development shall be submitted with the Civil Improvement Plans, Grading Plans, or Building Permit Plans describing each requested Design Exception, the sheet or page number or numbers on the plans where each improvement subject to the Design Exception is described, and an explanation describing why such Design Exception is being requested and how the Design Exception meets or exceeds the City's Standards.

15. All public improvements must be in and accepted by the Public Works Director prior to the issuance of any Certificates of Occupancy for any development allowed by this approval unless specifically addressed by these Conditions of Approval or approved by the Director of Public Works and City and Applicant/Property Owner enter into a Deferred Improvement Agreement.

16. The Applicant/Property Owner will provide a deposit for the improvements and pay Plan Check and Inspection Fees in accordance with Ordinance 1053.

17. Submission of a soils and geotechnical report prepared by a Civil Engineer licensed by the State of California shall be required as a condition of approval the Civil Improvement Plan. The Civil Improvement Plan shall be signed and wet-stamped by the Applicant/Property Owner's civil engineer prior to approval by the City.

18. The Applicant/Property Owner shall post a construction clean-up deposit in accordance with Resolution 1986-F-5.

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

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

Encroachment Permit

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

Transitioning Existing Improvements

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

Damage/Repairs

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

23. Applicant/Property Owner shall slurry seal existing roads not being reconstructed along the project frontage prior to occupancy.

Construction Coordination

24. Applicant/Property Owner shall construct all infrastructure improvements in a timely manner in accordance with the overall project infrastructure improvement schedule approved by the City in conjunction with the Civil Improvement Plans.

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

measures are implemented to the satisfaction of the City Engineer, Chief Building Official, or Director of Public Works.

Design Permits, Use Permits, Planned Developments; Variances

25. Development shall be in substantial conformance with the approved Project Plans submitted by Richmond American Homes and stamped approved on October 16, 2018, and any modifications or changes as may be required to meet these Conditions of Approval. In the event the Applicant/Property Owner proposes any deviations from the approved site plan, floor plan, elevations or these Conditions of Approval that may not be approved in accordance with applicable provisions of the Land Use and Development Code, the Director of Community Development may require the project to be re-submitted to the Planning Commission for consideration at a duly noticed public hearing. The Applicant/Property Owner will be responsible for paying a new application fee for any such reconsideration.

26. The project approval is granted for a period of one year from the effective date of approval unless a Special Condition is approved granting a different length of time. Unless a building permit is issued and the improvement of the site is diligently pursued or completed prior to the expiration of one year, the approval shall lapse and become void. A one-year extension may be considered by the original decision-maker, provided that prior to the expiration date an application for renewal of the project is filed with the Community Development Director. Approval shall be for two years if processed concurrently with a Tentative Map.

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

Master Plotting Plan for Residential Developments

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

Architecture and Design

29. Unless approved as a part of this application, the Director of Community Development shall review and approve the proposed colors and exterior construction materials prior to the issuance of Building Permits.

30. Roof materials shall be tile, treated wood shake, 40-year architectural grade composition, or an equivalent approved by the Community Development Director. The decision-maker may specify the type of roof material(s) for the development in compliance with this standard.

31. All single family detached and/or attached residential units within the development shall have internally-illuminated house numbers.

32. Acceptable siding materials include, but are not limited to, amazonite siding, lap siding, horizontal siding, vertical siding, diagonal siding, shingles, stucco, and masonry. T-111 siding, with a minimum thickness of five-eighths (5/8) inch, may be permitted only on side or rear elevations not facing a street.

33. All residential units shall have garages with sectional, roll-up garage doors.

34. Roof mounted equipment such as electrical equipment, air conditioning or heating equipment or compressors, generators, or other similar mechanical equipment, shall be screened from public view from adjoining private or public property and public rights-of-way by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. All screening is subject to review and approval by the Community Development Director. The Community Development Director may approve exceptions for solar equipment.

35. Equipment may be screened by a separate roof screen that is architecturally integrated with the building, and when screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The Community Development Director may approve exceptions for solar equipment.

36. Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction.

37. All building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

38. The Director of Community Development shall approve the placement of centralized mailbox delivery and/or parcel locker units if required by the United States Postal Service. The Director may require decorative framework or other enhanced architectural treatment. The Applicant/Property Owner shall submit a separate drawing with the improvement plans indicating the location(s) of the unit(s) and any design enhancements for review and approval.

Signs

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

Decorative Walls and Fences

40. The Applicant/Property Owner shall submit to the Community Development Director detailed plans for corner lot, block end, perimeter, unit perimeter, and easement fencing which shall be provided by the Applicant/Property Owner. Corner lot fencing shall be placed not closer than fifteen (15) feet from the face of curb on the street side of a corner lot. All fences shall be returned to the adjacent dwelling per the requirements of the Community Development Director.

41. All required fencing shall be shown on plot plans submitted at the time of building permit application for individual lots and shall be located and constructed in a manner consistent with the details and specifications approved by the Community Development Director. Such fencing shall be installed prior to occupancy of individual homes. For model homes, the Community Development Director may allow the required fencing to be deferred provided appropriate financial security such as a bond or cash deposit is submitted to ensure that the required fencing is installed prior to the sale of the home to an individual buyer.

42. Wall and fence height shall be measured from the finished grade level established through the approved grading plan, on the side of the fence on which the grade elevation is the greatest. When a retaining wall is used in combination with a wall or fence, the total height of the wall or fence shall be measured from the originally approved grade level, established through a subdivision improvement plan or an approved grading plan, on the side of the fence on which the grade elevation is the greatest.

Energy Conservation

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

Building Standards and the Issuance of Building Permits

44. No building permit shall be issued until:

    a. The Chief Building Official reviews the plans and specifications and determines compliance with current State adopted Building Standards and all related Appendix Chapters as amended and restated in Title 14 of the Vacaville Municipal Code.
    b. The Community Development Director determines that the plans and specifications conform to the General Plan; all applicable Specific and Policy Plans; the Vacaville Land Use and Development Code, and these Conditions of Approval.
    c. No grading and or/construction may commence unless and until a grading and/or a building permit has been issued and all applicable fees and charges have been paid, except as noted in the California Building Standards.

45. All design calculations shall meet all criteria for Seismic Design Category D and a Basic Wind Speed of 85 MPH Surface Roughness C unless otherwise directed by the Building Official.

46. The Applicant/Property Owner is responsible for submitting all of the plans, specifications and reports as required by the Building Official of the Community Development Department.

47. A soils report providing design and construction criteria shall be provided for all proposed building foundations for new buildings.

48. The State of California requires that prescriptive energy standards be met or energy calculations be submitted to the Building Official for all new construction and when conditioned space volume is increased in an existing facility. The energy design shall meet the current State adopted residential and nonresidential standards of the California Energy Commission.

49. All design shall conform to the current State adopted Building Standards.

Grading Plans

50. Applicant/Property Owner shall prepare and submit to the City Engineer a Geotechnical Investigation Report prepared by a Civil Engineer or Geotechnical Engineer, licensed in the State of California, to be used in the preparation of the grading plan. The Geotechnical Investigation Report shall provide recommendations for all grading and remediation work. The Applicant/Property Owner shall comply with the recommendations of the Geotechnical Investigation Report and any additional requirements deemed necessary by the City Engineer and Chief Building Official.

51. A grading, geotechnical, and erosion control plan shall be submitted concurrently with the Final Map and Improvement Plans. Plans shall show any effect on adjacent properties.

52. For projects with greater than 5,000 cubic yards of grading, grading plans shall be prepared by a Civil Engineer licensed by the State of California in accordance with Appendix Chapter 33 of the California Building Standards Code and Section 11 of the Standard Specifications. The plans shall be accompanied by a Soils Report prepared, signed, and wet-stamped by a geotechnical engineer licensed by the State of California, and shall be submitted to the City Engineer for concurrent review with the Improvement Plans and Final Map.

53. For projects with 5,000 cubic yards or less of grading, grading plans in accordance with Appendix Chapter 33 of the California Building Standards Code and Section 11 of the Standard Specifications shall be prepared by a Civil Engineer licensed by the State of California unless otherwise approved by the Chief Building Official. If required by the Chief Building Official, the plans shall be accompanied by a Soils Report prepared, signed, and wet-stamped by a Geotechnical Engineer licensed by the State of California, and shall be submitted to the City Building Official for review and approval prior to the issuance of a building or grading permit.

54. The grades and elevations shown on the Tentative Map are considered preliminary and subject to further review. The final design elevations for streets and building pads shall not vary more than 0.5 ft. from those shown on the subdivision Tentative Map, unless otherwise approved by the City Engineer. In no case shall the grading deviate from the criteria set forth in Section 11 of the City of Vacaville Design Standards without approval from the City Engineer and the Director of Public Works. The Applicant/Property Owner 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.

55. The grading plan shall show all finish floor elevations of all buildings, building pads and parking lot grades of all pavement areas. The cross slopes of the parking lot shall be not less than 1% minimum.

56. Reasonable measures shall be provided for and practiced to minimize any nuisance from dust during grading and construction operations, including but not limited to having a water truck on the site and watering as necessary to keep fugitive dust from nearby developed properties.

57. All grading work shall be performed in one continuous operation. In addition to grading information, the grading plan shall indicate all existing trees to be preserved and trees to be removed as a result of the proposed development.

58. Applicant/Property Owner shall install and maintain proper erosion control measures at every stage of construction of the project in all areas of the parcel as required by City Engineer.

59. All landscaped and graded slopes shall be hydro-seeded and treated with erosion control measures immediately upon completion of grading to prevent soil erosion. The hydro-seed mix shall be subject to approval by the Director of Public Works. For slopes greater than 3:1, the Applicant/Property Owner shall install proper erosion control measures for added slope protection against erosion per Regional Water Quality Control Board requirements for 2:1 slopes.

60. Prior to any grading activity, a grading permit shall be issued and all applicable fees paid.

61. Prior to the issuance of any building permit, the Applicant/Property Owner shall plot the house footprints on the final grading plan and show all drainage, retaining walls and final grading of each lot.

62. Prior to the issuance of a building permit for construction on any lot approved by this Subdivision, a Land Surveyor licensed by the State of California shall certify to the Building Official that the building pad elevation and all on-site drainage conforms to the elevations shown on the Grading Plans, Final Map, and/or Improvement Plans.

Retaining Walls

63. Where finished grade of a property is in excess of 12 inches higher or lower than the abutting property or adjacent grade, and an appropriate slope is not feasible, a concrete or masonry block retaining wall or other suitable solution acceptable to the Director of Community Development shall be required to be constructed. All retaining walls over 12 inches high shall be shown on the project grading plans for review and approval by the City Engineer prior to starting grading operations. No retaining walls on the site shall be in excess of 5 ft. high or what shown on the tentative Map. All retaining walls shall be designed and constructed in accordance with City requirements and building codes and constructed prior to building permit.

64. Applicant/Property Owner shall indicate the location and bottom and top elevation of all retaining walls on the plot plans submitted with Building Permit applications to the satisfaction of the City Engineer.

Removal of Obstructions

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

Lot Drainage

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

67. Applicant/Property Owner's Engineer shall submit a stamped and signed calculation showing to the satisfaction of the City Engineer that all building pads will be protected from a 100-year flood. Prior to the issuance of a building permit on any parcel or lot created by this Subdivision, a Surveyor or Civil Engineer licensed by the State of California shall certify that the pad elevation for any such parcel or lot and the approved drainage system is as shown on the grading plan.

Non-Stormwater Discharges

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

Utility Relocation

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

Maximum Slopes of Driveways

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

Public and Private Landscaping

71. The landscaping plans shall include the total square footage of all landscaped area.

72. Prior to the conveyance of any dwelling unit or lot, the Applicant/Property Owner shall install at least one street tree and one accent tree (minimum 15 gallon 1 1/2 inch trunk caliper measured from four feet above finished grade), pursuant to the requirements of Data Sheet ST01, as revised, in front of each lot or dwelling unit.

73. Corner lots shall also be landscaped between the fence and back of sidewalk with a minimum of three trees (minimum 15-gallon at planting with 1½ inch trunk caliper measured from four feet above finished grade), shrubs, and groundcover.

74. Landscaping and irrigation shall be installed in the front yards of each lot in accordance with criteria established by either the Planned Development, Use Permit, Policy Plan, Specific Plan, and or any other Conditions of Approval prior to receiving a Certificate of Occupancy, unless a suitable financial security is deposited with the Building Official to ensure timely compliance with this condition.

75. After the installation of the landscaping / irrigation, the landscape architect and the landscape contractor shall provide written confirmation to the City Planner that the completed landscaping is installed per the approved landscape plan.

76. Any required ground mounted equipment, including all backflow prevention devices, timers, manifolds, shall be either placed below grade in appropriate boxes or vaults or screened by landscape or building materials per City design standards.

77. Tree and shrub placement shall take into account the location of approved signage, to promote enhanced views of signage without impacting parking lot and perimeter landscaping coverage.

78. Soil amendments shall be added as recommended by the soils reports and rototill to six (6) inches in depth. Submit copy of soils report and recommended amendment receipts to City Landscape Inspector.

79. Soil preparation, irrigation, and all landscaping shall be inspected by the City prior to the issuance of a Certificate of Occupancy.

80. Subject to approval of the Director of Community Development, the completion of landscaping may be deferred due to inclement weather with the posting of a bond for the value of the deferred landscaping and associated improvements.

Police Department Requirements and Conditions

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

Fire Lanes and No Parking Zones

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

Permits and Inspections

83. Prior to the issuance of any grading or building permits, all fees required by the Fire Prevention Bureau shall be paid in full and all plans and specifications approved by the Fire Marshal.

84. A special permit for use of fire hydrants for construction water shall be obtained from the Public Works Department prior to the issuance of any grading or building permits.

85. All buildings must have Fire Department approval before any tenants, employees, vendors, or patrons can be allowed in the building or before any stocking can be done.

Premise Identification

86. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Unless specifically exempted by the Fire Marshal, address numbers are also required on rear doors.

87. The minimum size dimension of street numbers shall be as specified in Table 1. Numbers shall be in contrasting colors to their backgrounds. Where a building is set back from the street or road fronting the property, and where addresses may not be clearly legible due to distance from the street or roadway, landscaping and architectural features or other obstructions, address posting shall be required both at the street driveway serving such building and on the building. Individual condominiums, commercial suites, and apartments shall have numbers and letters installed in accordance with this policy and Table 1. Numbering and lettering shall be in logical sequence within the building.

TABLE 1

Distance to Building Measured from Center of Roadway	Number Height Inches	Size of Letter Inches
20 feet	4”	3/4”
21-35	6”	1”
36-50	9”	1 1/4”
Over 50	12”	1 1/2”

88. An illuminated graphic directory, approved by the Fire Marshal, shall be provided at each main entrance to any residential or commercial condominium complex, apartment complex, townhouses, mobile home parks, and multiple tenant and commercial building complexes. The directory shall consist of the following:

    a. a plot plan showing public and private drives;
    b. all emergency and non-emergency access roads;
    c. building locations with unit numbers and addresses;
    d. fire hydrant locations;
    e. the name of the complex;
    f. a reference point on the plot plan indicating the location of the directory;
    g. a north direction indicator.