

CITY COUNCIL
CONDITIONS OF APPROVAL

Project Name: Gold Hill Village 3

Address: Lopes & Gold Hill Road APNs: 00180-080-290, -320, -330

Hearing Date: January 21, 2020

File No.: GPA2017-2, ZC2017-2, ER2017-19, TS2017-3, DR2017-6, DR2017-7

Development Review approval has been granted subject to compliance with the following conditions which must be satisfied prior to issuance of building permits, unless noted otherwise:

1.0 SPECIAL CONDITIONS

1.1 Applicant shall incorporate the following special conditions reflecting the modifications and/or needed information into their plans as part of their submittal to the Building Division of the Community Development Department:

- a) Landscaping shall be installed by the developer for the entirety of Lot B, including the area adjacent to Lot 18 along Gold Hill Road. The concrete header proposed in this location shall be removed.
- b) In addition to required street trees, two accent trees, Crepe-Myrtle or a similar species, shall be planted in the landscape area between the driveways of connected units. These trees shall be planted perpendicular to the street.
- c) All mulch shall be earth toned.
- d) Provide enhanced landscaping on lots along "A" Street with existing PUE and Benicia water line easements. Enhanced landscaping may be achieved by a combination of increasing the number and density of proposed shrub plantings, planting larger sized shrubs (5-gallon or larger), incorporating shrubs with more variety in height and color and installation of landscape accent elements subject to the review and approval of the Community Development Department.
- e) The maximum lot coverage permitted is 50%. Lots 32, 35, 38, 53, 66 and 71 do not meet this requirement. The proposed house plans and/or master plotting plan shall be revised to provide a maximum lot coverage of 50% for all residential lots.
- f) Revise the proposed plans to provide the required 450 square feet of private open space for Lot 32 subject to the review and approval by the Community Development Department. Plans shall clearly demonstrate how all residential lots meet this requirement with the house plans proposed. Required private open space shall not be located in the required front yard setback, and shall have a minimum uncovered dimension of 10 feet.
- g) Per City Code, common open space is not dedicated to the public and is maintained by a private organization made up of the open space users. A homeowner's association shall be established to maintain common open space.

- h) Provide sectional roll-up garage doors with windows for all elevations on all house plans.
 - i) The sidewalk shall be installed adjacent to Lopes Road in front of the sewer lift station. Refer to Public Works comments #9 and #10 for more information.
 - j) Provide an access area within Lot D for Fairfield Suisun Sewer District vehicles to service the existing lift station. Refer to Fairfield Suisun Sewer District comment #2 for more information.
 - k) With the exception of Plan 5 on "A" Street, no single model (floor plan) shall exceed 28% of the total number of units on the same street or the project as a whole.
 - l) No Plan 5 house shall be located next to another Plan 5 house of the same elevation or color scheme.
 - m) The Emergency Vehicle Access Road shall be designed to allow for pedestrian access from the subdivision to Gold Hill Road subject to the review and approval of the Fire Department and Community Development Department. The access road shall be paved and landscaping within Lot A shall be consistent with proposed entrance and street landscaping.
 - n) Disclosure documents shall be issued at the time of any sale (initial home sale and all future home sales) of a residential unit in accordance with California Civil Code Section 1102.6a. The disclosure shall outline the City of Benicia's Raw Water Transmission Line easement requirements including but not limited to: restrictions for the location of permanent structures, City of Benicia's right to access the easement for maintenance activities and remove structures and landscaping as necessary to maintain the line, and the potential vibrations which may occur during maintenance activities of the line. The disclosure language shall be subject to the review and approval of the Community Development Department with input from the City of Benicia prior to the first building permit issuance.
- 1.2 Changes to the Master Plot Plan and housing mix that arise during the course of housing construction shall be subject to the approval of the Community Development Department Director.
 - 1.3 Dimensions on the final plot plan layout shall meet all the requirements of the Zoning Ordinance.
 - 1.4 All mitigation measures identified in the Initial Study, included in the Mitigated Negative Declaration, and referenced in the Mitigation Monitoring and Reporting Program shall be implemented.
 - 1.5 Comply with the conditions of the Department of Public Works as contained in the attached memo dated December 11, 2019.

- 1.6 Comply with the conditions of the Department of Public Works – Parks and Recreation as contained in the attached memo dated December 3, 2019.
- 1.7 Comply with the conditions of the Fairfield Suisun Sewer District as contained in the attached memo dated April 2, 2019.
- 1.8 Comply with the conditions of the City Fire Prevention Division as contained in the attached memo dated August 16, 2017.
- 1.9 Obtain all necessary approvals and permits from the City of Benicia for work within their water line easement. Copies of approvals and/or permits from the City of Benicia shall be provided prior to the issuance of City of Fairfield permits.

2.0 APPROVAL TIME LIMITS/REVOCATION

- 2.1 Approval of this application shall expire two (2) years from the date of approval. If building permits are not issued and diligently pursued toward completion, or the approved use has not commenced if no permits are required, the approval shall be void. A time extension may be granted if a written request is submitted by the applicant to the Community Development Department prior to the expiration of the application.
- 2.2 This approval shall not be valid unless and until the following additional approval(s) are granted:
 - a) City Council Approval of General Plan Amendment (GPA2017-2), Zone Change (ZC2017-2), and Environmental Review (ER2017-19).

3.0 GENERAL REQUIREMENTS

- 3.1 The project shall proceed only in accordance with the approved plans titled “Gold Hill Village 3 Community Design Plans,” as prepared by West Coast Home Builders, consisting of sheets 1-49, dated "Received March 22, 2018", “Tentative Map Gold Hill Village 3,” as prepared by Apex Civil Engineering & Land Surveying, consisting of (6) sheets, dated "Received November 20, 2019", and “Trio at Gold Hill Villages,” as prepared by M.D. Fotheringham Landscape Architects, consisting of sheets (7) sheets, dated "Received November 20, 2019", except as may be modified by the conditions contained herein and approved by the Planning Division pursuant to Section 3.2, and shall proceed in accordance with the Fairfield City Code. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval and required improvements, such as landscaping, shall be completed to the satisfaction of the City.
- 3.2 Submit the required number of sets of plans to the Building Division of the Community Development Department for review and approval. Plans shall incorporate all conditions of approval and reflect the modifications and/or contain needed information prior to issuance of building permits. These plans shall include, but are not limited to, the detailed site plan, grading plan, landscape and irrigation plans, building plans, and construction details of items such as exterior lighting, walls, pavement textures, trash enclosures, and mechanical equipment.

- 3.3 Approval of this project shall not waive compliance with all sections of the Fairfield City Code (Zoning, Subdivision, Building Codes, etc.), Fairfield General Plan, and applicable policy plans.
- 3.4 When submitting for Plan Check, the applicant must provide to the Community Development Department a copy of these Conditions of Development Review with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Community Development Department will not be completed without compliance with this condition.
- 3.5 All construction plans, including but not limited to, the site plan, building elevations, landscaping and irrigation plans, grading plan, mechanical drawings, street improvement plans, and detailed drawings submitted to the Building Division for permits shall be coordinated for consistency by the applicant prior to issuance of any permits or prior to final map approval as applicable, or commencement of the subject use, whichever comes first. Any change or modification to one particular plan shall require the corresponding revisions on other plans. All plans shall be consistent with that approved by the Department of Community Development. The applicant shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
- 3.6 The project is subject to the Solano County Public Facilities Development fee. The applicant will be required to pay such fee at the rate which is in effect at the time a building permit is issued.
- 3.7 The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided.

4.0 SITE DEVELOPMENT

- 4.1 A precise plan for all fences and retaining and screening walls shall be submitted for review and approval by the Community Development Department prior to the issuance of building permits. Such plan shall indicate the location, design and construction details. Fences or walls visible from public view on or off-site shall be provided with decorative treatment.

- 4.2 It shall be the applicant's responsibility to coordinate the location of all utility equipment with P.G. & E. Final locations of all above ground equipment must be approved by P.G. & E., the Community Development Department and Public Works Department prior to issuance of building permits.
- 4.3 All ground-mounted utility appurtenances such as transformers or air conditioning units shall be located out of public view and/or adequately screened through the use of a combination of concrete or masonry walls, or berming, painting and/or landscaping. Said appurtenances shall be indicated on the approved landscape and irrigation plans prior to issuance of building permits.
- 4.4 If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Community Development Department. Each phase shall function independently. Landscaping along the entire street frontage may be required for design continuity and consistency of planting growth.

5.0 BUILDING DESIGN

Residential Buildings

- 5.1 For single family and duplex projects, all corner dwellings and two-story buildings shall include architectural details (additional wood or built up stucco trim, plant-ons or other details) on the side and rear elevations facing streets and open space areas to match the detailing of the front elevation, subject to review and approval by the Department of Community Development. Building Plans shall include separate sheets for these "enhanced" elevations and the site plan shall identify these units.
- 5.2 The veneer materials shall be wrapped around the side elevations up to either the fence lines or up to the first change in wall planes or other appropriate conclusion. The applicant shall request an inspection by the Community Development Department prior to stucco application to assure that this condition of approval has been satisfied.
- 5.3 All windows and doorways shall receive wood or stucco built-up trim, or other accent treatment, on all elevations.
- 5.4 Sectional roll-up garage doors shall be used on all house plans.
- 5.5 Where horizontal (e.g., "hardiplank") siding is proposed on any single-family home, this siding shall continue through to the entire wall plane on which the siding is being affixed, unless otherwise allowed by the Department of Community Development. On corner lots, all wall planes facing a street side-yard on which siding is proposed shall be completely sided with horizontal siding.
- 5.6 Where a fireplace or other heating system is vented to the side of any structure (i.e., no chimney or roof pipe is employed), the exterior portion of the vent and any related flashing shall be painted either a flat black color or a color that matches the surrounding wall.
- 5.7 Only the following woodburning appliances shall be installed in residential and commercial

buildings: (1) a pellet-fueled wood heater; (2) an EPA certified wood heater; (3) a fireplace certified by EPA should EPA develop a fireplace certification program; or (4) a gas fireplace.

6.0 LANDSCAPING

- 6.1 This project shall utilize water conservation techniques, such as drip irrigation and drought tolerant plant species, as required in accordance with the City's Water Efficient Landscape Ordinance.
- 6.2 Detailed landscape and irrigation plans shall be submitted to the Community Development Department for review and approval. Such plans shall be prepared and stamped by a California licensed landscape architect or other equally educated and qualified experienced professional to the satisfaction of the Community Development Department and accompanied by a statement or stamp by a California licensed landscape architect or other equally educated and qualified experienced professional that the plans meet or exceed the City's Water Efficient Landscape Ordinance.
- 6.3 Landscape plans shall be scaled to a minimum of 1" = 20' and shall specify the following:
- a) The location and size of all plant materials and shall include a plant legend specifying species type (botanical and common name), container size, and quantity of all plant materials;
 - b) Spacing for trees and shrubs, when a particular 'effect' (street canopy, hedges, barriers, screens...) is required shall be specified. Spacing for all groundcovers shall be specified;
 - c) The locations of all pavements (vehicular and pedestrian), walls, fencing, buildings, roof overhangs and other structures, utility equipment (air conditioners, transformers, backflow preventers, etc.), property lines, and other pertinent site plan features.
- 6.4 Plant materials shall comply with the following:
- a) Plant materials shall consist of a mix of evergreen and deciduous trees, shrubs and groundcovers to provide design interest and as a protective measure against disease and insect infestation. Low maintenance plants are also encouraged;
 - b) Only live groundcover is allowed in high visibility and pedestrian areas. Exceptions may be approved by the Community Development Department to include, but not be limited to, decorative gravel beds, decomposed granite paths or pedestrian spaces and areas to be covered by shrubs;
 - c) All landscape planting areas shall be mulched and/or covered with bark chips or other similar material, unless growth of live groundcovers would be impeded, or is necessary for weed control, as determined by the Department of Community Development. Large areas of exposed soil are prohibited;
 - d) Drought tolerant species suitable for the Fairfield area are encouraged, as contained in the reference list prepared by the Public Works Department;

- e) Plant material selections must consider the hardiness needs for the Fairfield area. Species particularly susceptible to, or potentially damaged by, disease, insects, winter freeze and other climatic conditions in Fairfield are discouraged. Species exhibiting particular problems in the Fairfield area may not be permitted and, as such, plant substitutions may be required by the Community Development Department to fulfill this condition.

6.5 Plant material size and spacing shall comply with the following:

- a) Minimum tree size shall be a mix of twenty-four (24) inch box, fifteen (15) gallon and five (5) gallon. Shrub size shall be a mix of five (5) gallon and one (1) gallon. The percentage of one (1) gallon and five (5) gallon shrubs and five (5) gallon trees shall be reviewed and approved based upon the location, spacing, hardiness, and growth rate of the plant species proposed; but said percentage shall not exceed 25 percent. Smaller sized containers may be utilized for ground covers;
- b) The following trees shall be a minimum of twenty-four (24) inch box specimens at the time of planting:
 - i. Crape Myrtle ("Lagerstroemia")
 - ii. Chinese Pistache ("Pistacia chinensis")
 - iii. Flowering Crabapple ("Malus")
 - iv. Redbud ("Cercis")
- c) Where plant materials are placed in two (2) or more rows, planting rows shall be staggered;
- d) Evergreen trees required for screening purposes shall not be less than six (6) feet in height at time of planting;
- e) Large shrubs required for screening purposes shall not be less than twenty-four (24) inches in height at time of planting. Spacing shall be between four (4) and six (6) feet on-center, as determined by the Department of Community Development;
- f) Groundcovers shall be spaced such that full coverage is achieved at the end of one to two years.

6.6 Planting and staking details shall comply with the following:

- a) Landscape plans shall include planting and staking details in text and/or drawing form to insure proper installation and establishment of proposed plant materials;
- b) Soils shall be tested to identify existing soil conditions and necessary amendments. All planting pits shall be twice the diameter of the diameter of the root container;
- c) All trees shall be double-staked, except that twenty-four (24) inch or larger box trees may require guy wires or triple- staking as determined by the Department of Community Development. Guy wires are prohibited within pedestrian traffic areas. Protect trees from

contact with any wire used in staking;

- d) Provide root deflectors for all trees planted within eight (8) feet of paved surfaces;
- e) All planters in areas which have been compacted, such as adjacent to buildings and in parking lots, shall be de-compacted to the following depths: planters less than three (3) feet wide shall have compaction relieved to a minimum depth of twenty-four (24) inches below subgrade; planters three to ten (3 - 10) feet wide shall have compaction relieved to a minimum depth of 18" below subgrade; planters more than 10' wide shall have compaction relieved to a minimum depth of 12" below subgrade;
- f) Planters 10' or less in width in locations that will not allow normal percolation of 24 to 36 hours maximum (such as adjacent to buildings) shall have drain pipes connected to the storm drain system or shall have dry wells installed as determined necessary by the Department of Community Development;
- g) The finished grade of planter islands or wells shall have a crown with a 2% slope down to surrounding grade or top of curb and a one (1) foot lip. Planters adjacent to buildings where a crown cannot be installed will require subdrains if adequate surface drainage will not be provided.

6.7 Berms shall be illustrated according to slope, width, height above surrounding grade, and landscaping. Landscape berms shall be coordinated for consistency with the grading plan.

6.8 All landscaped areas shall be serviced by an automatic irrigation system.

6.9 All undeveloped building pads shall be fully landscaped and irrigated, or screened by perimeter shrubs to the satisfaction of the Community Development Department and shall be incorporated into the required landscape and irrigation plans.

6.10 During installation of landscaping and irrigation, and prior to the issuance of a Certificate of Occupancy from the Building Division, the landscape architect or design professional responsible for preparing the required plans, or his/her designee, shall monitor installation and visit the site prior to completion of the landscape work and, thereafter, provide a written statement confirming compliance with approved plans and approval of materials to the Community Development Department.

6.11 A redwood headerboard or equivalent shall be installed along all areas where landscaping is adjacent to undeveloped property to delineate between maintained and natural areas.

7.0 MAINTENANCE

7.1 All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash, and debris.

7.2 Landscaping and irrigation systems required to be installed in public right-of-way shall be continuously maintained by the developer until accepted by the City or Homeowner's Association.

- 7.3 All improvements on the site shall be constructed and continuously maintained in compliance with the approved plans.

8.0 SUBDIVISIONS

- 8.1 The required Community Design Plan shall at a minimum include, but not be limited to, the following:
- a) Conceptual landscape plan for public and private streetscapes and other rights-of-way, and common areas;
 - b) Fencing/wall plan which specifies height, location, design, and materials for fencing and/or walls including interface fencing for pedestrian entries to open space areas;
 - c) Community identification signs or other entry features;
 - d) An open space plan which describes how each type of open space will be utilized, improved, maintained, and phased with development;
 - e) Architectural design theme for the project as a whole. The intent is to establish general design concepts which will be followed throughout development. The theme may include, but not be limited to: design, roof pitch, materials, colors, fireplace detailing, trims, house numbering, and detailing of front doors. Architectural design theme shall incorporate colors (i.e., earth-tones or neutral colors) and building designs which are sensitive to off-site views to the project;
 - f) Conceptual lighting plan including decorative street lighting and lighting of special features. Street lights should be chosen from the approved list available from the Department of Community Development;
 - g) Conceptual mailbox plan;
 - h) Accent treatment to the driveways of individual homes.
- 8.2 Within single family subdivisions, submit a site plan for each lot at the time a request is made for building permits. The site plan shall include:
- a) Minimum setback dimensions and separation between adjacent buildings;
 - b) Property lines;
 - c) Curb, gutter, and sidewalk locations;
 - d) Unit model, number, and elevation type;
 - e) Color scheme.
- 8.3 Subdivisions of 10 lots or more shall have a minimum of three (3) different floor plans and three (3) different elevations.

- a) Architectural details on side and rear elevations facing streets and open space areas shall be enhanced to match the detailing of the front elevation.
- b) The same house plan shall not be permitted for units that are adjacent and along the same street or face each other across any street.
- c) For subdivisions with four different floor plans, no single model (floor plan) shall exceed 28% of the total number of units on the same street or the project as a whole. For subdivisions with three different floor plans, no single model (floor plan) shall exceed 35% of the total number of units on the same street or the project as a whole.
- d) Any changes to the housing mix shall be subject to the approval of the Community Development Department Director.

8.4 Landscaping/Irrigation shall comply with the following:

- a) Street trees, a minimum fifteen (15) gallon size specimen, shall be installed by the developer at an average of every thirty (30) feet on interior streets and twenty (20) feet on exterior streets;
- b) In subdivisions with monolithic curb and sidewalk, street trees shall be placed five (5) feet behind the sidewalk;
- c) All street trees shall be provided with root deflectors;
- d) Within single family subdivisions, irrigation pipe sleeves shall be placed under driveways to accommodate an irrigation system connection.

8.5 The draft Covenants, Conditions and Restrictions (CC&R's) and a copy of a typical deed shall be submitted for review and approval by the Community Development Department, the Department of Public Works and the City Attorney. The approved CC&R's shall be recorded concurrently with the final map and a recorded copy provided to the City. A copy of the deed for the first dwelling unit shall be submitted to the Community Development Department prior to granting of a final inspection.

8.6 The applicant shall submit to the Community Development Department reduction(s) (8-1/2" x 11") of each page of the recorded final map at a scale of 1" = 800' within two (2) weeks of the date of recordation. No building permits shall be issued until such time as the reduction(s) have been received.

9.0 INFORMATIONAL NOTES

Special Assessment Districts and Fees

10.1 Capital Improvement Fee: The City has adopted a Capital Improvement Fee (AB1600) to be paid as a part of the Building Permit Fees. All new development within the City is subject to this fee upon issuance of building permits, unless exempted by grandfather provisions. Contact the City's Finance Department at (707) 428-7496.

PUBLIC WORKS DEPARTMENT INTEROFFICE MEMORANDUM

Conditions of Development

Date: ~~January 20, 2020~~ DECEMBER 11, 2019 *KL*

To: Amy Kreimeier, Associate Planner

From: Alvin Lei, Assistant Civil Engineer (707) 428-7476 *AL*

Project Name: Gold Hill Village 3 – 79 SFR on 11.11 acres

Project Location: Northeast corner of Lopes Road and Gold Hill Road; adjacent to Tower Mart and I-680
APN: 0180-080-290, -320, & -330

Review Requested: Development Review (DR2017-006)
General Plan Amendment (GPA2017-002)
Zone Change (ZC2017-002)
Tentative Subdivision Map (TS2017-003)
Environmental Review (ER2017-019)
Use Permit (UP2017-010)

Copies To: Ryan Panganiban, Interim City Engineer *JP*
Garland Wong, City Traffic Engineer *GW*
Trish Curran, Senior Engineer Tech *TC*
Fred Beiner, Park Planner *FB*

Helpful Phone Numbers

City of Fairfield

Finance Department	(707) 428-7496
Fire Department	(707) 428-7550
Community Development	(707) 428-7461
Public Works	(707) 428-7485

Other Agencies

Army Corps of Engineers	(916) 557-5250
California Department of Fish & Wildlife	(707) 944-5500
Fairfield-Suisun Sewer District	(707) 429-8930
Federal Emergency Management Agency	(415) 923-7190
Comcast Cable	(800) 945-2288
SBC Communications	(707) 258-5136
Pacific Gas and Electric	(707) 449-5769
Regional Water Quality Control Board	(510) 622-2300
Solano Irrigation District	(707) 448-6847

PUBLIC WORKS DEPARTMENT

Site-Specific Development Conditions

I-80/I-680 Regional Improvements:

1. The City, Caltrans, and Solano Transportation Authority (“STA”) as the County’s Congestion Management Agency are in the process of addressing future regional improvements to the I-80/I-680/SR-12 interchange. This includes adding lanes to I-80 in both directions, improving connections between Interstate 80, Interstate 680, State Route 12, and adding frontage roads and dedicated truck routes to the truck scales. Future improvements to the interchange are at various stages of design. The developer shall coordinate with STA to ensure that the proposed development does not conflict with or impact the regional improvements. Please contact STA for additional details.

Parcels, Properties, & Easements:

2. Prior to approval, developer shall work with City of Fairfield Public Works (“Public Works”) staff to submit all necessary documents for conveyance from City of Fairfield to developer of the City-owned parcel abutting existing Caltrans right-of-way, that parcel also being denoted on that certain submitted Tentative Map entitled Gold Hill III Tentative Map dated 10-23-2019, Sheet 1 of 6, as “Area to Be Relinquished by City of Fairfield.” Conveyance shall be approved by City Council and recorded by the County Recorder prior to start of construction.
3. Proposed Lot G shall have tubular steel fencing and vehicle-accessible gate installed on the Court “F” side. Adequate sleeving and protection shall be installed around proposed 8-inch water utility underneath proposed masonry wall. Proposed sleeving shall extend, at the minimum, 5 feet horizontally outside of the wall foundation on both sides of the wall.
4. The submitted site plan proposes a neighborhood park on Lot F. Park shall be privately-owned and maintained by a created HOA (see Condition #26). There currently exists a Public Service Easement of varying width for the benefit of City of Fairfield over the park parcel. No permanent structures shall be allowed within this easement, in addition to possible restrictions to any landscaping and/or fencing. Please contact Public Works for more information.

Traffic Signal Improvements:

5. The developer shall pay their pro rata share of traffic signals necessitated by this development at the following locations:
 - Red Top Road and Watt Drive
 - Red Top Road and Oak Brook Drive
 - Red Top Road and Lopes Road
 - Lopes Road and Fermi Drive

The traffic signal cost share for the above referenced signals has been established by the Public Works Traffic Division to be **\$32,716** (\$2944.69/acre x 11.11 acres) which reflects a 50% reduction based on AB-1600 fees. Developer shall pay the cost share to the City of Fairfield prior to start of construction.

Streetlights:

6. A photometric study shall be completed for all internal streets, utilizing proposed LED streetlights. Developer shall replace existing streetlights along both the Lopes Road and Gold Hill Road project frontages with current City standard LED lights to the satisfaction of the City Traffic Engineer. Existing streetlights in conflict with proposed improvements shall be relocated per current City standards. Developer shall exercise due diligence in protecting existing joint trench utilities and shall immediately restore or replace in-kind, to current City standards and specifications, any conduits, conductors, and facilities damaged as a result of improvements constructed for this project.

Lopes Road:

7. Developer shall modify the existing median along Lopes Road project frontage to accommodate the proposed new road, denoted as "A" Street, into the project site. Existing landscaping and irrigation within the median and/or along the frontage may need to be modified or cleared to meet minimum sight distance requirements for vehicles entering and exiting the subdivision. The required sight distance per the Lopes Road 85th percentile speed of 43.8 mph requires a minimum 375 feet of clear sight distance as measured from 6 feet behind the proposed crosswalk, at the Lopes Road and "A" Street intersection, and 6 feet from the proposed modified median curb into the #2 lane. The design of median improvements shall be coordinated with and improved to the satisfaction of the City Traffic Engineer. Developer shall provide construction improvements to existing Lopes Road along project frontage, including a mill and fill and asphalt overlay, to centerline of Lopes Road.
8. There will be no parking along the first 150 feet of "A" Street from the "A" Street and Lopes Road intersection. Developer shall provide adequate striping and signage per current City Standards, to the satisfaction of the City Traffic Engineer.

9. Developer shall construct and install all necessary improvements along the easterly Lopes Road right-of-way, from the project site to Silver Creek Road, facilitating safe routes to school. Please contact the Public Works Department for more information. Minimum improvements shall include, but not be limited to:
- Minimum 5-foot wide monolithic pedestrian sidewalk with adequate barrier fencing along Lopes Road abutting Caltrans right-of-way. The intent is to protect pedestrians using the sidewalk from oncoming, high-speed highway traffic.
 - End-of-sidewalk signage/barricade per current City Standard at the Lopes Road and Silver Creek Road intersection
 - New curb ramp compliant with current ADA standards at the end-of-sidewalk at the Lopes Road and Silver Creek Road intersection
 - Replacement of all existing curb ramps at the Lopes Road and Silver Creek Road intersection with current ADA compliant curb ramps
 - Rectangular Rapid Flashing Beacon at the Lopes Road and Silver Creek Road intersection with improvements for automatic activation.
 - Crosswalk striping parallel with Silver Creek Road, along the northerly side of the Lopes Road and Silver Creek Road intersection
 - New curb and gutter along the Lopes Road easterly right-of-way from the project site to Silver Creek Road
 - Storm drain catch basins and all necessary stormwater utilities and appurtenances to capture and convey stormwater drainage
 - Adjusting the vehicle lane widths, Class II bike lane, and buffer strip to accommodate a minimum 5-foot wide bicycle lane and minimum 3-foot wide bike buffer between vehicle travel lane and the Class II bicycle lane
 - All necessary restriping improvements to existing Lopes Road. All travel lanes (e.g. vehicle, bicycle) shall be (re)striped to maintain the minimum width per current City standards. Travel lanes shall be consistent in width on both sides of Lopes Road.
 - Replace existing streetlights along Lopes road, from the project site to Silver Creek Road, with current City Standard LED, in addition to existing streetlight improvements along the project frontage (see Condition #6).

Developer shall include Lopes Road improvements and submit design as part of the Gold Hill III construction documents for City review and approval. Improvements shall be constructed to the satisfaction of the City Engineer and City Traffic Engineer prior to being accepted as complete. Developer may be required to obtain an encroachment permit for work in or near Caltrans right-of-way. Developer shall confirm if permits are necessary with Caltrans, and receive all necessary permits, prior to start of construction.

Emergency Vehicle Access Road:

10. An emergency vehicle access (“EVA”) road is shown on Lot D between Lots 18 & 26, adjacent to Gold Hill Road, where the existing 18-inch Fairfield-Suisun Sewer District (“FSSD”) sewer line connects from Gold Hill Road to “E” Circle. The EVA road shall be a minimum of 20 feet wide and constructed with a minimum 5-inch asphalt concrete on 14-inch aggregate base section or approved equal. Developer shall install improvements, compliant with current ADA requirements, over or adjacent to this road to facilitate pedestrian travel from “E” Circle to Gold Hill Road. No parking shall be allowed along “E” Circle in front of the EVA driveway and developer shall install painted red curb along the EVA parcel frontage. The overall design of the EVA road and parcel, including landscaping, driveway and pedestrian access, and all-weather surface, shall be reviewed and approved by the City Engineer and Fire Marshal.

Sidewalk:

11. The developer shall construct sidewalk improvements, per current City Standard, along the Lopes Road and Gold Hill Road project frontages, as described by the following:
 - Separated sidewalk shall be installed along the Lopes Road project frontage, except along the frontage of the FSSD Lift Station (see following Condition);
 - Minimum 4-foot wide monolithic, per current ADA standards, sidewalk shall be installed in front of the FSSD lift station, the existing bollards in conflict with the monolithic sidewalk shall be relocated and the existing junction box may require relocation, if in conflict;
 - Monolithic sidewalk shall be installed along the easterly Lopes Road right-of-way through to the northerly side of the Lopes Road and Silver Creek Road intersection (see Condition #9); and
 - Existing sidewalk that is damaged along the Gold Hill Road project frontage shall be replaced with monolithic sidewalk doveled to the existing curb. Existing curb and gutter that is damaged shall be replaced per current City standards.

Sidewalk width shall match the width of the existing sidewalk along both roadways. All conflicts with existing facilities, signs, streetlights and proposed sidewalk shall be resolved by relocating existing facilities per current City standards. In addition, developer shall provide adequate directional signage to encourage safe pedestrian travel at all times. Please contact the City of Fairfield Traffic Division at 707-434-3800 for more details.

Existing Sewer Lift Station:

12. There is an existing sewer lift station along the westerly project frontage, off of Lopes Road, that will need to be taken into consideration for the overall project site design. Developer shall minimize any and all impacts to the FSSD facility and reduce any downtime that inhibits function of the facility during construction. Developer shall install monolithic sidewalk along the Lopes Road frontage of the lift station (see Condition #11). The developer shall work with FSSD in regards to the overall improvements along this lift station property.

Existing 18" FSSD Sewer Line:

13. There is an existing 18-inch sewer main within a 40-foot wide Public Utility Easement owned and maintained by FSSD located along the easterly portion of the project site near I-680. FSSD shall review and approve the overall design of the site improvements in relationship to this 18-inch sewer main prior to start of construction. Developer shall obtain all required permits from FSSD before start of construction. Provide a signature block for FSSD review and approval on the improvement plans.
14. The proposed sewer for this site will require connection to a sewer main which is 18-inches in diameter. Mains 12-inches in diameter or larger fall under the jurisdiction of FSSD. Utility connection to FSSD mains shall be via FSSD standard manholes or as approved by FSSD. Contact FSSD for specific requirements and approvals.

Existing 36" City of Benicia Water Line:

15. There is an existing 36-inch water main within a 30-foot wide water line easement that is owned and maintained by the City of Benicia located along the easterly portion of the project site near I-680. The City of Benicia shall review and approve the overall design of the site improvements in relationship to this 36-inch water main. Developer shall obtain all required permits from City of Benicia prior to start of construction. Developer shall provide a signature block for City of Benicia review and approval on the improvement plans.

Existing 54" Storm Drain Line:

16. There is an existing 54-inch storm drain line owned and maintained by the City of Fairfield located along the northerly end of the project site, just south of the FSSD Sewer Lift Station, on the proposed Lot F. Developer shall provide due diligence to protect existing facilities and shall immediately repair to current City Standard or replace in-kind facilities damaged as a result of construction on this project.

Storm Water Detention:

17. On-site storm water detention is required to accommodate post-development peak runoff from the site. Detention shall be designed to reduce post-development peak flows to 90% of pre-development peak flows for the 15, 25 and 100-year storm events. The detention system shall be designed to detain the 100-year, 24-hour duration storm with a minimum of 1 foot of freeboard (for an above ground detention pond). Detention ponds shall drain within 72 hours, based on Solano County Mosquito Abatement District regulations.
18. A 12-foot wide maintenance road shall be constructed around the entire perimeter of the detention basins with a minimum of 8 inches of aggregate base on geotextile fabric. There shall be no barriers, fencing or walls that separate the detention basin and the maintenance road. A ramp shall also be constructed to the bottom of the proposed basins.
19. Vehicular access from the proposed residential streets shall be provided to all detention basins (see Condition #21).
20. The submitted site plan shows retaining wall proposed around the bio-retention basin. Developer shall install all necessary improvements to maintain integrity of the wall including, but not limited to: wall-subdrains, adequate soil cover.

Driveways:

21. Driveways shall be installed, per current City Standard Detail S6, on the residential side of Lot A, Lot D, Lot G.

Proposed Neighborhood Park (Lot F):

22. The submitted site plans indicate a proposed park on Lot F, near the intersection of "A" Street and Lopes Road. The park parcel shall be privately-owned and maintained (see Condition #26).
23. Public Works strongly recommends that park lighting be constructed per current City Standards, including, but not limited to: Detail T12, T13, T16, and City's minimum lighting and footcandle coverage. It is recommended that the park pathways and active-use areas maintain the City's minimum lighting and footcandle coverage. Please contact Fred Beiner in the Public Works Park Planning Department at 707-428-7431 for more information.

Open Space, Public Safety and Park Maintenance Mello Roos District:

24. The proposed development is required to annex to Community Facilities District 2012-2 (**CFD #2012-2**), an Open Space, Public Safety and Park Maintenance Mello Roos District. Property owners within the District are required to pay special on-going annual assessments to be used for the following:

- Purchase of Open Space
- Police and Fire Protection, including but not limited to expenses for personnel, equipment, and supplies
- Ongoing Maintenance of Neighborhood Parks

The developer shall furnish the necessary processing fees, documents and boundary map required to annex to the District prior to the recordation of the Final Map. The annexation process must have gone through the second reading at the City Council prior to the issuance of any building permits. The Assessments will have an annual inflation adjustment. Please contact City of Fairfield Public Works at 707-428-7478 for more information.

Landscape and Lighting Maintenance District:

25. The proposed development shall annex to the Southbrook Landscape and Lighting Maintenance District (**LLMD #10**). Property owners within the District are required to pay special on-going annual special assessments to maintain common Landscape and Lighting improvements within the District. The developer shall furnish the necessary processing fees, documents and boundary map required to annex to the District prior to the recordation of the Final Map. The annexation process must have gone through the second reading at the City Council prior to the issuance of any building permits. The Assessments will have an annual inflation adjustment. Please contact City of Fairfield Public Works at 707-428-7478 for more information.

Homeowner's Association:

26. The developer shall form a Homeowner's Association for the proposed development. The Homeowner's Association shall maintain the following private improvements:
- Common Landscaping and Irrigation Improvements
 - Fencing/Masonry Walls
 - Proposed Park and amenities on Lot F

Other Approvals:

27. Approvals from other agencies may be required for this project. Contact the following agencies:
- Caltrans for work adjacent to Interstate 680
 - STA for work near or impacting the proposed I-80/680/SR-12 interchange improvements
 - FSSD for work near or impacting their facilities
 - City of Benicia for work near or impacting their 36-inch waterline

General Development Conditions

Adherence to City Standards:

28. All public improvements shall be designed and constructed to current City of Fairfield standards.

Geotechnical:

29. The developer shall retain a registered Geotechnical Engineer to conduct a Geotechnical Report of the project area. Two copies of the project Geotechnical Report shall be submitted to the Public Works Department prior to or concurrent with submittal of Improvement Plans. The Project Engineer shall coordinate grading design closely with the project Geotechnical Engineer. The Geotechnical Report shall include details and recommendations regarding the following:
- Grading Limitations and Requirements
 - Subsurface Drainage
 - Foundation Design
 - Settlement
 - Retaining Wall Design as Required

Grading:

30. A grading plan shall be prepared by the developer's Civil Engineer and approved by the City Engineer. The following information shall be shown on the Grading Plan:
- Existing contours, landscaping, fences, buildings, or other improvements
 - Existing trees to be saved in place or removed
 - Furnish all necessary details to clearly convey recommendations outlined in the project geotechnical investigation
 - Cut/Fill interfaces and limits of grading
 - Lot boundaries and road right-of-way
 - Proposed pad elevations, finished contours and lot grading details
 - Top of curb elevations
 - Cross-sections as needed to show areas of cut, fill and grading
 - Perimeter cross-sections along all sides of the project to show the proposed project's interface with abutting properties and streets
 - Plan view of proposed drainage facilities including storm drains, catch basins, manholes and underdrains
 - Street grades
 - Details for proposed curb and gutter

31. The Project Engineer shall coordinate grading design closely with the project Geotechnical Engineer. Specifically, the Geotechnical Engineer shall be consulted to evaluate and address issues related to:
 - Fills and Potential for Settlement
 - Subsurface Drainage
 - Retaining Wall Design Parameters
 - Street Pavement Sections
32. The grading plan shall be reviewed and approved by the project Geotechnical Engineer prior to City approval. Provide a signature block for the project Geotechnical Engineer on the grading plan.
33. Slope grading shall comply with the Geotechnical Report. Slopes steeper than 3H:1V shall not be allowed in the public right-of-way. Slopes steeper than 2H:1V shall not be allowed on-site.
34. Where underdrains are required to collect and convey subsurface drainage, subdrain sizes and locations shall be shown on the grading plans. When subdrains are "field-located" by the developer's Geotechnical Engineer, the developer's Civil Engineer shall furnish a complete as-built plan with alignments, grades and invert elevations for the subdrain system.
35. Retaining walls over 4 feet tall shall be designed by a Civil or Structural Engineer. Retaining walls over 18 inches tall shall be concrete or masonry.
36. If the developer desires to grade prior to the City's approval of the improvement plans, the developer shall obtain a grading permit from the Public Works Department. If export or import exceeds 50,000 cubic yards, Planning Commission approval will be required prior to issuance of the grading permit.
37. No grading will be allowed between October 15 and April 15 without written approval from the City Engineer.

Erosion Control and Stormwater Quality:

38. The developer shall incorporate the use of Low Impact Development (LID) Best Management Practices (BMP's) to address the issue of ongoing post-construction stormwater quality for the project site. Examples of LID treatment measures include: bio-retention, harvesting and reuse, infiltration, and evapo-transpiration. The project engineer is strongly encouraged to contact the Public Works Department in regards to the new design requirements.
39. An erosion and sedimentation control plan shall be included as a part of the grading plan package. An erosion control plan shall be prepared by the developer's Civil Engineer and approved by the City Engineer. The erosion control plan shall include protection measures such as: sedimentation basins, check dams, straw wattles and hydroseeding details.

40. The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the Fairfield-Suisun Urban Runoff Management Program.
41. The applicant shall obtain all necessary permits for storm water discharges, including but not limited to the State Water Resources Control Board Construction General Permit. Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (State Water Resources Control Board Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.
42. The applicant shall be responsible for developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) which shall be reviewed and approved by the City of Fairfield.
43. To limit pollutant generation, discharge and runoff to the maximum extent practicable, the project shall include stormwater pollution control measures listed within the document entitled "Storm Water Pollution Control Measures List". This list is provided within Appendix B of the document entitled "Storm Water Requirements for Development Projects- Packet for Project Applicants". Each identified source of pollutants may have one or more appropriate control measures as determined by the City of Fairfield. Each pollutant control measure used shall be adequately sized per sample calculations within Appendix B. Sizing calculations shall be stamped and signed by a registered Civil Engineer, submitted to the Engineering Division of the Public Works Department and approved prior to the issuance of the building permit.
44. Prior to the City's issuance of the Certificate of Occupancy, the City shall receive a self-certification by the Engineer of Record (Registered Civil Engineer) which certifies that the project's grading, drainage and stormwater treatment systems conform to the approved plans, permits and city codes. The self-certification shall be performed during construction and upon completion of the project by the Engineer of Record and documented on the appropriate city form.
45. The developer shall install thermoplastic markers on all new catch basins. Markers may be purchased at the FSSD office. Contact the FSSD at 707-429-8930 for additional details.

Water System:

46. Water mains serving more than two fire hydrants shall be looped and connected to the existing water system in at least 2 locations.
47. Water line easements and maintenance roads for access to valves, etc. shall be provided for all public water lines that are located on private property.
48. Show the size and location of existing and proposed water services, meters and backflow prevention devices on the site plan. Show the size and location of water mains and the proposed points of connection for water services.
49. The developer shall verify the size of the existing water services and water meters. Services and meters shall be upsized as needed for the proposed use. Backflow prevention devices shall be installed or upgraded to meet current code requirements.
50. If the existing water main stubs to be used as a part of the proposed development are found to be deficient or needing repair during construction, they shall be repaired or upgraded to meet current City standards at the developer's sole expense.
51. Existing water main stubs that are to remain unused shall be abandoned at the time of construction per City requirements. Show the services to be abandoned on the plans.
52. The developer shall install a separate water service to each parcel. Water services to each parcel shall be separately metered.
53. Irrigation services shall be stubbed to all landscaped areas. Irrigation and electrical control wire sleeves shall be installed per current City Standards. Coordinate with the project Landscape Architect. Sleeves shall be at least 12 inches below subgrade at street crossings.
54. One common water main shall be provided on-site to serve domestic, fire and irrigation services. A separate water service and meter shall be provided to each individual living unit. Irrigation services for common landscaping shall also be separately metered. A reduced pressure backflow prevention device shall be installed at each point of connection between the private and public water lines.
55. Water mains will maintain a minimum 12-feet of separation, from centerline-to-centerline, from sanitary sewer mains.

Solano Irrigation District:

56. Developer shall confirm with the Solano Irrigation District that project parcel is detached from the Solano Irrigation District. If any portion of the project site is currently within the District, developer shall coordinate with District staff and detach all areas from the District. Removal shall occur prior to start of construction.

Fire System:

57. Fire hydrants will be required along the proposed streets and located and constructed per current City Standards. Proposed homes shall have fire sprinklers. Contact the Fire Marshal for details.

Sewer System:

58. Show the size and location of existing and proposed sewer laterals and cleanouts on the site plan. Show the size and location of sewer mains and the proposed points of connection for sewer laterals.

Storm Drain System:

59. Storm drainage for the 15-year storm shall be collected on-site and conveyed through storm drains to the public storm drain system. Show the size and location of existing and proposed storm drains and catch basins on the site plan. Show the size and location of public storm drain lines and the proposed points of connection for the on-site storm drain system.
60. Grading and drainage shall be designed so that surplus drainage (above and beyond that of the 15-year storm) not collected in site catch basins, is directed overland so as not to jeopardize existing or proposed buildings with flooding.

Streetlights:

61. Any proposed ornamental street light assemblies shall be approved by the Public Works and Community Development Departments prior to submittal of the streetlighting plan for review. The applicant shall submit photometric data verifying the adequacy of the proposed layout.
62. The developer's lighting consultant shall furnish complete streetlight plans including: streetlight wattages, fixture details, and locations of pull boxes, streetlights and service points.

Typical Street Sections:

63. Residential streets shall be 36 feet wide curb-to-curb and constructed to current City Design Standards. Road stabilization fabric shall be installed on all streets and maintenance roads.
64. Maintenance roads shall be 12 feet wide and constructed with 8 inches of AB.

Private Streets:

65. Proposed in-tract streets intended to be privately owned and maintained shall have minimum curb return radii of 20 feet on all interior street intersections. The developer shall also coordinate the street layout with the Fire Department.
66. Residential private streets shall be constructed with a minimum of 3 inches of asphalt concrete on 13 inches of aggregate base. Road stabilization fabric at subgrade is recommended to be installed for all streets.
67. Solano Garbage shall be contacted to work out a garbage collection scheme prior to the submittal of construction drawings for review. Have Solano Garbage verify with the City that the collection scheme has been approved.

Typical Sections for Private Streets With Private Utilities:

68. Minimum street widths for private streets with private utilities shall be as follows:
 - 36 feet wide curb-to curb with on-street parallel parking on both sides
 - 28 feet wide curb-to-curb with on-street parallel parking on one side
 - 20 feet wide lip of gutter to lip of gutter with no on-street parking allowed

Curb, Gutter and Sidewalk:

69. The developer shall install City standard monolithic curb, gutter and sidewalk along all interior streets in this project. The sidewalk from back of curb to back of walk shall be a minimum 4 feet wide.
70. ADA compliant handicap ramps shall be constructed at all intersections per City Standard. Show ramp locations on the plans.
71. The developer shall remove and replace damaged, hazardous or nonstandard curb, gutter and sidewalk along the frontage roads of the project. Contact the Public Works Department to mark the existing curb, gutter and sidewalk along the project frontage that will need to be removed and replaced.

Signing and Striping Plan:

72. The developer's civil engineer shall furnish signing and striping plans per City standards. Signing plans shall show street names, stop signs and any other regulatory signage appropriate for the project. Striping plans shall show stop bars, lane lines and channelization as necessary. Striping shall distinguish between existing striping to be removed and new striping to be installed. Striping shall be thermoplastic. All signing and striping shall be installed by the developer at the developer's sole expense and shall comply with City Standards. Signing and striping plans shall be reviewed and approved by the City Traffic Engineer.

Landscaping:

73. Landscaping plans shall be prepared by a registered Landscape Architect and City-maintained landscaping shall be designed per City standards. Landscaping and irrigation plans shall be designed to comply with the City's Water Efficient Landscaping Ordinance. Use of turf and other water intensive landscaping shall be minimized. Landscaping and irrigation plans shall be approved by the Community Development and Public Works Departments prior to approval of the improvement plans.
74. The project architect/engineer shall coordinate design closely with the project landscape designer. Specifically, they shall consult the landscape designer to evaluate and address issues related to:
 - Fencing/wall layout and details
 - Locations and sizes for irrigation services
 - Locations, depths and sizes for irrigation and control wire sleeves at driveways and street crossings
 - Sight distance constraints for fencing and landscaping
 - Depth of cover and tree setbacks over water, sewer and storm drain lines in landscape areas

Walls and Fences:

75. Furnish a comprehensive fencing/wall plan showing layout and details of existing and proposed fencing/masonry walls. Developer shall call out public and privately maintained fencing/masonry wall on submitted plan(s).

Right-of-Way and Easements:

76. All property lines and easements shall be shown on the site plan.
77. All proposed easements and right-of-way dedications shall be shown on the site plan. Street easements and other public rights of way both inside and outside the project limits which are necessary to serve the project shall be dedicated to the City.
78. A 10-foot wide public service easements shall be dedicated to the City of Fairfield along all roadway frontages.
79. Water and sewer easements shall be dedicated to the City for any public utilities on private property.
80. Landscaping easements shall be dedicated to the City for any City maintained landscaping on private property.

Subdivision Map:

81. The subdivision map shall be prepared in accordance with the State Map Act and all local ordinances.
82. A current title report shall be submitted with the subdivision map. The title report shall include the entire legal boundary of the property being subdivided.
83. Closure calculations shall be submitted with the initial map. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation printout. The point of beginning shall be clearly identified and all lot acreage shall be shown and verifiable from information shown on the closure calculation printout. Additionally, the square footage of each lot shall be shown on the subdivision map. Appropriate easements shall be provided for public facilities located on private property.
84. Construction shall not commence until a Final Subdivision Map has been approved by the City and recorded. Developer shall furnish to the City of Fairfield appropriate fees to garner a mylar copy of the County-recorded map.

Miscellaneous:

85. Mailboxes shall be installed in accordance with City requirements and United States Postal Service regulations.
86. Existing public facilities damaged during the course of construction shall be repaired by the developer, at his sole expense, to the satisfaction of the City Engineer.
87. Prior to beginning construction of public improvements, the developer shall enter into a Subdivision Improvement Agreement with the City. The developer shall furnish the necessary insurance, bonds and pay all fees associated with the Subdivision Improvement Agreement.

City of Fairfield
Public Works Department
1000 Webster Street
Fairfield, CA 94533

Park and Recreational Development Conditions

Public Works Contact Person:

Fred S. Beiner, Manager of Park Planning, (707) 428-7431

Other Public Works Phone Numbers

Administration office - (707) 428-7491

City of Fairfield

Date: *December 3, 2019 Revision #1*

To: *Alvin Lei, Assistant Civil Engineer (707) 428-7476*

From: *Fred S. Beiner, (707) 428-7431*

Project Name: *Gold Hill Village 3*

Project Location: *APN's 0180-080-290 & 320 & 330*

Review Requested:

- ☐ *Conceptual Review*
- ☐ *Development Review*
- ☒ *Tentative Subdivision Map (TS2017-3)*
- ☐ *Tentative Parcel Map*
- ☐ _____

Copies To:

- *Alvin Lei*
- *Amy Kreimeier*
- *Caroline Vedder*

City of Fairfield
Public Works Department
1000 Webster Street
Fairfield, CA 94533

Park and Recreation Development Conditions

Background Information:

The Fairfield City Council adopted Resolution No. 95-14 relating to Park Land Dedication. The Ordinance states that as a condition of approval of a tentative map, the subdivider shall dedicate land, pay a fee in lieu, and provide private park development and maintenance or combination thereof at the option of the City for park and recreational purposes at a standard of 3.0 acres of parkland per 1,000 persons. Fairfield City Council adopted Resolution 2009-13 amending that standard to 3.5 acres of parkland per 1,000 persons.

If the City requires and in lieu fee, that amount shall be equal to the value of land prescribed for dedication and based upon the average estimated fair market value of the land being subdivided, and the estimated fair market value of the land which would otherwise be required for dedication as determined by the Public Works Department at the time of tentative map approval.

Partial credit, not to exceed 50% may be given against the requirement of land development if the area is a minimum of two acres, provides a minimum of four developed recreational improvements and will be privately owned and maintained.

Dedication of land shall occur at the time of the filing of the final map. Payment of fees shall occur at the time of issuance of building permits on a per residential lot basis. Covenants for private park development or recreation facilities shall be submitted to the City prior to approval of the final subdivision map.

Development Information and Constraints:

Project Park and Recreational Facilities Zone Area:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zone 1A - South Cordelia
\$250,000 per acre | <input type="checkbox"/> Zone 3B - Rolling Hills, Paradise Valley,
Rancho Solano |
| <input type="checkbox"/> Zone 1B - Cordelia Highlands | <input type="checkbox"/> Zone 4 - Northeast Peabody-Walters Road |
| <input type="checkbox"/> Zone 2 - North Cordelia | <input type="checkbox"/> Zone 5 - Northeast/Area D |
| <input type="checkbox"/> Zone 3A - Central Fairfield | |

Project Dedication Requirement:

- Total numbers of lots/units in project 79 Units

■ Land dedication calculation

*The average number of persons per dwelling unit * X number of units in project =
total number of persons in development*

Total number of persons X 3.5 (acres) = acres of park land requiring dedication
1,000 persons

79 units x 3.2 persons x 3.5 acres /1,000 persons = .8848 acres

- * *Average number of persons per single family residential unit = 3.2*
Average number of persons per multi family residential unit = 1.9

■ In lieu fee

*The acres of parkland requiring dedication (as calculated from above formula) X
Per acre value of land in project's zone area = in lieu fee required*

.8848 acres x \$250,000 per acres = \$221,200

□ Private Park and Recreational Facilities Credit

*The acres of land to be given credit is calculated in same manner as land dedication. The
total acre credit may not exceed 50% of the overall required dedication, must be a
minimum of two acres, provide a minimum of four developed recreational elements and be
privately maintained.*

□ Other

Recommended Conditions:

- *The developer shall dedicate _____ acres of parkland to the City of Fairfield.*
- *The developer shall pay an in lieu fee of \$ 221,200; \$ 2,800 /unit to the City of
Fairfield.*
- *The developer shall be given _____ acres of Private Park and recreational facilities
credit.*



FAIRFIELD-SUISUN SEWER DISTRICT

1010 CHADBOURNE ROAD • FAIRFIELD, CALIFORNIA 94534 • (707) 429-8930 • WWW.FSSD.COM

GREGORY G. BAATRUP, GENERAL MANAGER

April 2, 2019

CO-140.20/1819

MEMORANDUM

TO: CITY OF FAIRFIELD
Planning Department

ATTN: Amy Kreimeier

FROM: Ron Hipkiss

SUBJECT: ***Gold Ridge Village 3***
Gold Hill and Lopes Roads
File No.: GPA2017-2, ZC2017-2, DR2017-6, TS2017-3, ER2017-19
APN: 0180-080-290, -320, -330

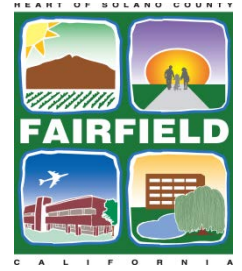
In response to your notification for the construction of the project named above, the Sewer District requires the following:

1. If the Sewer District's existing sewer line and manholes are outside of the public right-of-way, the District requires an easement.
2. Transfer Lot D to the Sewer District to allow maintenance access and parking for the District's pump station.
3. Install a new, quieter, silencer for the pump station backup generator.
4. Collection system upgrades may be required due to the change of use for this project. The District is currently completing a Master Plan that includes this project area.
5. Include Sewer District manhole details.

Please send your comments directly to Ron Hipkiss (rhipkiss@fssd.com) or at:

Fairfield-Suisun Sewer District
1010 Chadbourne Road
Fairfield, CA 94534-9700

Sent via email



MEMORANDUM

FAIRFIELD FIRE DEPARTMENT

To: Amy Kreimeier, Community Development

From: Joel Brick, Fire Department

Date: August 16, 2017,

Subject: Goldhill 3 Subdivision.

Fire Safety requirements are as follows:

1. Approved fire access roads must be provided within 150 feet from all portions of the buildings. Streets less than 32 feet wide require no parking signs and red curbing. Access roads/drive aisles for 3 story townhomes shall be 26 feet wide with access to all corners of the buildings.
2. Automatic sprinkler systems will be required for the proposed new buildings. Installations shall comply with the National Fire Codes Standards. Plans shall be submitted to the Fire Department for review and approval prior to issuance of any permits and performance of any inspections or tests.
3. The subcontractor responsible for the installation of fire sprinklers is required to submit plans and make arrangements for all permits, inspections and tests.
4. All portions of buildings must be within 400 feet of a fire hydrant.
5. All-weather access roads shall be complete prior to any combustible materials being on-site.

6. Comments made during the D.A.R.T and planning review process are preliminary in nature. Detailed comments will be made during the building permit process
7. Proposed EVA is acceptable.