

CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

August 2, 2022

Vincent Chang

San Francisco, CA 94121

Re: Tentative Parcel Map and Custom Home at the southwest corner of Webster Street and Illinois Street (APN: 0030-312-070), Fairfield (TS2021-004, CH2021-005, ER2021-032)

Dear Vincent Chang,

This letter shall serve to inform you that your request for a Tentative Parcel Map and Custom Home application to create three parcels for the development of three single-family homes on a \pm .17-acre parcel at the northwest corner of Illinois Street and Webster Street (APN: 0030-312-070) has been approved. This approval is granted subject to compliance with the conditions indicated in the attached Zoning Administrator Conditions of Approval.

Unless this decision is appealed within fourteen (14) business days following the decision of the Zoning Administrator, this action shall be considered final. Should you have any questions regarding this matter, do not hesitate to contact me at 707-428-7474 or msheehan@fairfield.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Meily M Sheehan".

MEILY M SHEEHAN

Principal Planner

Attachments:

- Zoning Administrator Conditions of Approval

c: Melvin Aquino, maquino@fairfield.ca.gov

Tina Tran, ttran@fairfield.ca.gov

ZONING ADMINISTRATOR
CONDITIONS OF APPROVAL

Project Name: Webster Villas
Address: Midway Road (APNs: 0028-172-480 and -490)
Hearing Date: August 1, 2022
File No.: TP2021-004; CH2021-005; ER2021-032

Development 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. All three lots shall meet the following HR (Residential, Heart of Fairfield) zoning designation setback standards:
 - i. Front: 10' min, 20' max
 - ii. Street side: 10'
 - iii. Interior side: 5'
 - iv. Rear: 10'
- b. Each lot shall provide a minimum of 280sq-ft. of private open space. Private open space shall not be located in the required front yard setback and shall have a minimum uncovered dimension of 10-feet. Partially covered or enclosed rear yard areas shall be allowed to be counted towards 50% of the required open space as long as they are completely open to the rear yard on a minimum of two sides.
- c. Design elements shall be incorporated into the front elevation to establish a prominent front door entrance distinguishable from the adjacent side door. Design elements may include, but are not limited to, different door designs and color, front porch elements, and varied building materials framing the front door.
 - i. All door designs shall be compatible with the proposed architectural elevation style; craftsman, traditional, contemporary.
- d. The brick-clad elevation shall have 'louvered' window treatments instead of the proposed 'board and batten' shutters on the front elevation.
- e. The CMU block elevation shall have contemporary design elements (windows, doors, and garage door) compatible with the proposed CMU block face. Windows shall have minimalistic trim elements that provide for large glass panes.

- f. A color and materials board shall be submitted at the time of the building permit application for the review and approval of the Planning Division.
- g. Side yards shall have a 20-sqft. pad (behind the fence) to accommodate placement of toter-style garbage carts for garbage, recycling, and organics.
- h. Typical front yard landscape plans shall be submitted to the Community Development Department for review and approval as part of the architectural building permit package.
- i. One street tree shall be planted per lot. Street tree species shall be an evergreen species consistent with the attached 'City of Fairfield Tree Planting List'.
 - i. Steet trees shall be planted at a sizing of 24-inch box.
- j. A Walls and Fence Plan shall be submitted to the Community Development Department for review and approval as part of the architectural building permit package. The Plan shall identify the locations, dimensions, and types of walls and fencing proposed for each lot. Furthermore, the Plan shall include elevation renderings of the proposed walls and fences.

1.2 Comply with the conditions of the Department of Public Works as contained in the attached memo dated July 6, 2021;

2.0 APPROVAL TIME LIMITS/REVOICATION

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.

3.0 GENERAL REQUIREMENTS

3.1 The project shall proceed only in accordance with the approved architecture plans titled "Fairfield Villas," as prepared by Raskop & LU, consisting of eleven (11) sheets, dated "Received June 08, 2022", approved civil plans titled "Vincent Chang Residence," as prepared by Design Everest Consulting Engineers, consisting of three (3) sheets, dated "Received June 08, 2022", and approved tentative parcel map as prepared by Virgil Chavez Land Surveying, consisting of one (1) sheet, dated "June 08, 2022" 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 Existing trees and shrub groupings shall be retained whenever possible. All existing trees and shrub groupings to be impacted by development or any other construction related activities shall be located on the site plan, grading plan, landscape plan and irrigation plan. Trees to be preserved shall be protected by temporary fencing installed around the tree drip line for the duration of the project to prevent soil compaction, soil removal or deposit, or soil contamination. Fencing shall be maintained intact throughout construction and be removed after project completion.
- 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 Standard patio cover plans for multi-family, owner-occupied units shall be submitted to and approved by the Community Development Department and Building Division prior to issuance of building permits and shall be incorporated into the project CC&R's.

- 5.6 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.
- 5.7 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.
- 5.8 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 inch = 20 feet 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:
 - 1. Crape Myrtle (“Lagerstroemia”)
 - 2. Chinese Pistache (“Pistacia chinensis”)
 - 3. Flowering Crabapple (“Malus”)
 - 4. 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 inches below subgrade; planters more than 10 feet' wide shall have compaction relieved to a minimum depth of 12 inches below subgrade;
- f) Planters 10 feet 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 All landscaped areas shall be serviced by an automatic irrigation system.

6.8 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.

6.9 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 SUBDIVISIONS

7.1 Submit a Plot Plan for each lot at the time a request is made for building permits. The Plot Plan shall include:

- a) Table with minimum zoning setback dimensions;
- b) Property lines;
- c) Curb, gutter, sidewalk, and water meter locations;
- d) Dimensioned setbacks and separation between adjacent buildings;
- e) Dimensioned Private Open Space;
- f) Unit model, number, and elevation type;
- g) Color scheme.

7.2 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 inch = 800 feet 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.

8.0 INFORMATIONAL NOTES

Special Assessment Districts and Fees

8.1 Benefit Districts: The proposed development may be within an area which may be included in a future Northeast Fairfield Benefit District or other similar financing district. Contact the Community Development Department for further information.


8.2 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: July 6, 2022

To: Meily Sheehan, Principal Planner

From: Melvin Aquino, Junior Engineer, maquino@fairfield.ca.gov 

Project Name: Webster Villas – Development of three new single-family residences on three newly subdivided vacant lots

Project Location: Northwest corner of Illinois and Webster Street intersection;
APN 0030-312-070

Review Requested: Tentative Parcel Map (TP2021-004)
Environmental Review (ER2021-032)

Copies To: Ryan N. Panganiban, Asst. Director of Public Works/City Engineer
Jason Riley, Assistant City Engineer
Garland Wong, City Traffic Engineer
Trish Curran, Senior Engineer Tech

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

Special Flood Hazard Area:

1. The proposed development is within a Special Flood Hazard Area ("SFHA"). The developer shall place fill on the property to elevate the finish floor elevations of all proposed buildings to minimum one foot above the 1% (100-year) flood elevation. According to the Flood Insurance Study, the project is within Zone AE and the 100-year flood elevation is 10-feet.
2. Prior to the issuance of a grading permit, the developer shall furnish the City with a Conditional Letter of Map Revision ("CLOMR") from the Federal Emergency Management Agency ("FEMA"). The CLOMR acknowledges FEMA's willingness to remove the project site from the SFHA based on proposed fills or other flood protection measures. Prior to issuance of any building permits, the developer shall furnish the City with a copy of FEMA's Letter of Map Revision ("LOMR"). The LOMR is FEMA's formal acknowledgement that the project has, in fact, been constructed to their standards consistent with the CLOMR and is therefore removed from the SFHA.

Curb, Gutter and Sidewalk:

3. The developer shall remove and replace damaged, hazardous or nonstandard curb, gutter, and sidewalk along both the Illinois Street and Webster Street frontages of the project. Contact the Public Works Department, concurrent with the Public Works encroachment permit application, to mark the existing curb, gutter, and sidewalk along the project frontages that will need to be removed and replaced. At the minimum, approximately 100 feet of curb, gutter, and sidewalk, primarily along the Illinois Street frontage, requires replacement.
4. New curb, gutter, and sidewalk shall be doveled to the existing curb, gutter, and sidewalk per current City Standards and Specifications.
5. Developer shall update and replace the existing ADA ramp at the northwest corner of the Illinois and Webster Street intersection per current City Standards and Specifications.

Signage & Striping:

6. Developer shall relocate existing signs, in conflict with proposed improvements along the Webster Street project frontage, per current City standards and specifications.
7. Developer shall paint red curb on both sides of the existing fire hydrant on Illinois Street a minimum of 15-feet, or to the satisfaction of the City Traffic Engineer, on each side of the fire hydrant.

8. Developer shall install two (2) City Standard T26 No Parking signs on Telespar posts along the project frontage. Signs shall be installed on the westerly side of Webster Street, to the satisfaction of the City Traffic Engineer.

Driveways:

9. Proposed driveway aprons shall be constructed to City Standard Detail S7 along Illinois Street and Webster Street.

Streetlights:

10. A minimum of two (2) new streetlights shall be required; one (1) streetlight required along the Webster Street frontage and one (1) streetlight required along Illinois Street along the side of the proposed development, under the LS-2 Flat Rate Tariff. Streetlight(s) specifications and installation shall be per the most current City of Fairfield Specifications and Details. Please note that Pacific Gas and Electric (PG&E) requires the developer to submit an application, separate from the City, to their offices, satisfying all their submittal requirements, in order to assign a streetlight number and energize the utility. City requires assignment of this streetlight number and for the energization to have occurred prior to final acceptance. Please contact the City Traffic Engineer at 707-428-3800 for more information.

Landscape & Irrigation:

11. Proposed landscape and irrigation along the Illinois Street and Webster street frontages shall be privately owned and maintained.

Utility Connections:

12. It is highly encouraged that the developer installs and connects sewer laterals to the existing City sewer main within Webster Street. Please note, the existing 24-inch sewer main within Illinois Street is owned and maintained by the Fairfield-Suisun Sewer District ("FSSD"). Connections to this main shall be constructed and installed, at the developer's sole cost, per FSSD standards and specifications, including installation and connection of service lateral via new sewer manhole per current FSSD standard details and specifications. Developer shall apply for and be issued an encroachment permit from the FSSD prior to construction. Sewer connection fees shall be due upon building permit issuance.
13. Developer shall install and locate one sanitary sewer cleanout, per proposed sewer lateral connection, at the back of sidewalk per current City standards and specifications, regardless of connection in Illinois Street or Webster Street. Per City requirements, a maximum of one sewer cleanout is allowed per legal parcel.
14. Developer shall install and connect water laterals to the existing City main within Webster Street and shall install and locate one water meter at the back of sidewalk per current City standards and specifications. Per City requirements, a maximum of one water meter is allowed per legal parcel.

15. If the developer intends to provide electrical service to the proposed buildings from the existing overhead electrical lines within the adjacent alley, the developer shall coordinate with Pacific Gas and Electric ("PG&E") and receive approval for this construction prior to issuance of Building permit.

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

16. All new development within the City is required to annex into Community Facilities District (CFD) No. 2012-2 (Public Safety Services, Open Space Operation, and Park Maintenance, a Mello Roos special district. Property owners within the District will be required to pay an annual special tax to be used for the following:

- Public safety services, including, but not limited to, police services, fire protection and suppression services, and paramedic services
- Open space operation and maintenance services
- Park maintenance services

The developer shall furnish the necessary processing fees, documents and boundary map required to annex to the District prior to the issuance of any building permits. The annexation process shall be complete prior to the issuance of any certificates of occupancy. (Please note that it may take up to 4 months, or longer, to complete the process). The special tax is subject to an annual inflation adjustment. Please contact the City of Fairfield Public Works at 707-428-7478 for details.

Right-of-Way and Easements:

17. A permanent reciprocal access and maintenance easement for storm drainage purposes may be required over the project parcels if storm drainage pipes and facilities drain across adjacent parcels. The intent is to provide legal authority and shared responsibility for the split parcel owners to maintain the basin and storm drain pipes from the basin to the public right-of-way. This easement shall be created on a separate instrument and recorded concurrently with the map. Developer shall submit a draft copy of the document for the approval by the Public Works Department concurrent with the first submittal to the City.
18. Developer shall confirm the absence, or presence, of a legal Public Service Easement ("PSE") along the Illinois Street and Webster Street project frontages from the title report. If one does not exist, developer shall create and dedicate a minimum 10-foot wide PSE along the public right-of-way of both street frontages.
19. All property lines and easements shall be shown on the parcel map.
20. All proposed easements and right-of-way dedications shall be shown on the parcel map.

Parcel Map:

21. The parcel map shall be prepared in accordance with the State Map Act and all local ordinances.
22. A title report, current within the past 90 days, shall be submitted with the subdivision map at mapplancheck@fairfield.ca.gov. The title report shall include the entire legal boundary of the property being subdivided.
23. Closure calculations shall be submitted with the initial map at mapplancheck@fairfield.ca.gov. 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.
24. Prior to submitting improvement plans for City review, a Tentative Parcel Map shall be submitted to the City at mapplancheck@fairfield.ca.gov for review and approval. Construction shall not commence until a Final Parcel Map has been approved by the City and recorded by Solano County. Developer shall furnish to the City of Fairfield appropriate fees to garner a mylar copy of the County-recorded map, prior to approval of any map.

General Development Conditions

Geotechnical Investigation:

25. The developer shall retain a registered Geotechnical Engineer to conduct a Geotechnical Investigation of the project area. Two copies of the project Geotechnical Report shall be submitted to the Public Works Department prior to submittal of Construction Plans. The Geotechnical Report shall include details and recommendations regarding the following:

- Grading Limitations and Requirements
- Foundation Design
- Settlement

Grading:

26. 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 rights-of-way
- Proposed pad elevations, finished contours and lot grading details
- Top of curb elevations
- 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
- Ditch grades
- Details for proposed curb and gutter
- Details for proposed drainage ditches

27. 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 plan.

28. 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.

29. Retaining walls over 18 inches tall shall be concrete or masonry. Retaining walls over 4 feet tall shall be designed by a Civil or Structural Engineer.

Erosion Control and Stormwater Quality:

30. The developer shall incorporate the use of Low Impact Development (LID) Best Management Practices 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 recommended to contact the Public Works Department in regards to the new design requirements.
31. 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.
32. 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.
33. 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.
34. The applicant shall be responsible for developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) which shall be reviewed and approved by the Fairfield-Suisun Sewer District.
35. 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.

36. All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the property owner shall enter into a Stormwater Treatment Measures Maintenance Agreement with the City. This agreement shall be signed by the property owner and submitted to the Department of Public Works prior to the issuance of the building permit. It is included in the document entitled "Storm Water Requirements for Development Projects- Packet for Project Applicants."
37. The Developer shall install thermoplastic markers on all new catch basins. Markers may be purchased at the Fairfield-Suisun Sewer District (FSSD) office. Contact the FSSD at 429-8930 for additional details.
38. 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.

Water System:

39. Proposed domestic water and irrigation services, within the public right-of-way, shall be constructed per current City Standard Details and Specifications.
40. 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.
41. Existing services that are to remain unused shall be abandoned per City requirements, including valve removal at the connection to public infrastructure and installation of a blind flange on abandoned services.
42. The developer shall verify the size of the existing water services and water meters. Services and meters shall be upsized by the developer, at their sole cost, as needed for the proposed use. Backflow prevention devices shall be installed or upgraded to meet current code requirements.
43. With the exception of water meters and meter boxes, all water facilities on the site side of the reduced pressure backflow prevention device (including the backflow preventor) shall be privately maintained by the property owner.

Water utilities between the public water main and the first structure off the public main (water meter, double detector check valve) shall be maintained by the City.

44. Irrigation services shall be stubbed to all landscaped areas. Irrigation and electrical control wire sleeves shall be installed as needed. Coordinate with the project Landscape Architect. Sleeves shall be at least 12 inches below subgrade at street crossings.

Fire System:

45. The City of Fairfield Fire Department requires separate shop drawings submitted directly to the Fire Department for review. The Developer shall furnish and provide all necessary documents to the Fairfield Fire Department for their review and approval.
46. Show the size and location of proposed fire lines, hydrants, fire sprinkler risers and backflow prevention devices on the plan. Show the size and location of water mains and the proposed points of connection for fire lines.
47. A backflow preventor is required on the fire line. An above grade double check detector check valve is required on lines which serve building fire sprinklers. Specify the manufacturer, size and location of the fire line backflow preventor.

Sewer System:

48. Proposed sewer services, within the public right-of-way, shall be constructed per current City Standard Details and Specifications.
49. 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.
50. Developer shall connect proposed sewer utilities to existing public infrastructure per current City Standards and Specifications. Service laterals for industrial or commercial developments shall be minimum six (6) inches. Service laterals eight (8) inches or larger shall require connection to existing public infrastructure via a City Standard sewer manhole, per City Standard Detail SS2, and may require connection to on-site private infrastructure via a manhole, in-lieu of a cleanout.
51. Existing services that are to remain unused shall be abandoned per City requirements.

Storm Drain System:

52. Developer shall connect proposed storm drainage utilities to existing public infrastructure per current City Standards and Specifications. Direct connections to public infrastructure shall not be allowed and connections shall only be at existing or proposed storm drain structures.

53. 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.
54. 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.

Landscaping:

55. The project architect and 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
56. 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

Maps:

57. Prior to submitting improvement plans for City review, a Tentative Parcel Map shall be submitted to the City for review and approval. Construction shall not commence until a Final Subdivision Map; Final Parcel Map; Lot Line Adjustment 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.
58. A title report, current within the past 90 days, shall be submitted with the subdivision map. The title report shall include the entire legal boundary of the property being subdivided.

59. 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.
60. The parcel map shall be prepared in accordance with the State Map Act and all local ordinances.

Right-of-Ways and Easements:

61. All property lines and easements shall be shown on the site plan.

Miscellaneous:

62. All public improvements shall be designed and constructed to current City of Fairfield standards.
63. 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.
64. Prior to beginning construction of public improvements, the developer or his contractor shall obtain an encroachment permit from the City Public Works Department. The developer or his contractor shall furnish the necessary insurance, bonds and pay all fees associated with the encroachment permit. A field investigation fee shall be charged if any work within the right-of-way is performed either without or prior to securing an encroachment permit.

