

Exhibit C

Crystal School/Parcel 14 Project Conditions of Approval

The Crystal School/Parcel 14 Vesting Tentative Subdivision Map, located within the Waterfront District Specific Plan of the City of Suisun City, Assessor’s Parcel Number 0032-152-180 is approved subject to the following conditions of approval:

Condition	Timing	Responsible Party	Status
ONGOING THROUGH CONSTRUCTION			
1. All references herein to “Applicant” shall mean the current project applicant, any successors in interest and any contractors, subcontractors or other parties engaged by the current applicant or the applicant’s successor in interest in the future implementation and development of the project.	Ongoing through Construction	NA	
2. Future development within the Crystal School/Parcel 14 Project (Project) site shall be consistent with the plans and exhibits as reviewed by the City Council of the City of Suisun City on (date) and as included and referenced in City Council Resolution _____. Any revisions that, in the opinion of the Development Services Director, alter the purpose and intent of proposed improvements, shall require City Council approval and amendment of the Project Planned Unit Development Permit and/or the Project Precise Development Plan.	Ongoing through Construction	Development Services	
3. The Applicant shall indemnify, defend and hold harmless the City of Suisun City it’s agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the Applicant any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the Applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.	Ongoing through Construction	NA	
4. The Applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.	Ongoing through Construction	Public Works and Development Services	

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5. The Applicant shall fund and be responsible for the implementation of all conditions relating to the Crystal School "Parcel 14" Development including but not limited to the conditions established for the Tentative Subdivision Map and Preliminary Development Plan Approval.	Ongoing through Construction	Public Works and Development Services	
6. The Development Services Director (or designated person), following consultation from the City Engineer, may approve minor modifications to the project and implement the project and mitigation measures as deemed appropriate.	Ongoing through Construction	Development Services	
7. Pursuant to the City of Suisun City Resolution No. 2017-02 dated January 3, 2017, new development shall pay development impact fees set forth in Resolution 2017-02.	Ongoing through Construction	Public Works	
8. All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Building and Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.	Ongoing through Construction	Public Works	
9. The City Engineer may approve and/or negotiate minor changes or exceptions to Building and Public Works Department conditions of approval.	Ongoing through Construction	Public Works	
10. The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.	Ongoing through Construction	Public Works	
11. Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.	Ongoing through Construction and Prior to Issuance of Building Permit for first home	Public Works	

Condition	Timing	Responsible Party	Status
<p>12. Certain limited corrections to the various plans provided by the applicant shall be revised prior to the presentation of the Project to City Council for final approval. Such corrections include:</p> <ul style="list-style-type: none"> • Provide concrete walkway to gate from drive aisle/alley access. • Delineate access and use of shared yards where homes are sited “back-to-back.” • Provide typical lot to depict setbacks from back of sidewalk to fence for a side yard facing to School Street. • Provide detail for retaining walls used along West Street and School Street – materials and height. • Provide construction detail for proposed soundwall. • Provide construction detail for proposed wood privacy fences. • Confirm widths of PUE’s and show on street sections. None shown on School, Morgan, West or Private Residential Street sections. • Clarify what landscaping is proposed adjacent to the sound wall. • Establish 10-foot-wide PUE’s on the paseos (for walkway and associated lighting). 	<p>Prior to City Council review</p>	<p>Development Services</p>	
PRIOR TO APPROVAL OF IMPROVEMENT PLANS			
<p>13. During construction of this project, a designated contact person with phone number shall be posted on the project site.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	
<p>14. Prior to the approval of improvement plans, the Applicant shall submit a phasing plan if so desired. Approval of the phasing plan shall be concurrent with the approval of the construction plans and made a part thereof.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	
<p>15. All development shall comply with the Travis Air Force Base Land Use Compatibility Plan compatibility policies and criteria. This shall be accomplished through the review of project improvements plans.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Development Services</p>	
<p>16. Concurrent with the submittal of Improvement Plans, the Applicant shall submit final landscape plans that include park and open space areas, street frontages, shared paseos and detailed typical front and side yard landscape plans to the Development Services Department which comply with Title 20, Water-Efficient Landscaping, of the City of Suisun City Municipal</p>	<p>Prior to approval of Improvement Plans</p>	<p>Development Services and Public Works</p>	

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Code and the then current State Model Water Efficient Landscape Ordinance as applicable. This plan will include all fencing locations and proposed material and must be approved by the City prior to installation.			
17. The Applicant shall provide passive recreation opportunities consistent with the Crystal School Park Conceptual Plan as included within the Crystal School Planned Development Permit. Minor variations to the approved Conceptual Design may be approved by the Development Services Director. Plans for this area shall be reviewed and approved by the Development Services Director.	Prior to approval of Improvement Plans	Development Services	
18. The proposed bioretention within the proposed park shall be designed to: maximize aesthetic qualities of the park; ensure that park features are not inundated during storm events; and, minimize potential hazards related to storm water. Construction of this joint facility shall be completed prior to issuance of building permits for lots 47 through 78 (homes east of West Street).	Prior to approval of Improvement Plans	Development Services	
19. All bioretention areas shall be designed and landscaped in an aesthetically pleasing manner with perimeter plantings of trees, shrubs and groundcovers.	Prior to approval of Improvement Plans	Development Services	
20. No chain link fencing shall be utilized within the project.	Prior to approval of Improvement Plans	Development Services	
21. The residential project shall comply with the Suisun City Municipal Code by providing an area in private yards, as noted on the Project Precise Development Plan, for refuse containers. A concrete pad of adequate size for the garbage and recycling containers shall be provided behind the side fence of each parcel. Furthermore, the pathway in the side yard shall be wide enough so that there is enough room for foot traffic to pass by parked garbage and recycling containers.	Prior to approval of Improvement Plans	Development Services	
22. The developer shall construct a barrier for privacy along the west boundary to separate the community from the rail yards. Minimum barrier heights shall be 8' high above surrounding grade consistent with details provided within the Crystal School Planned Development Permit.	Prior to approval of Improvement Plans	Development Services	

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The face of wall that faces toward the rail yard shall incorporate an anti-graffiti surface and surveillance cameras shall be installed to monitor the west face of the sound wall.			
23. Each unit must have fire sprinklers. This includes garage, attic, and concealed spaces. The system may be approved to run off the domestic water supply. If the domestic water supply is used the water meter must be rated to continuously support the fire sprinkler flow requirements. SID consultation and approval will be needed.	Prior to approval of Improvement Plans	Fire Department	
24. Fire hydrants locations will be reviewed and approved by the Fire Department prior to approval of improvement plans. Fire hydrants shall meet city and SID standards with 1-4 ½" and 2- 2 ½" connections. The water mains need to be looped to prevent sand and gravel from collecting in dead end runs. Hydrant placement must be spaced no more than 300' apart. With no more than 150' from any property. Normally, the first hydrant will be positioned at the right hand corner of a street dictated by the direction the fire engine will respond to the fire.	Prior to approval of Improvement Plans	Fire Department	
25. The private streets between garages shall be designated as "Fire Lane" and posted "FIRE LANE-NO PARKING."	Prior to approval of Improvement Plans	Fire Department	
26. Streets, private roads, and driving surfaces must be designed to support the weight of fire apparatus as specified in City Standards.	Prior to approval of Improvement Plans	Fire Department	
27. All buildings must be given an address and be marked on the fire lane side with 6" numbers visible from the road.	Prior to approval of Improvement Plans	Fire Department	
28. All roads must be named. Road names shall be submitted to the Fire Department for review and approval prior to approval of improvement plans.	Prior to approval of Improvement Plans	Fire Department	
29. The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.	Prior to approval of Improvement Plans	Public Works	

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30. When submitting Improvement Plans, the engineer's estimate of costs for the public improvements necessary to complete the project shall be included. This estimate shall show quantities as well as unit prices used to obtain the final cost of each item and is subject to City review and approval.	Prior to approval of Improvement Plans	Public Works	
31. The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.	Prior to approval of Improvement Plans	Public Works	
32. The Applicant shall pay Suisun-Solano Water Authority (SSWA) for plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project. At the time of submittal of Improvement Plans, Applicant shall pay a deposit of \$2,500 to be applied towards SSWA fees.	Prior to approval of Improvement Plans	Public Works	
33. The Applicant shall obtain all necessary permits from all applicable agencies prior to development.	Prior to approval of Improvement Plans	Public Works	
34. The Applicant shall prepare a notice, subject to the review by the City Engineer, that lists all construction mitigation requirements, permitted hours of construction, and identifies a contact person as well as the Applicant who will respond to complaints related to the proposed construction. The notice shall be mailed to property owners and residents within a 300-foot radius from the subject site, at least ten (10) calendar days prior to the start of construction.	Prior to approval of Improvement Plans	Public Works	
35. Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.	Prior to approval of Improvement Plans and Prior to Issuance of Building Permit for first home	Public Works	
36. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.	Prior to approval of Improvement Plans	Public Works	

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37. Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of work, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing site conditions.	Prior to approval of Improvement Plans and during construction	Public Works	
38. Measures to remediate on-site contamination as identified in the Remedial Action Workplan Former Crystal Middle School report prepared by Raven Research and dated August 12, 2010 shall be incorporated into Project Improvement Plans. Such remediation shall be completed prior to issuance of first dwelling building permit.	Prior to approval of Improvement Plans and Prior to Issuance of Building Permit	Public Works	
39. Improvement Plans shall show the installation of concrete curb, gutter, sidewalks, curb ramps and driveway improvements on all street frontages. The Typical Street Sections must include aggregate base material under all concrete and all asphalt improvements per City of Suisun City Standards. The driveways and curb ramps shall comply with the State and Federal accessibility regulations.	Prior to approval of Improvement Plans	Public Works	
40. The minimum longitudinal slopes of gutter flow lines shall be 0.0054.	Prior to approval of Improvement Plans	Public Works	
41. The Improvement Plans shall show the installation of street signage and pavement markings and striping. All pavement markings and striping shall be thermoplastic or as required by City Engineer.	Prior to approval of Improvement Plans	Public Works	
42. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.	Prior to approval of Improvement Plans	Public Works	
43. The proposed waterline is to be looped. The water facilities are to comply with the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.	Prior to approval of Improvement Plans	Public Works	
44. Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No	Prior to approval of Improvement Plans	Public Works	

Condition	Timing	Responsible Party	Status
<p>existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District. Storm drain design shall comply with the City’s Design Standards, standard specifications, and details.</p>	<p>and during construction</p>		
<p>45. The Applicant shall obtain all necessary permits for storm water discharges.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	
<p>46. 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, Order No. RS-2015-0049). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	
<p>47. The project’s Stormwater Control Plan shall comply with the City’s Municipal Regional Permit (MRP) and Stormwater C.3 Guidebook. As part of the Improvement Plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding within the proposed park adjacent to the bioretention facility. The City Engineer reserves the right to institute stringent measures above and beyond the MRP and the Stormwater C.3 Guidebook for the bioretention facility at the proposed park.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	
<p>48. During the preparation of Improvement Plans, Applicant’s civil engineer shall provide flow calculations for the proposed storm drains.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	
<p>49. Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project and the City’s Ordinance prior to approval by the City Engineer. In addition, the Site Development Plan shall be prepared to the satisfaction of the City Engineer, and is to reflect a positive drainage to existing drain inlets as well as to proposed drain inlet.</p>	<p>Prior to approval of Improvement Plans</p>	<p>Public Works</p>	

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50. Where feasible, parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into storm drain systems.	Prior to approval of Improvement Plans	Public Works	
51. The maximum allowable slope in landscape areas shall be 3:1, or as approved by City Engineer. One-foot concrete mow strips for public landscaping shall be provided as required by the City Engineer. Drainage runoff to adjacent property shall not be allowed.	Prior to approval of Improvement Plans	Public Works	
52. The project shall install on-site decorative street lighting (acorn type) and the Applicant shall submit a photometric analysis to the City for review and approval with the Project Improvement Plans. Photometric performance shall comply with the City's standard specifications.	Prior to approval of Improvement Plans	Public Works	
53. On-site driveways/roadways shall be minimum 3" asphalt concrete over a minimum 15" Class 2 aggregate base with road stabilization fabric. The Applicant shall construct driveways/roadways in accordance with the KC Consultants, Geotechnical Engineering Report dated July 10, 2016 prepared for the project.	Prior to approval of Improvement Plans	Public Works	
54. Landscaping and automatic irrigation for all areas other than fenced private yards shall be installed by the Applicant. The Applicant shall utilize Calsense irrigation controller(s) and Hunter irrigation heads.	Prior to approval of Improvement Plans	Public Works	
55. The private streets shall provide for easements for the construction, operation, maintenance and repair of the roadway improvements and utilities.	Prior to approval of Improvement Plans and Prior to recordation of Final Map	Public Works	
56. All finish floor elevations shall be in accordance with FEMA regulations.	Prior to approval of Improvement Plans	Public Works	
57. The Applicant shall construct an 8-foot soundwall along the westerly side of the proposed project. Applicant shall install video camera(s) at the soundwall in such a manner to mitigate	Prior to approval of Improvement Plans	Public Works	

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the possibility of soundwall vandalism. The video camera must be compatible with the existing video camera system used by the Suisun City Police Department.			
58. During the preparation of the Improvement Plans, Applicant shall videotape and inspect the existing sanitary sewer lines, storm drain lines, and manholes fronting the development. Damaged sanitary sewer and storm drain facilities shall be shown in the Improvement Plans for replacement and shall be replaced as part of the Applicant's project.	Prior to approval of Improvement Plans	Public Works	
59. Because of the use change from a school to single family homes, Applicant shall demonstrate with calculations that the sanitary sewer flows from this proposed project will not adversely impact the collection system.	Prior to approval of Improvement Plans	Public Works	
60. The existing overhead utility lines on the south sides of Morgan Street and California Street fronting the development shall be placed underground. However, the existing overhead lines crossing Morgan Street between School Street and West Street can remain overhead. The wood posts shall be replaced at these overhead crossings with a decorative street light ("acorn type") with an overhead power pole attachment. Undergrounding of Morgan Street utilities shall be completed prior to issuance of building permits for lots 47 through 54 (dwellings east of West Street). Undergrounding of California Street utilities shall be completed prior to issuance of building permits for lots 1 through 4.	Prior to approval of Improvement Plans and Prior to Issuance of Building Permit for first home	Public Works	
61. The improvement plans shall be submitted to the Fairfield-Suisun Sewer District (FSSD) for review and approval, with respect to work on the District facilities.	Prior to approval of Improvement Plans	Public Works	
62. The District's signature block shall be provided on title sheets of improvement plans containing District facilities. The signature block must be signed and dated by the FSSD prior to bid and/or commencement of construction of any District facilities.	Prior to approval of Improvement Plans	Public Works	
63. The improvement plans shall comply with the latest FSSD standard specifications, standard details, design standards, standard General Notes, dewatering requirements, and regulations.	Prior to approval of Improvement Plans	Public Works	
64. The Applicant shall submit satisfactory evidence of insurance to the FSSD. Also, the FSSD, its officers, directors, agencies and employees shall be named as an additional insured. All	Prior to approval of Improvement Plans	Public Works	

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insurance required of the Applicant and its contractors by the City of Suisun City shall be afforded to the FSSD as well.			
65. Prior to commencing construction, submittals related to the FSSD's facilities shall be submitted to the District for review and approval. Construction work involving these items and the District facilities shall not commence until the District has approved the submittals in writing.	Prior to approval of Improvement Plans	Public Works	
66. The improvement plans, Final Map and Parcel Maps shall be submitted to the Solano Irrigation District (SID) for review, approval and signature.	Prior to approval of Improvement Plans	Public Works	
67. The Applicant shall pay SSWA Plan/Map Review Fees upon submittal of the plans and maps for review.	Prior to approval of Improvement Plans	Public Works	
68. The water improvements will be looped to ensure adequate flow and designed to the satisfaction of the Suisun-Solano Water Authority.	Prior to approval of Improvement Plans	Public Works	
69. Any extension and/or connection to the existing stubs or water main shall be in accordance with the Suisun-Solano Water Authority (SSWA) Standard Specifications, and at the Applicant's expense.	Prior to approval of Improvement Plans	Public Works	
70. Water service laterals shall not be located within driveway approaches.	Prior to approval of Improvement Plans	Public Works	
71. Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the Applicant's expense. Prior to commencing construction work, the proposed location, service size and flow-rate for the backflow prevention assembly shall be submitted to SID for review and approval. Based on the proposed commercial use, a Reduced Pressure Principle (RPP) Assembly will be required for each of the domestic water services.	Prior to approval of Improvement Plans	Public Works	
72. The SSWA Cross-Connection Control Resolution No. 99-01, fire protection systems are required to include an approved backflow prevention assembly, at the developer's expense. Prior to commencing construction work, the proposed location, service size and flow-rate for the fire protection system shall be submitted to SID for review and approval. Based on the proposed	Prior to approval of Improvement Plans	Public Works	

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commercial use, a Double Check-Detector Check (DCDC) Assembly will be required for each of the fire protection systems.			
PRIOR TO RECORDATION OF FINAL MAP			
73. Prior to Final Map approval, the Applicant shall either establish a community facilities district (CFD) and/or associated tax zone and/or maintenance assessment district (MAD) or annex such property to an existing CFD and/or MAD and establish associated tax zone(s), as deemed appropriate by the City, for the purpose of financing the cost of providing the following public services to the property: police; fire; paramedical; operation, maintenance and repair of new improvements such as, but not limited to, roadway pavement, sidewalks, concrete pathways, landscaping, irrigation, bioretention facilities, parks, play structures and associated site furnishings, retaining walls, street lights, entrance monuments, video cameras, and soundwall, street sweeping and dredging of the Suisun Turning Basin/Marina. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. Applicant shall pay all costs associated with establishing and/or annexing into an existing or a new CFD and /or MAD. All costs for establishing such funding mechanisms shall be paid by the Applicant.	Prior to recordation of Final Map	Public Works	
74. The Applicant shall offer for dedication required street right-of-way for West Street through the Project on the Final Map or other City approved instrument.	Prior to recordation of Final Map	Public Works	
75. The Applicant shall dedicate, as required, on-site easements for new utilities and streets, including private streets, by means of Final Map or other City approved instrument.	Prior to recordation of Final Map	Public Works	
76. If existing easements and utilities are located within the proposed lots, the utilities shall be relocated within the public streets or into appropriate easements, as required by the City Engineer.	Prior to recordation of Final Map	Public Works	

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77. Developer shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the Final Map recordation. Developer shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.	Prior to recordation of Final Map	Public Works	
78. The Final Map and Parcel Maps shall be submitted to the Solano Irrigation District (SID) for review, approval and signature.	Prior to recordation of Final Map		
PRIOR TO ISSUANCE OF BUILDING PERMIT FOR FIRST HOME			
79. Placement of homes (floorplan models) shall be consistent with the approved Crystal School Planned Development Permit, Resolution PC17-06, Exhibit A.	Prior to Issuance of Building Permit	Development Services	
80. The project contains 0.45 acres of park land and has a park land obligation of 0.90 acres. The developer shall pay park in lieu fees in an amount equivalent to 0.45 acres of park land.	Prior to Issuance of Building Permit	Development Services	
81. Applicant shall pay all applicable fees that are required on a per unit basis prior to issuance of building permits. City will consider previous uses, existing public services serving the project site, and associated fees for such uses and services and will adjust development impact fees as appropriate.	Prior to Issuance of Building Permit	Public Works	
82. The eaves of each unit shall be soffitted to prevent embers and fire from entering the attic spaces. Ventilation of soffit is allowed, but should be designed to minimize potential for fire hazards.	Prior to Issuance of Building Permit	Fire Department	
83. The exterior materials shall be fire rated. Stucco or a fire rated hardy plank is recommended but other materials that have a high fire resistive rating may be considered, with the approval of the Fire Chief. Non-fire rated wood trim is acceptable.	Prior to Issuance of Building Permit	Fire Department	

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84. The roofs shall have a non-combustible covering.	Prior to Issuance of Building Permit	Fire Department	
85. Prior to building permit issuance, Applicant shall obtain approval from fire and police department for a parking/no parking plan, including enforcement provisions, for all private roads, permanent or temporary, to be constructed as part of the project.	Prior to Issuance of Building Permit	Fire Department	
86. A road map with names will be provided to the Fire Department prior to issuance of first dwelling building permit.	Prior to Issuance of Building Permit	Fire Department	
87. All floor plans shall have a side access to the main residence without going through the garage or around to the front door. Plan for of applicant's submittal shall be modified accordingly.	Prior to Issuance of Building Permit	Fire Department	
88. A water supply and fire hydrant system must be functional prior to delivery of combustible materials to the project site. If not constructed in a single phase, the hydrant system shall be expand such that fire suppression water is available at lots under construction prior to the framing stage of construction.	Prior to Issuance of Building Permit	Fire Department	
89. Prior to issuance of any dwelling building permit, the Building Department shall review and ensure compliance with the project noise study, title "Crystal School Site Residential" prepared by J.C. Brennan & Associate and dated February 1, 2017. Lots 5-7, 10, 16, 23 and 31 have the greatest noise exposure and are subject to specific construction requirements. Additionally, lots 1-4 and 39-41 have lesser noise exposure but still require specific construction measures to reduce noise exposure.	Prior to Issuance of Building Permit	Public Works	
90. Prior to first dwelling building permit, the Applicant shall construct all civil improvements, including but not limited to drainage improvement, West Street through the project and reconstruction of the project frontages of California Street, West Street, Morgan Street, School Street and Cordelia Street as depicted on the Crystal School Site Precise Development Plan.	Prior to Issuance of Building Permit	Public Works	
91. Provide pavement treatment that includes crack filling and base failure repairs, grinding high spots, leveling course in low spots, and cape seal for the full-width of California Street, Morgan Street, West Street, Cordelia Street and School Street fronting the development. Applicant is to	Prior to Issuance of Building Permit	Public Works	

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provide photos of the conditions prior to beginning any treatments. Pavement treatments for these roadways shall be completed prior to issuance of first dwelling building permit.			
92. At the time the Building Permit issued, the Applicant shall pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees shall be based on the latest SSWA fee schedule at time of payment, and are determined by the size of meter requested. All domestic water services shall be metered.	Prior to Issuance of Building Permit	Public Works	
93. Color schemes for each home shall be approved prior to issuance of each home building permit. Approved colors are identified within the project PUD Permit and are presented as 14 color schemes organized 4 color groups. Colors shall be selected and approved as follows: <ul style="list-style-type: none"> • No more than 6 houses within the project may utilize the same color scheme. • No houses in close proximity (next door or across street/park or park from each other) may utilize the same color scheme. • Each frontage segment (along a street or facing the park) shall utilize a mix of color schemes and a mix of color groups. • No color scheme shall be repeated on any given frontage segment. 	Approve prior to issuance of individual building permits	Development Services	
DURING CONSTRUCTION			
94. During project construction, the Applicant shall notify The Fire Department shall be notified when the water system or hydrants are shut down.	During Construction	Fire Department	
95. During construction, adequate roads made of an all-weather material must be installed before each framing phase is started. Adequate parking enforcement must be maintained to allow fire suppression vehicles access to buildings under construction.	During Construction	Fire Department	
96. An adequate fire lane to each construction site must be maintained. Fire lanes must be posted "FIRE LANE- NO PARKING." Construction materials shall be staged outside of the fire lane. Construction equipment and tradesmen vehicles shall not park in the fire lanes.	During Construction	Fire Department	

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97. All work within the public right-of-way, which is to be performed by the Applicant shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.	During Construction and Prior to Certificate of Occupancy	Public Works	
98. A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.	During Construction	Public Works	
99. The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.	During Construction	Public Works	
100. Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.	During Construction	Public Works	
101. If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.	During Construction	Public Works	
102. During construction a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds and litter throughout the construction activity.	During Construction	Public Works	
103. Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.	During Construction	Public Works	
104. Dumpsters and trash receptacles to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City.	During Construction	Public Works	

Exhibit C

Crystal School/Parcel 14 Conditions of Approval

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Condition	Timing	Responsible Party	Status
PRIOR TO CERTIFICATE OF OCCUPANCY FOR FIRST HOME			
105. All required soundwalls shall be constructed prior to issuance of first Certificate of Occupancy.	Prior to Certificate of Occupancy	Public Works	
106. Prior to the issuance of first Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans, hard copy and in PDF format.	Prior to Certificate of Occupancy	Public Works	
107. The Applicant shall provide and install freeze protection for all RPBFP's and DCDC's at the Applicant's expense.	Prior to Certificate of Occupancy	Public Works	
108. Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to SID the electronic AutoCAD files and scanned .tif images at 300 dpi of the "as built" Improvement Plans.	Prior to Certificate of Occupancy	Public Works	