

CITY COUNCIL
Lori Wilson, Mayor
Wanda Williams, Mayor Pro-Tem
Anthony Adams
Jane Day
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

REGULAR MEETING OF THE SUISUN CITY COUNCIL

**SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,**

AND HOUSING AUTHORITY

TUESDAY, AUGUST 18, 2020

6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), and Executive Order released on March 12, 2020, the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by: Council/Board Members Anthony Adams, Jane Day, Michael A. Segala, and Mayor Pro Tem Wanda Williams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585.

PER CITY POLICY, MEMBERS OF THE PUBLIC ARE REQUIRED TO WEAR FACE MASKS WHILE IN CITY FACILITIES. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.

*DUE TO CORONAVIRUS COVID-19 RESIDENTS ARE ENCOURAGED
TO ATTEND THE CITY COUNCIL MEETING VIA THE APPLICATION, ZOOM.*

ZOOM MEETING INFORMATION:

***WEBSITE:** <https://us02web.zoom.us/j/83787449635>*

***MEETING ID:** 837 8744 9635*

***CALL IN PHONE NUMBER:** (707) 438-1720*

*TO VIEW TONIGHT'S MEETING ON SUISUN WEBSITE, LIVESTREAM
(URL: <https://www.suisun.com/government/meeting-video/>)*

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING
BY EMAILING CLERK@SUISUN.COM (PRIOR TO 6pm) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Ord. No. – 774)

(Next City Council Res. No. 2020 – 112)

Next Suisun City Council Acting as Successor Agency Res. No. SA2020 - 02)

(Next Housing Authority Res. No. HA2020 – 01)

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

ROLL CALL

Council / Board Members

Pledge of Allegiance

Invocation

PUBLIC COMMENT

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

REPORTS: (Informational items only.)

1. COVID-19 Update – (Folsom: gfolson@suisun.com).

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

City Council

2. Council Adoption of Ordinance No. ___: Amending 18.30.170 of Title 18 of the Suisun City Code and Amending the Waterfront District Specific Plan, Relating to Regulations for Accessory Dwelling Units in Residential Properties (Introduced and Waived Reading on August 4, 2020) – (Kearns: jkearns@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency

3. Council/Agency Approval of the June 2020 Payroll Warrants in the Amount of \$463,273.15 and July 2020 Payroll Warrants in the Amount of \$697,337.00 Council/Agency Approval of the June 2020 Accounts Payable Warrants in the Amount of \$1,267,645.86 and July 2020 Payable Warrants in the Amount of \$2,220,915.42 – (Finance).

PUBLIC HEARINGSCity Council

4. City Council Consider Adoption of Resolution No. 2020-___: Approving an Extension of Tentative Subdivision Map No. TSM 07-02, for the Olive Tree Ranch Project (APN's 0038-222-060, 0038-232-010, and 0038-232-020) – (Kearns: jkearns@suisun.com).

GENERAL BUSINESS**REPORTS: (Informational items only.)**

5. a. Council/Boardmembers
b. Mayor/Chair
6. City Manager/Executive Director/Staff

PUBLIC COMMENT

(Additional time for request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda limited to no more than 3 minutes.)

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 10:00 P.M. Ordinarily, no new items will be taken up after the 10:00 P.M. cutoff and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:
 - Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
 - Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
 - Joe Nelson Center, 611 Village Drive, Suisun City, CA;
 - Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting of August 18, 2020 was posted and available for review, in compliance with the Brown Act.

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AGENDA TRANSMITTAL

MEETING DATE: August 18, 2020

CITY AGENDA ITEM: Council Adoption of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Repealing and Replacing Section 18.30.170 of Title 18 of the Suisun City Code and Amending the Waterfront District Specific Plan, Relating to Regulations for Accessory Dwelling Units in Residential Properties.

FISCAL IMPACT: Accessory Dwelling Units of 750 square feet or less are exempt from Development Impact Fees. There is no fiscal impact to the City's General Fund.

STRATEGIC PLAN IMPACT: Provide Good Governance.

BACKGROUND: On August 4, 2020, staff presented the draft ordinance at a public hearing for City Council consideration. The City Council made no amendments to the ordinance and introduced the ordinance by a vote of 3-2.

STAFF REPORT: With no changes proposed at the August 4 meeting, staff has provided both a clean and relined version of the ordinance for adoption. Adopting this ordinance, will bring the city's Accessory Dwelling Unit regulations into compliance with California State Law. Subsequent to adoption, staff will mail a copy of the adopted ordinance to the California Department of Housing Community Development (HCD) for their records.

RECOMMENDATION: It is recommended that the City Council **adopt** Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Repealing and Replacing Section 18.30.170 of Title 18 of the Suisun City Code and Amending the Waterfront District Specific Plan, Relating to Regulations for Accessory Dwelling Units in Residential Properties.

ATTACHMENTS:

1. Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, California, Repealing and Replacing Section 18.30.170 of Title 18 of the Suisun City Code and Amending the Waterfront District Specific Plan, Relating to Regulations for Accessory Dwelling Units in Residential Properties.
 - a. Exhibit A Waterfront Specific Plan
2. Ordinance Redlined.

PREPARED BY:

John Kearns, Senior Planner

REVIEWED/APPROVED BY:

Greg Folsom, City Manager

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ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA, REPEALING AND REPLACING SECTION 18.30.170 OF TITLE 18
OF THE SUISUN CITY CODE AND AMENDING THE WATERFRONT DISTRICT
SPECIFIC PLAN, RELATING TO REGULATIONS FOR ACCESSORY DWELLING
UNITS IN RESIDENTIAL PROPERTIES**

WHEREAS, The State legislature amendments to California law, effective January 1, 2020, regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU). Chapter 653, Statutes of 2019 (Senate Bill 13, Section 3), Chapter 655, Statutes of 2019 (Assembly Bill 68, Section 2) and Chapter 659 (Assembly Bill 881, Section 1.5 and 2.5) build upon recent changes to ADU and JADU law (Government Code Section 65852.2, 65852.22 and Health & Safety Code Section 17980.12) and further address barriers to the development of ADUs and JADUs; and

WHEREAS, SB13 requires jurisdictions to exempt ADU’s below 750 square feet from Development Impact Fees.

WHEREAS, the Suisun City Planning Commission held a public hearing on March 10, 2020 in which they voted 4-1 recommending City Council adoption of the ordinance.; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY
DOES ORDAIN AS FOLLOWS:**

SECTION 1. RECITALS. The City Council finds that the above recitals are true and correct and are incorporated as though fully set forth herein.

**SECTION 2. SECTION 18.04 “DEFINITIONS” OF TITLE 18 OF THE SUISUN CITY
CODE IS HEREBY REPEALED AND REPLACED AS FOLLOWS:**

18.04 Definitions
Amending 18.04 Definitions

Accessory Dwelling Unit. An attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions in accordance to California state building code for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes an efficiency unit and a manufactured home but does not include trailers.

- a. Attached Accessory Dwelling Unit. An accessory dwelling unit that shares at least one common wall with the primary dwelling and is not fully contained within the existing space of the primary dwelling or an accessory structure.
- b. Detached Accessory Dwelling Unit. An accessory dwelling unit that does not share a common wall with the primary dwelling and is not fully contained within the existing

space of an accessory structure.

- c. Internal Accessory Dwelling Unit. An accessory dwelling unit that is fully contained within the existing space of the primary dwelling or an accessory structure.
- d. Junior Accessory Dwelling Unit. A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.

SECTION 3. SECTION 18.30.170 “ACCESSORY DWELLING UNITS” OF TITLE 18 OF THE SUISUN CITY CODE IS HEREBY REPEALED AND REPLACED AS FOLLOWS:

18.30.170 Accessory Dwelling Units

Purpose. This section is intended to achieve the goals of the City’s housing element and of the California Government Code by permitting accessory dwelling units, thereby increasing housing opportunities for the community through use of existing housing resources and infrastructure.

The following regulations shall apply to all accessory dwelling units in a residential zoning district:

- A. An accessory dwelling unit may be established on any residentially zoned parcels, in any district where single-family or multi-family dwellings are a permitted use; and on any lot with an existing or proposed single-family or multi-family dwelling.
- B. Accessory dwelling units shall not exceed the allowable density for the lot upon which the accessory dwelling unit is located.
- C. Accessory dwelling units are a residential use that shall be consistent with the existing general plan and zoning designation for the lot.
- D. There will be only up to one accessory dwelling unit and one junior accessory dwelling unit per lot.
- E. The accessory dwelling unit can either be attached to and designed to be located within the living area of the existing dwelling or detached from and no less than 5 feet from the existing single family dwelling.
- F. The proposed increase in gross floor area of an attached or detached accessory dwelling unit shall not exceed 50 percent of the existing living area up to a maximum of 1000 square feet.
- G. Accessory dwelling units shall be located no closer than 4 feet from any side or rear property lines, be on the rear 50% of the lot and must meet the requirements of Section 18.31 Standards for Residential Districts, Table 18.31.01 Development Standards in Residential Zones.
- H. An internal ADU may be constructed regardless of whether it conforms to the current zoning requirement for building separation or setbacks.
- I. If an internal ADU is proposed to be constructed within an existing accessory structure, the city shall ministerially permit an expansion of the existing accessory structure by up

1 to 150 square feet for the purpose of accommodating ingress and egress.

2 J. If an existing structure is demolished and replaced with an accessory dwelling unit, an
3 accessory dwelling unit may be constructed in the same location and to the same
4 dimensions as the demolished structure.

5 K. The accessory dwelling unit shall be architecturally integrated into the existing building
6 design.

7 L. Foundation. An accessory dwelling unit shall be constructed on a permanent foundation.

8 M. The accessory dwelling unit shall not be placed on top of any easements.

9 N. Connection Fees. A local agency is prohibited from requiring a new or separate utility
10 connection for an accessory dwelling unit if contained within the existing space of a
11 single-family residence or accessory structure (in accordance with Government Code
12 Section 65852.2(f)).

13 O. Parking

14 a. Maximum of one space per unit or one space per bedroom. Tandem parking on
15 an existing driveway is allowed, which may be within setback areas.

16 b. No additional parking for accessory dwelling units can be required when:

17 a. An accessory dwelling unit is located:

18 1. Within one-half mile walking distance of public transit;

19 2. Within an architecturally and historically significant historic
20 district;

21 3. Within an existing primary residence or an existing accessory
22 structure;

23 4. Within an area where off-street parking is required, but no permit
24 is offered to the occupant of the accessory dwelling unit;

25 5. Within one block of a car share vehicle.

26 c. When a garage, carport, or covered parking structure is demolished in
27 conjunction with the construction of an accessory dwelling unit or converted to
28 an accessory dwelling unit, replacement parking stalls are not required for the
demolished parking structure.

P. Rental

a. An accessory dwelling unit may be rented but shall not be sold or otherwise
conveyed separately from the primary dwelling.

b. The rented unit shall not be leased for any period less than 30 days.

Q. Recordation of Deed Restriction: An executed deed restriction, on a form provided by
the city, shall be submitted to the city prior to issuance of a building permit and shall be
recorded prior to final occupancy. The deed restriction shall stipulate all of the
following:

a. That the rented unit shall not be rented for any period less than 30 days at a time;

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- b. That the accessory dwelling shall not be sold separately from the primary dwelling.
- c. For junior accessory dwelling units, restrictions on size and attributes in conformance with this section.

R. Ministerial consideration

1. New Construction. If the Development Services Department receives an application to construct an accessory dwelling unit (by either adding on to an existing structure, or constructing a new detached structure), and the proposal meets all of the requirements of the Municipal Code as determined by Section 18.30.170 Accessory Dwelling Units, then within 60 days of receipt of a complete application for the accessory dwelling unit, the Development Services Department staff shall ministerially approve the application without a hearing.
2. No Expansion. If the applicant will not be adding floor area, and instead has submitted a complete application for an accessory dwelling unit entirely within the existing space of a single-family residence or accessory structure, then the director shall, without a hearing, ministerially approve a complete application for a building permit to create an accessory dwelling unit if all of the following apply:
 - a. The unit is contained entirely within the existing space of a single-family residence or accessory structure (without adding floor area to the existing residence or accessory structure) and doesn't exceed 50 percent of the existing primary dwelling.
 - b. The unit is in any district where single-family or multi-family dwellings are a permitted use.
 - c. On any lot with an existing or proposed single-family or multi-family dwelling.
 - d. The unit has independent exterior access from the existing residence.
 - e. Fire sprinklers are provided to the same extent that they are required for the primary residence.

18.31 Standards for Residential Districts

Amend Section 18.31 Standards for Residential Districts

Table 18.31.01 Development Standards in Residential Zones					
Development Standards	RL	RM	RH1	RH2	RMU
Lot Size					
Setback					
Accessory Dwelling Unit 7.					

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New Construction, Conversion and Replacing 8. 10.					
Minimum Side Setback, interior	4	4	4	4	4
Minimum Side Setback, street	4	4	4	4	4
Minimum Rear Setback	4	4	4	4	4
Maximum Height of stand-alone unit	16	16	16	16	16
Maximum Floor Area 9.	Attached	1000 sq. ft.			
	Detached	1000 sq. ft.			
	Internal	50 percent of the existing primary dwelling.			
	Junior	500 sq. ft.			
Front	Must be in the rear 50% of the lot				
Building Separation	A minimum 5-foot distance shall be maintained between a detached accessory dwelling unit the primary building on the site. A detached accessory structure shall be set back from other structures on the site as required by the building code.				
Notes:					
7. For Junior Accessory Dwelling Units and Internal ADUs, no setbacks and height required, other than that of the primary dwelling.					
8. Conversion and replacing applies only to existing, permitted accessory dwelling units.					
9. The proposed increase in gross floor area of an attached or detached accessory dwelling unit shall not exceed 50 percent of the existing living area.					

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10. Please refer to section 18.30.170 - H., I., J.”

- H. An internal ADU may be constructed regardless of whether it conforms to the current zoning requirement for building separation or setbacks;
- I. If an internal ADU is proposed to be constructed within an existing accessory structure, the city shall ministerially permit an expansion of the existing accessory structure by up to 150 square feet for the purpose of accommodating ingress and egress;
- J. If an existing structure is demolished and replaced with an accessory dwelling unit, an accessory dwelling unit may be constructed in the same location and to the same dimensions as the demolished structure.

SECTION 4. THE WATERFRONT DISTRICT SPECIFIC PLAN IS HEREBY AMENDED AND ENFORCED IN ACCORDANCE WITH THE IMPLEMENTING REGULATIONS, ATTACHED AS EXHIBIT A, AND INCORPORATED BY REFERENCE.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Suisun City hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that anyone or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after its adoption following second reading.

SECTION 7. CERTIFICATION. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be posted and codified in the manner required by law.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council
of the City of Suisun City, California, on this August 18, 2020.

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Lori D. Wilson, Mayor

ATTEST:

Linda Hobson, CMC
City Clerk

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City and ex-officio Clerk of the City Council of said City, do hereby certify that the above and foregoing ordinance was introduced at a regular meeting of the said City Council held on Tuesday, August 4, 2020 and passed and adopted at a regular meeting of said City Council held on Tuesday, August 18, 2020, by the following vote:

- AYES:** Councilmembers:
- NOES:** Councilmembers:
- ABSENT:** Councilmembers:
- ABSTAIN:** Councilmembers:

WITNESS my hand and the seal of said City this _____ 2020.

Linda Hobson, CMC
City Clerk

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TABLE 3.5: MAIN STREET MIXED USE ZONE ALLOWED USES

Permitted Uses ¹	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> ▪ Art, modeling, music, and/or dance studio (U) ▪ Artist studios; art supply stores ▪ Bed and breakfast inn ▪ Business services (U) ▪ Commercial services ▪ Communication services ▪ Community social services ▪ Eating and drinking places ▪ Educational services ▪ Finance, insurance, and real estate offices ▪ General merchandise and hardware store ▪ Movie theater ▪ Optical shop or optometrist ▪ Personal services ▪ Professional or medical offices (U) ▪ Specialty retail shops³ - Second Dwellings 	<p>Administrative Review:</p> <ul style="list-style-type: none"> ▪ Food and grocery stores ▪ Medical health care facility ▪ Public/quasi-public use (e.g., community center, school, fire station, library, church) <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> ▪ Commercial amusement or entertainment ▪ Drive-through facilities (only north of Driftwood Drive) ▪ Entertainment (i.e., nightclub and bar/lounge) ▪ Furniture stores ▪ Reupholstery and furniture repair; antique refinishing ▪ Residential dwellings² ▪ Convenience market ▪ Shops selling age-restricted goods or providing age-restricted services
<p>▪ Any other retail, service, or public/quasi-public uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</p>	
<p>Notes:</p> <ol style="list-style-type: none"> 1. Where a “U” is denoted next to a particular use, that use is permitted on the upper floor(s) of a building. 2. Permits the same type of residential dwellings as the RHD zone. 3. Specialty retail shops are defined as small retail stores with distinctive, one-of-a-kind merchandise, often supplied locally, not including sale of age-restricted goods or providing age-restricted services. 	

B. Commercial/Office/Residential (C/O/R) Zone

The C/O/R zone is envisioned to be developed with a mix of uses, including business/professional offices, retail commercial, dining, and entertainment uses. Offices and a hotel have already been established in this zone. Residential uses are also permitted to be developed as a “stand alone” development or as an integrated part of a commercial/office development (e.g., on upper floors over ground floor commercial uses). Because of the unique character of the site and its strategic location, any proposed uses and development for all or any portion of the site must be approved through the Planned Unit Development process, as described in Chapter 7 of this Specific Plan.

Generally, permitted and conditional uses allowed in this zone are the same as those specified in the MSMU zone, described above, and in

D. Downtown Mixed Use (DMU) Zone

This DMU zone is proposed as a new commercial mixed-use zone, intended to replace the General Commercial and Commercial Service zone designations that are proposed to be phased out in both the General Plan Update, adopted in 2015 and the Zoning Code Update, planned for adoption in 2016. This zone allows a mix of retail, commercial service, civic, office, and other complementary non-residential uses, as well as higher-density residential development. Allowed uses permitted within the DMU zone are indicated in Table 3.7.

TABLE 3.7: DOWNTOWN MIXED USE ZONE ALLOWED USES

Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> ▪ Antique shop ▪ Art, modeling, music, and/or dance studio ▪ Artist studios; art supply stores ▪ Bed and breakfast inn ▪ Business services ▪ Clothing and costume stores ▪ Commercial services ▪ Communication services ▪ Community social services ▪ Eating and drinking places ▪ Educational services ▪ Finance, insurance, and real estate offices ▪ Food and grocery stores ▪ General merchandise and hardware store ▪ Medical health care facility ▪ Theater (i.e., motion picture or live) ▪ Optical shop or optometrist ▪ Personal services ▪ Professional or medical offices ▪ Specialty retail shops¹ ▪ Residential dwellings² - Second Dwellings 	<p>Administrative Review:</p> <ul style="list-style-type: none"> ▪ Public/quasi-public use (e.g., community center, school, fire station, library, church) <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> ▪ Commercial amusement or entertainment ▪ Commercial retail or services greater than 40,000 square feet ▪ Drive-through facilities (only north of Driftwood Drive) ▪ Entertainment (i.e., nightclub and bar/lounge) ▪ Furniture stores ▪ Hospital ▪ Reupholstery and furniture repair; antique refinishing ▪ Convenience market ▪ Shops selling age-restricted goods or providing age-restricted services
<p>▪ Any other retail, service, public/quasi-public, or residential uses that are similar in nature, function, and operations to the permitted, administrative review clearance, and conditionally permitted uses listed above.</p>	
<p>Notes:</p> <ol style="list-style-type: none"> 1. Specialty retail shops are defined as small retail stores with distinctive merchandise, often supplied locally or with a local theme, not including sale of age-restricted goods or providing age-restricted services. 2. Permits the same type of residential dwellings permitted in the RHD zone. 	

6.2 Residential Development Standards + Design Guidelines

6.2.1 Intent



Old Town Suisun City has a traditional Downtown character, with small blocks and lots and a gridded street pattern.

Residential development standards and design guidelines focus on developing a traditional downtown setting that fosters community activities, social interaction, and a strong cohesive image for the Downtown Waterfront District. Design guidelines are intended to support a pedestrian-oriented design environment, where the fundamental intent is to reduce the impact of the automobile by encouraging narrower streets, smaller lots accessed by alleys and with opportunities for on-street parking and less off-street parking than allowed under conventional zoning standards. Old Town Suisun City is an inspiration for new residential development in the WDSP, with its smaller blocks and lots, grid pattern of streets, diverse architectural styles, and variety of housing types and sizes.

6.2.2 Residential Development Standards



Building heights above the first two stories are encouraged to be stepped back to respect the heights of existing adjacent development.

Development standards for residential uses within the Planning Area are summarized in Table 6.1. Existing uses and structures in established residential neighborhoods that are not in compliance with some of the development standards and design guidelines in this chapter shall be allowed to continue, but subject to the standards for nonconforming uses and structures described in Chapter 7.5.

- New residential lots shall be the minimum lot sizes and setbacks indicated in Table 6.1, except porches, stoops, bay windows, balconies, and eaves and overhangs may encroach into setback areas, as indicated in the table below.

**ENCROACHMENTS INTO SETBACKS
(i.e., porches, stoops, bay windows, balconies, and overhangs)**

1. Front Setback	6' max, where applicable
2. Side Setback	3' max
3. Rear Setback	3' max, where applicable



Secondary dwelling unit attached to the garage of a single-family home.

- Building heights above the first two stories are encouraged to step back to respect the heights of existing adjacent development, particularly along Lotz Way.
- The height of a new development shall be limited to building heights, as measured from grade to the peak of the roof.
- Guesthouses and secondary dwelling units shall be subject to the land use and development standards in Table 6-1 and regulations in Chapter 18.44-150-18.31.01 of the City's Zoning Code.

Table 6.1: Residential Development Standards

Land Use District	Residential Low Density (RLD)	Residential Medium Density (RMD)	Residential High Density (RHD)	Historic Residential (HR)
A. LOT / SITE DESIGN				
1. Lot Coverage ¹	70% max	80% max	80% max	70% max
2. Density ²	4-10 du/gross ac (5-12 du/net ac)	10.1-20 du/gross ac (12.1-24 du/net ac)	20.1-45 du/gross ac (24.1-54 du/net ac)	5-15 du/gross ac (6-18 du/net ac)
3. Floor Area Ratio	N/A	N/A	N/A	N/A
4. Lot Area	3,000 sf min	1,500 sf min	N/A	2,500 sf min
5. Lot Width	40' min	25' min	none	40' min
6. Lot Depth	65' min	55' min	none	60' min
B. BUILDING PLACEMENT AND HEIGHT				
Primary Building Setback³				
1. Front Setback	7.5' min-20' max ⁴	5' min-15' max ⁴	0' min-15' max ⁴	10' min-15' max ⁴
2. Side Setback (street)	7.5' min-20' max	5' min-15' max	70% min ⁵	5' min-15' max
3. Side Setback (interior)	5' min (1-2 stories) 15' min (3 stories)	5' min (1-2 stories) for 1 side, 3.5' min for other side in addition to any encroachment; 15' min (3 stories)	0' min-15' max	5' min (1-2 stories) 15' min (3 stories)
4. Rear Setback ⁵	5' min	5' min	5' min (1-2 stories) 15' min (3+ stories)	5' min
5. Height Limit	35' max	35' max	55' max	35' max
Secondary Dwelling Setback				
1. Front Setback	+5' min or equal to primary building setback Must be on the rear 50% of lot.			
2. Side Setback (street)	+0' 4' min	+0' 4' min	+0' 4' min	+0' 4' min
3. Side Setback (interior)	-0' 4' min	-0' 4' min	-0' 4' min	-0' 4' min
4. Rear Setback	-5' 4' min	-5' 4' min	-5' 4' min	-5' 4' min
5. Height Limit ⁶	20' 16' max	20' 16' max	20' 16' max	20' 16' max

Notes:

du/ac = dwelling units per gross acre; min = minimum; max = maximum; sf = gross square feet

¹ Lot coverage includes primary buildings, accessory buildings, covered parking, and covered patios.

² Density bonuses or increases may be allowed for the provision of affordable housing and project amenities, such as day care facilities and additional open space, as addressed in the Suisun City Zoning Code, Chapter 18.47 for residential density bonuses.

³ Yards and setback areas shall be landscaped in accordance with water-efficient landscaping standards, addressed in Title 20 of the Suisun City Zoning Code and in the State Model Water Efficient Landscape Ordinance (MWELO), as applicable.

⁴ Front setbacks shall be consistent with the setbacks of adjacent buildings on the street. Garage shall be no closer than 18 feet from the back of the sidewalk.

⁵ Rear garage setback shall be a minimum of 3 feet from the rear property line.

⁶ A secondary dwelling shall not exceed 20' 16" feet in height, except when attached to the primary unit, the maximum height shall be that established for the primary dwelling.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, REPEALING AND REPLACING SECTION 18.30.170 OF TITLE 18 OF THE SUISUN CITY CODE AND AMENDING THE WATERFRONT DISTRICT SPECIFIC PLAN, RELATING TO REGULATIONS FOR ACCESSORY DWELLING UNITS IN RESIDENTIAL PROPERTIES

WHEREAS, The State legislature amendments to California law, effective January 1, 2020, regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU). Chapter 653, Statutes of 2019 (Senate Bill 13, Section 3), Chapter 655, Statutes of 2019 (Assembly Bill 68, Section 2) and Chapter 659 (Assembly Bill 881, Section 1.5 and 2.5) build upon recent changes to ADU and JADU law (Government Code Section 65852.2, 65852.22 and Health & Safety Code Section 17980.12) and further address barriers to the development of ADUs and JADUs; and

WHEREAS, SB13 requires jurisdictions to exempt ADU’s below 750 square feet from Development Impact Fees.

WHEREAS, the Suisun City Planning Commission held a public hearing on March 10, 2020 in which they voted 4-1 recommending City Council adoption of the ordinance.; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISUN CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The City Council finds that the above recitals are true and correct and are incorporated as though fully set forth herein.

SECTION 2. SECTION 18.04 “DEFINITIONS” OF TITLE 18 OF THE SUISUN CITY CODE IS HEREBY REPEALED AND REPLACED AS FOLLOWS:

18.04 Definitions
Amending 18.04 Definitions

- Accessory Dwelling Unit. An attached or a detached residential dwelling unit that provides complete, independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions in accordance to California state building code for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes an efficiency unit and a manufactured home, but does not include trailers.
- a. Attached Accessory Dwelling Unit. An accessory dwelling unit that shares at least one common wall with the primary dwelling and is not fully contained within the existing space of the primary dwelling or an accessory structure.
- b. Detached Accessory Dwelling Unit. An accessory dwelling unit that does not share a common wall with the primary dwelling and is not fully contained within the existing space of an accessory structure.

- c. Internal Accessory Dwelling Unit. An accessory dwelling unit that is fully contained within the existing space of the primary dwelling or an accessory structure.
- d. Junior Accessory Dwelling Unit. A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.

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18.30.170 Accessory Dwelling Units

Purpose. This section is intended to achieve the goals of the C53 city's housing element and of the California Government Code by permitting accessory dwelling units, thereby increasing housing opportunities for the community through use of existing housing resources and infrastructure.

The following regulations shall apply to all accessory dwelling units in a residential zoning district:

A. Ministerial consideration

- 1. ~~New Construction. If the director of development services receives an application to construct an accessory dwelling unit (by either adding on to an existing structure, or constructing a new detached structure), and the proposal meets all of the requirements of the Municipal Code, then within 120 days of receipt of a complete application for the accessory dwelling unit, the director of development services shall ministerially approve the application without a hearing.~~
- 2. ~~No Expansion. If the applicant will not be adding floor area, and instead has submitted a complete application for an accessory dwelling unit entirely within the existing space of a single-family residence or accessory structure, then the director shall, without a hearing, ministerially approve a complete application for a building permit to create an accessory dwelling unit if all of the following apply:~~
 - a. ~~The unit is contained entirely within the existing space of a single-family residence or accessory structure (without adding floor area to the existing residence or accessory structure).~~
 - b. ~~The unit is on a lot zoned R-M (Medium Density Residential), R-H1 or RH2 (High-Density Residential).~~
 - c. ~~There will be only one accessory dwelling unit on the lot.~~
 - d. ~~The unit has independent exterior access from the existing residence.~~
 - e. ~~The side and rear setbacks are sufficient for fire safety as determined by the Fire Marshal.~~
 - f. ~~Fire sprinklers are provided to the same extent that they are required for the primary residence.~~

~~B.A. An accessory dwelling unit may be established on any residentially zoned parcels, in any district where single-family or multi-family dwellings are a permitted use; and on any lot with an existing or proposed single-family or multi-family dwelling, which permits single-family dwellings containing an existing single-family dwelling.~~

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- ~~C.~~ B. Accessory dwelling units shall not exceed the allowable density for the lot upon which the accessory dwelling unit is located.
- C. Accessory dwelling units are a residential use that shall be consistent with the existing general plan and zoning designation for the lot.
- ~~D.~~ There will be only up to one accessory dwelling unit and one junior accessory dwelling unit per lot.
- ~~D.~~ An applicant must be both an owner and the current resident of the property for which an accessory dwelling unit is proposed.
- E. The accessory dwelling unit can either be attached to and designed to be located within the living area of the existing dwelling or detached from and no less than ~~ten~~ 5 feet from the existing single family dwelling, and such unit shall be architecturally integrated into the existing building design.
- F. The proposed increase in gross floor area of an attached or detached accessory dwelling unit shall not exceed 50 percent of the existing living area up to a maximum of ~~twelve hundred~~ 1000 square feet.
- G. ~~A Detached~~ accessory dwelling units shall be located no closer than ~~five~~ 4 feet from any side or rear property lines, be on the rear 50% of the lot and must meet the requirements of Section 18.31 Standards for Residential Districts, Table 18.31.01 Development Standards in Residential Zones.
- H. An internal ADU may be constructed regardless of whether it conforms to the current zoning requirement for building separation or setbacks.
- ~~G.~~ I. If an internal ADU is proposed to be constructed within an existing accessory structure, the city shall ministerially permit an expansion of the existing accessory structure by up to 150 square feet for the purpose of accommodating ingress and egress.
- ~~H.~~ J. If an existing structure is demolished and replaced with an accessory dwelling unit, an accessory dwelling unit may be constructed in the same location and to the same dimensions as the demolished structure.
- K. The accessory dwelling unit shall be architecturally integrated into the existing building design.
- L. Foundation. An accessory dwelling unit shall be constructed on a permanent foundation.
- ~~4.~~ M. The accessory dwelling unit shall not be placed on top of any easements.
- ~~I.~~ As part of any such building permit application, the applicant shall submit a copy of the deed to the property including a full and complete set of any conditions, covenants and restrictions.
- ~~J.~~ N. Connection Fees. A local agency is prohibited from requiring a new or separate utility connection for an accessory dwelling unit if contained within the existing space of a single-family residence or accessory structure (in accordance with Government Code Section 65852.2(f)).
- O. Parking

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- a. Maximum of one space per unit or one space per bedroom. Tandem parking on an existing driveway is allowed, which may be within setback areas.
- b. No additional parking for accessory dwelling units can be required when:
 - a. An accessory dwelling unit is located:
 - 1. Within one-half mile walking distance of public transit;
 - 2. Within an architecturally and historically significant historic district;
 - 3. Within an existing primary residence or an existing accessory structure;
 - 4. Within an area where off-street parking is required, but no permit is offered to the occupant of the accessory dwelling unit;
 - 5. Within one block of a car share vehicle.
 - c. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, replacement parking stalls are not required for the demolished parking structure.

P. Rental

- a. An accessory dwelling unit may be rented but shall not be sold or otherwise conveyed separately from the primary dwelling.
- b. The rented unit shall not be leased for any period less than 30 days.

Q. Recordation of Deed Restriction: An executed deed restriction, on a form provided by the city, shall be submitted to the city prior to issuance of a building permit and shall be recorded prior to final occupancy. The deed restriction shall stipulate all of the following:

- a. That the rented unit shall not be rented for any period less than 30 days at a time; and
- b. That the accessory dwelling shall not be sold separately from the primary dwelling.
- c. For junior accessory dwelling units, restrictions on size and attributes in conformance with this section.

~~Maximum of one space per unit or one space per bedroom. Tandem parking on an existing driveway is allowed, which may be within setback areas.~~

~~No additional parking for accessory dwelling units can be required when:~~

- ~~An accessory dwelling unit is located:~~
 - ~~Within one-half mile of public transit;~~
 - ~~Within an architecturally and historically significant historic district;~~

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- ~~— Within an existing primary residence or an existing accessory structure;~~
- ~~— On street parking permits are required but not offered to the occupant of the accessory dwelling unit; or~~
- ~~— There is a car share vehicle located within one block of the accessory dwelling unit.~~

R. Ministerial consideration

1. New Construction. If the Development Services Department receives an application to construct an accessory dwelling unit (by either adding on to an existing structure, or constructing a new detached structure), and the proposal meets all of the requirements of the Municipal Code as determined by Section 18.30.170 Accessory Dwelling Units, then within 60 days of receipt of a complete application for the accessory dwelling unit, the Development Services Department staff shall ministerially approve the application without a hearing.
2. No Expansion. If the applicant will not be adding floor area, and instead has submitted a complete application for an accessory dwelling unit entirely within the existing space of a single-family residence or accessory structure, then the director shall, without a hearing, ministerially approve a complete application for a building permit to create an accessory dwelling unit if all of the following apply:
 - a. The unit is contained entirely within the existing space of a single-family residence or accessory structure (without adding floor area to the existing residence or accessory structure) and doesn't exceed 50 percent of the existing primary dwelling.
 - b. The unit is in any district where single-family or multi-family dwellings are a permitted use.
 - c. On any lot with an existing or proposed single-family or multi-family dwelling.
 - d. The unit has independent exterior access from the existing residence.
 - e. Fire sprinklers are provided to the same extent that they are required for the primary residence.

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18.31 Standards for Residential Districts

Amend Section 18.31 Standards for Residential Districts

Table 18.31.01 Development Standards in Residential Zones					
Development Standards	RL	RM	RH1	RH2	RMU
Lot Size					
Setback					

Ordinance
Adopted
Page 5 of 7

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Accessory Dwelling Unit 7.					
New Construction, Conversion and Replacing 8. 10.					
Minimum Side Setback, interior	4	4	4	4	4
Minimum Side Setback, street	4	4	4	4	4
Minimum Rear Setback	4	4	4	4	4
Maximum Height of stand-alone unit	16	16	16	16	16
Maximum Floor Area 9.	Attached	1000 sq. ft.			
	Detached	1000 sq. ft.			
	Internal	50 percent of the existing primary dwelling.			
	Junior	500 sq. ft.			
Front	Must be in the rear 50% of the lot				
Building Separation	A minimum 5-foot distance shall be maintained between a detached accessory dwelling unit the primary building on the site. A detached accessory structure shall be set back from other structures on the site as required by the building code.				
Notes:					
7. For Junior Accessory Dwelling Units and Internal ADUs, no setbacks and height required, other than that of the primary dwelling.					
8. Conversion and replacing applies only to existing, permitted accessory dwelling units.					

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9. The proposed increase in gross floor area of an attached or detached accessory dwelling unit shall not exceed 50 percent of the existing living area.

10. Please refer to section 18.30.170 - H., I., J.”

- **H.** An internal ADU may be constructed regardless of whether it conforms to the current zoning requirement for building separation or setbacks;
- **I.** If an internal ADU is proposed to be constructed within an existing accessory structure, the city shall ministerially permit an expansion of the existing accessory structure by up to 150 square feet for the purpose of accommodating ingress and egress;
- **J.** If an existing structure is demolished and replaced with an accessory dwelling unit, an accessory dwelling unit may be constructed in the same location and to the same dimensions as the demolished structure.

~~a. Maximum of one space per unit or one space per bedroom. Tandem parking on an existing driveway is allowed, which may be within setback areas.~~

~~b.a. No additional parking for accessory dwelling units can be required when:~~

~~a. An accessory dwelling unit is located:~~

- ~~1. Within one half mile of public transit;~~
- ~~2.1. Within an architecturally and historically significant historic district;~~
- ~~3.1. Within an existing primary residence or an existing accessory structure;~~

~~b.a. On street parking permits are required but not offered to the occupant of the accessory dwelling unit; or~~

~~c.a. There is a car share vehicle located within one block of the accessory dwelling unit.~~

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AGENDA TRANSMITTAL

MEETING DATE: August 18, 2020

CITY AGENDA ITEM: City Council Consider Adoption of Resolution No. 2020-___: Approving an Extension of Tentative Subdivision Map No. TSM 07-02, for the Olive Tree Ranch Project (APN's 0038-222-060, 0038-232-010, and 0038-232-020)).

FISCAL IMPACT: Ultimate development of this project would result in one-time and ongoing revenues to the City. The development would pay approximately \$955,440 in Development Impact Fees to pay one-time fees to address service capacity for the Fire Department, Police Department, Parks, arterial streets and general City services. The project also would be annexed into Community Facilities District (CFD) No. 2, and would generate \$864.50 per lot, or approximately \$69,160 annually to fund basic municipal services, such as police and fire protection. A CFD tax zone would also cover direct public costs for the maintenance of public landscaping and storm drainage improvements needed to directly serve the project.

STRATEGIC PLAN: Develop Sustainable Economy.

BACKGROUND: The City Council originally considered and approved the Project on June 29, 2010. Following approval of the project, the developer made significant efforts to prepare the project for construction including securing necessary mitigation and coordinating with adjacent property owners. Unfortunately, these efforts have not yet led to construction of the project, but the groundwork has been laid for initiation of construction.

STAFF REPORT: The project was approved by the City Council on June 29, 2010 and consists of 80 single-family units within the Residential Medium-Density Zoning District. In recent years, the developer has continued to work through obligations of the project (both conditions of approval and adopted mitigation measures). Below is a brief timeline of the project:

- Project approved by the City Council on June 29, 2010 with lifespan of two years unless extension requested;
- Various Assembly and Senate Bills extended map to June 29, 2016;
- City Council granted tentative map extensions in 2016 and 2018;
- Developer applies for additional extension on June 10, 2020. With request for extension, the map is automatically extended 60 days past prior June 29 deadline to August 28, 2020.

This project, commonly referred to as "Olive Tree Ranch", has been stalled by economic conditions, as well as the need for coordination with several of the adjacent landowners in order to provide necessary infrastructure. Since the approval of the original project, the developer (Suisun Investments) has begun meeting mitigation requirements and coordinating with various state and federal agencies. Examples of mitigation measures and upfront efforts that have been made on behalf of the developer include:

PREPARED BY:
APPROVED BY:

John Kearns, Senior Planner
Greg Folsom, City Manager

- Negotiation and dedication of right-of-way for the Houghton parcel to the northeast;
- Purchase (and subsequent dedication of right-of-way) of the Bledsoe property to the north;
- Engineering solutions to utility connections and future roadway improvements including the ultimate realignment of Railroad Avenue; and
- Environmental permitting including Streambed Alteration Permit.

Given the lengthy time it has taken to address mitigation requirements, as well as accomplishing the necessary coordination with adjacent landowners to coordinate necessary infrastructure requirements (i.e. realignment of Railroad Avenue), the applicant has requested an extension for the maximum time allowable under the Subdivision Map Act (through June 29, 2022).

The City Council may extend the tentative map for any time period between 60 days and up to two years. Staff feels that a full two-year extension is warranted given the complexity of the off-site improvements burdened on this project.

If the Council chooses to deny the extension request, the map would expire within 60 days. A denial would need to be supported by findings related to public health, welfare, and safety. Staff feels that such findings would be difficult to make given that the map was approved in 2010, and circumstances have not changed relating to consistency with the General Plan and infrastructure availability. If the tentative subdivision map expires, the applicant would need to start the development process over, adding money and time to a project that is marginally feasible in this market.

Environmental Review

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the City Council analyzed the proposed project. An Initial Study and Mitigated Negative Declaration were prepared and adopted (SCH #2010012050) according to Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of California Environmental Quality Act, Section 15070.

City Council Options

In considering this item, the City Council has four (4) options:

1. Approve the extension request without additional emotions.
2. Conditionally approve the extension request.
3. Deny the extension request.
4. Take no action and continue the item to a future meeting keeping in mind the map will expire August 28, 2020 if not extended.

Whichever option the City Council selects, the City Council should make findings on the record to support the Council's decision so that any parties that may pursue legal review of the Council's action will have clear bases upon which to seek review.

RECOMMENDATION: It is recommended that the City Council Adopt Resolution 2020-____: Approving an Extension of Tentative Subdivision Map No. TSM 07-02, for the Olive Tree Ranch Project (APN's 0038-222-060, 0038-232-010, and 0038-232-020).

ATTACHMENTS:

1. Council Adoption of Resolution No. 2020-____: Approving an Extension of Tentative Subdivision Map No. TSM 07-02, for the Olive Tree Ranch Project (APN's 0038-222-060, 0038-232-010, and 0038-232-020).

Exhibit A: Request from Chris Sordi (Developer) and Executed Resolution 2010-57 and 58 Including Conditions of Approval.

2. PowerPoint Presentation.

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RESOLUTION NO. 2020-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING AN EXTENSION OF TENTATIVE SUBDIVISION MAP NO. TSM 07-
02, FOR THE OLIVE TREE RANCH PROJECT
(APN'S 0038-222-060, 0038-232-010, AND 0038-232-020)**

WHEREAS, on June 29, 2010 the City of Suisun City approved a tentative map for a 7.42-acre property located at 4505 Olive Avenue. The approved map subdivided the property into 80 residential lots; and

WHEREAS, the California Subdivision Map Act allows for an aggregate of six (6) years of extensions for a Tentative Subdivision Map; and

WHEREAS, Section 17.16.230 of the Suisun City Code establishes the life of approved tentative maps as 24 months; and

WHEREAS, through legislation such as AB 208 and AB 116, the California legislature granted automatic map extensions to qualifying tentative maps, resulting in an expiration date of June 29, 2016; and

WHEREAS, on April 17, 2018, the applicant was granted a two-year extension to the Tentative Subdivision Map by the California Subdivision Map Act; and

WHEREAS, on June 10, 2020, the applicant was granted a two-year extension to the Tentative Subdivision Map by the California Subdivision Map Act; and

WHEREAS, the City Council held a properly noticed public hearing in which all property owners within 600 feet of the subject project were notified and a public hearing notice was published in the *Daily Republic* newspaper more than ten (10) days in advance of the public hearing; and

WHEREAS, the City Council may choose to grant an extension of time between 60 days and 24-months to the approved tentative map; and

WHEREAS, the previously approved tentative map is still valid and a 12-month extension can be granted; and

WHEREAS, Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the City Council analyzed the proposed project. An Initial Study and Mitigated Negative Declaration were prepared and adopted (SCH #2010012050) according to Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of California Environmental Quality Act, Section 15070; and

WHEREAS, the permitting of the project will be subject to all new codes in effect at the time of permit issuance, including new building codes and storm water regulations; and

WHEREAS, the City Council finds there have been no changes to the provisions of the General Plan, any applicable specific plan or this land use code applicable to the project since the approval of the tentative map as the 2015 comprehensive update of the City's General Plan assumed the previously approved project would proceed and there were no new policies, goals,

1 objectives or action items adopted which would prohibit the previously approved project from
2 maintaining consistency with the updated General Plan; and

3 **WHEREAS**, the City Council finds there have been no changes in the character of the
4 site or its surroundings that affect how the policies of the General Plan or other standards of
5 this land use code apply to the project; and

6 **WHEREAS**, the City Council finds there have been no changes to the capacities of
7 community infrastructure or resources, including but not limited to, water supply, sewage
8 treatment or disposal facilities, roads or schools so that there is no longer sufficient remaining
9 capacity to serve the project as approved and conditioned; and

10 **WHEREAS**, the City Council finds that the health, safety, and welfare of the citizens
11 of the City of Suisun City will not likely be jeopardized by the granting of this extension.

12 **NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of
13 Suisun City finds the above recitals to be true and correct, and hereby approves a twenty-four
14 (24) month extension to the tentative map for 4505 Olive Avenue, subject to compliance with
15 Exhibit A.

16 **PASSED AND ADOPTED** at a Regular Meeting of said City Council of the City of
17 Suisun City duly held on Tuesday, the 18th day of August 2020, by the following vote:

18	AYES:	Councilmembers:	_____
19	NOES:	Councilmembers:	_____
20	ABSENT:	Councilmembers:	_____
21	ABSTAIN:	Councilmembers:	_____

22 **WITNESS** my hand and the seal of said City this 18th day of August 2020.

23 _____
24 Donna Pock, CMC
25 Deputy City Clerk
26
27
28

**Suisun Investments
401 Watt Ave # 3
Sacramento, CA. 95864
916-768-7718**

John Kearns
Senior Planner
City of Suisun City
Development Services Department
701 Civic Center Blvd
Suisun City, CA 94585

June 10, 2020

RE: Application for Olive Tree Ranch Subdivision TSM07-02, Subdivision Map Extension

John;

Our approved Subdivision Map Olive Tree Ranch Map # TSM07-02, located at 4505 Olive Ave, Suisun City. The Map expires June 29, 2020.

We are asking for a one year extension, due to the emergency/Covid 19 quarantine control issues, as it is preventing any open activity with the closures in place.

We appreciate the City's cooperation to consider this request to further our on going activities with the Subdivision. I am emailing this request, and will forward the \$666.00 with a copy of this letter today.

We appreciate the City's consideration of this request.

Sincerely.



Chris Sordi
Managing Member
CC: Tony Gallas

RESOLUTION NO. 2010-57

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM,
EXHIBIT A, AND THE INITIAL STUDY AND MITIGATED NEGATIVE
DECLARATION, EXHIBIT B, FOR AN 80-UNIT SINGLE-FAMILY SUBDIVISION
AT 4505 OLIVE AVENUE (APNS 0038-222-060, 0038-232-010 AND 0038-232-020)**

WHEREAS, the Planning Commission held a Public Hearing on Tuesday April 13, 2010 to review and consider the development project TSM07-02 and PUD07-03 proposed and amended, and said properties are located east of Humphrey Drive and west of Olive Avenue (APNs 0038-222-060, 0038-232-010 and 0038-232-020) containing approximately 7.42 acres; and

WHEREAS, notices for the public hearing were published in the Daily Republic on April 24, 2010 for the City Council public hearing, and notices were mailed to individual property owners within 300 feet on April 22, 2010; and

WHEREAS, the City Council held a Public Hearing on Tuesday June 29, 2010 to review and consider the development project proposed and said properties are located east of Humphrey Drive and west of Olive Avenue (APNs 0038-222-060, 0038-232-010 and 0038-232-020) containing approximately 7.42 acres; and

WHEREAS, the City of Suisun City accepted and reviewed all comments received and accepted staff's proposed responses to State agencies relating to the proposed mitigated negative declaration; and

WHEREAS, the City Council of the City of Suisun City makes the following findings and recommends acceptance of the environmental documents:

1. Notice has been given in the time and in the manner required by State Law and the Suisun City Code.
2. The site is physically suitable for the proposed type and intensity of development in that the project has been reviewed and determined to result in less than significant impacts and to be consistent with the City's General Plan and Zoning Ordinance.
3. The approval of the proposed development project would create 80 single-family homes on the 7.42 acres, a density of 10.78 units per acre, and will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood in that the proposed uses are similar to and compatible with neighboring uses in the area and the density permitted on the site ranges from eight to 15 units per acre.
4. The Suisun Community Development Department has completed an Initial Study regarding the proposed development project. The Initial Study evaluated potential adverse impacts on the environment and concluded that no evidence exists that the

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project as conditioned and with the implementation of the Mitigation Monitoring and Reporting Program will have an adverse effect on the environment. The following documents are recommended for acceptance and adoption.

- a. Exhibit A – Mitigation Monitoring and Reporting Program implementing mitigation measures as identified in the initial study.
- b. Exhibit B – Reference State Clearinghouse Number SCH #2010012050 – The Initial Study and Mitigated Negative Declaration were delivered to the State Clearing House on January 25, 2010, for a 30-day public review period.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby adopts Exhibit A - Mitigation Monitoring and Reporting Program and Exhibit B – Initial Study and Mitigated Negative Declaration, which were prepared as the appropriate environmental documents for the proposed development project, attached hereto and by this reference incorporated herein.

BE IT FURTHER RESOLVED that the City Council of the City of Suisun City requires the Project Sponsor and successors to off-set all costs, city staff and private, associated with the implementation of and monitoring of the Mitigation Monitoring and Reporting Program and require the Project Sponsor and successors to implement all programs as identified.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 29th of June 2010, by the following vote:

AYES:	Councilmembers:	<u>Derting, Hudson, Segala, Sanchez</u>
NOES:	Councilmembers:	<u>Day</u>
ABSENT:	Councilmembers:	<u>None</u>
ABSTAIN:	Councilmembers:	<u>None</u>

WITNESS my hand and the seal of the City of Suisun City this 29th day of June, 2010.



 Donna Pock, CMC
 Deputy City Clerk

**EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
SUISUN STATION HOUSING PROJECT
ADOPTED BY RESOLUTION NO. 2010-57**

Project Name: Suisun Station Tentative Subdivision Map and Planned Unit Development

Project Numbers: TSM07-02 and PD07-03

Project Location: 4505 Olive Avenue
Suisun City, CA

Assessor's Parcel Number(s): 0038-222-060, 0038-232-010, 0038-232-020

Project Size: 7.42 acres (gross)

Project Site Owner: Paul and Susan Prudler (APN 0038-222-060)
Tom Griffin (APN 0038-232-010)
Chris and Mary Lou Sordi (APN 0038-232-020)

Project Applicant: Mr. Chris Sordi
2625 Fair Oaks Blvd., Suite 3
Sacramento, CA 95864

Project Developer: Suisun Investments, L.P.
Attn: Chris Sordi
2625 Fair Oaks Blvd., Suite 3
Sacramento, CA 95864

Project Architect/Engineer: Mogavero Notestine Associates
Attn: Craig Stradley
2012 K Street
Sacramento, CA 95814

General Plan Designation(s): Medium Density Residential

Zoning: Medium Density Residential (RM)

Lead Agency: City of Suisun City
Community Development Department
701 Civic Center Boulevard
Suisun City, CA 94585

Lead Agency Contact: April Wooden, Community Development Director
(707) 421-7396

Date Prepared December 23, 2009

Mitigation Measures –Aesthetics

MM 1-1 Final design plans shall be presented to the Architectural Design Review Board for conformance with the City's Development Guidelines for Site Planning and Architecture.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

MM 1-2 Prior to construction, the City of Suisun City shall review and approve the landscape plan that would be incorporated into the final design of the Suisun Station project. The landscape plan shall incorporate the following components, as feasible:

- Drought-resistant plants consistent with the General Plan's plant palette.
- Xeric (adapted to arid conditions) landscaping techniques.
- An irrigation design that conforms to water conservation measures established in AB325 the Water Conservation in Landscaping Act of 1990 (effective as of January 1, 1993).
- Attractive walls and other visually pleasing hardscape into the final design of the project to enhance the limited open space that would serve the project residents and the travelers using Railroad Avenue and Olive Avenue.
- Trees and shrubs to break the visual monotony and soften the appearance of walls and vines to deter graffiti to the maximum extent feasible.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

MM 1-3 New trees shall be incorporated into the landscape plans for the Suisun Station subdivision and along Railroad Avenue and Olive Avenue (within the project improvement area) that meet the City's standard for trees within new developments.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

Implementation of **MM 1-1, MM 1-2, and MM 1-3** would reduce aesthetic impacts as a result of the Suisun Station subdivision to a less than significant level.

MM 1-4 All outdoor lighting associated with the proposed development shall be:

- Designed and located to minimize ambient light levels for any given application, consistent with public safety standards.
- Placed in areas of pedestrian activity, at building entrances, and along roadways.
- Shielded with non-glare hoods and focused within the project. Lighting shall minimize glare on adjacent properties and into the night sky.

- Ornamental, pedestrian scale lighting fixtures shall be utilized to the degree possible.
- Area lighting shall be directed downward with no splay of lighting directed offsite. No lighting shall blink, flash or be of unusually high intensity or brightness.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

Implementation of MM 1-4 would reduce impacts associated with lighting and glare to a less than significant level.

Mitigation Measures –Air Quality

MM 3-1 Consistent with guidance from the BAAQMD, the following measures shall be implemented on the project site during the construction period:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

Timing/Implementation: Upon start of construction activities.

Enforcement/Monitoring: Suisun City Community Development Department, Bay Area Air Quality Management District.

Implementation of MM 3-1 would reduce construction impacts to a less than significant level.

Mitigation Measures –Biological Resources

MM 4-1 Prior to the approval of grading permits, the project applicant will obtain section 401 and 404 permits from the U.S. Army Corps of Engineers (USACE) for fill to jurisdictional features. The USACE will decide if they want to initiate consultation with the U.S. Fish and Wildlife Service (USFWS). If the USFWS determines that the seasonal wetlands within the project site do not contain suitable habitat for

vernal pool invertebrates, then no further mitigation is necessary. If the USFWS determines that the seasonal wetlands within the project site contain suitable habitat for listed vernal pool invertebrate species, then the following measures shall be implemented.

The authorization for incidental take would be initiated by formal consultation under Section 7 of the federal Endangered Species Act as initiated by USACE. The project applicant shall implement all measures included in the Biological Opinion issued as a result of this consultation, which would likely include creation of replacement habitat at a site approved by the USFWS, compensatory mitigation through purchase of mitigation credits at a USFWS approved mitigation bank, or payment of in-lieu fees to the USFWS for loss of vernal pool habitat. For every acre of habitat directly or indirectly affected, at least three credits would be dedicated within a USFWS-approved preservation bank, or three acres of seasonal wetlands may be preserved on another non-bank site as approved by USFWS. Final determinations of the amount and location of mitigation acreage shall be determined during consultation with USFWS. Mitigation shall occur so as to achieve no net loss of seasonal wetland habitat, as determined by USFWS.

Timing/Implementation: Prior to the approval of grading permits.

Enforcement/Monitoring: Suisun City Community Development Department.

MM 4-2 If proposed construction activities are planned to occur at the project site during the nesting season for local avian species (typically March 1st through August 31st), the applicant shall retain a qualified biologist to conduct a focused survey for active nests of migratory birds and raptors within and in the vicinity of (no less than 250 feet outside project boundaries, where possible) the construction area. Two surveys shall be conducted, at least one week apart, with the second survey occurring no more than two days prior to the start of construction activities. The qualified biologist shall survey for nesting birds adjacent to the construction site to determine whether the activities taking place have the potential to disturb or otherwise harm the nesting birds.

If an active nest is located, a buffer zone shall be established by the biologist and confirmed by the appropriate resource agency. No construction activities shall take place within a 50-foot radius of an active nest for small migratory birds and a 100-foot radius for an active nest of raptor species (or another distance determined appropriate during consultation with CDFG). Vegetation shall not be removed and construction activities in the vicinity of the active nest site shall not commence until: a) the nest is abandoned by the birds (normally after September 1), or b) a qualified biologist deems disturbance to be minimal, in consultation with USFWS and/or CDFG. Reference to this requirement and the Migratory Bird Treaty Act shall be included in the construction specifications. No action is necessary if all site disturbances will occur during the non-breeding season (generally September 1st through February 28th).

Timing/Implementation: Survey to be conducted within one week prior to the start of project construction.

Enforcement/Monitoring: Suisun City Community Development Department.

Implementation of MM 4-1 and MM 4-2 would ensure that any potential substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, by the CDFG or USFWS, or by the Migratory Bird Treaty Act would be reduced to less than significant.

- MM 4-3** Before initiating any construction activity near jurisdictional features to be preserved, the project applicant shall install bright orange construction fencing (Environmental Sensitive Area – ESA - fencing) and silt fencing around the perimeter of the Humphrey Drain. The fencing will remain in place for the duration of construction activity. The best available technology in Best Management Practices (BMPs) to reduce sedimentation, erosion, water pollution, and dust to the greatest extent practicable shall be employed on all work sites during construction. Reference to this requirement shall be included in the construction specifications.

Timing/Implementation: Prior to start of grading activities.

Enforcement/Monitoring: Suisun City Community Development Department, California Department of Fish and Game.

Implementation of MM 4-3 would compensate for impacts on the Humphrey Drain, which contains riparian and emergent vegetation, by implementing best management practices to preserve water quality. Impacts after mitigation would be less than significant.

- MM 4-4** To address “no net loss” wetland policies, the project applicant shall purchase wetland credits at a USACE-approved wetland mitigation bank, at a ratio of two (2) acres of mitigation credit for every one (1) acre of impact.

Timing/Implementation: Prior to approval of grading permits.

Enforcement/Monitoring: Suisun City Community Development Department, California Department of Fish and Game

Implementation of MM 4-4 would compensate for impacts on the jurisdictional waters of the United States by preserving wetlands at a mitigation bank site at a level double that of impacted wetlands on the project site. Impacts after mitigation would be less than significant.

Mitigation Measures –Air Quality

- MM 5-1** If deposits of prehistoric or historical archaeological materials are encountered during project activities (e.g., grading, trenching, or other on-site excavation), all earthwork within 25 feet of the discovery shall be stopped until a professional

archaeologist certified by the Registry of Professional Archaeologists (RPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), as deemed necessary.

Timing/Implementation: Upon start of construction activities, in the event of discovery of cultural resource.

Enforcement/Monitoring: Suisun City Community Development Department.

Implementation of **MM 5-1** would avoid disturbance of discovered cultural resources until their disposition can be recommended by a qualified archaeologist. Impacts after mitigation would be less than significant.

MM 5-2 If paleontological resources are uncovered during grading or other on-site excavation, earthwork within 25 feet of these materials shall be stopped until a certified professional archaeologist/paleontologist has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), as deemed necessary.

Timing/Implementation: Upon start of construction activities, in the event of discovery of cultural resource.

Enforcement/Monitoring: Suisun City Community Development Department.

Implementation of **MM 5-2** would avoid disturbance of discovered paleontological resources until their disposition can be recommended by a qualified archaeologist. Impacts after mitigation would be less than significant.

MM 5-3 If human remains are encountered, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall also be contacted to assess the situation. Project personnel shall not collect or move any human remains and associated materials. If the remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of identification. The Native American Heritage Commission would identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the evaluation, a report shall be prepared documenting the methods and results, as well as recommendations for the treatment of human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the City and the Northwest Information Center.

Timing/Implementation: Upon start of construction activities, in the event of discovery of human remains.

Enforcement/Monitoring: Suisun City Community Development Department.

Implementation of **MM 5-3** would avoid disturbance of discovered human remains until their disposition can be recommended by a qualified archaeologist. Impacts after mitigation would be less than significant.

Mitigation Measures –Hazards and Hazardous Materials

MM 8-1 Prior to start of construction, the construction contractor shall designate staging areas where fueling and oil-changing activities will take place. The staging area(s) shall be reviewed and approved by City’s Planning Department and the Storm Water pollution Prevention Plan (SWPPP) Manager prior to the start of construction. No fueling and oil-changing activities shall be permitted outside the designated staging areas. The staging areas, as much as practicable, shall be located on level terrain and away from sensitive land uses such as residences, day care facilities, and schools. Staging areas shall not be located near any stream, channel, or wetlands. The proposed staging areas shall be identified in the SWPPP.

Timing/Implementation: Prior to the start of construction.

*Enforcement/Monitoring: Suisun City Community Development Department,
Solano County Department of Resource Management.*

Implementation of **MM 8-1** would reduce any potential hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Impacts after mitigation would be less than significant.

MM 8-2 Prior to issuance of a grading permit, an assessment of soil and groundwater conditions shall be made in the area of the illegal solid waste disposal site. In addition, soil analysis of the soil-stained areas identified in the Phase 1 Environmental Site Assessment shall be conducted. If soil and/or groundwater contamination is identified, it shall be removed from the site prior to the issuance of a grading permit, in accordance with Solano County Department of Resource Management procedures.

Timing/Implementation: Prior to issuance of grading permit.

*Enforcement/Monitoring: Suisun City Community Development Department,
Solano County Department of Resource Management.*

Implementation of **MM 8-2** would eliminate any potential contamination by hazardous materials found on the project site by identifying any such contamination and requiring its removal prior to construction work. Impacts after mitigation would be less than significant.

Mitigation Measures –Hydrology and Water Quality

MM 9-1 Prior to construction, a General Construction Activity Storm Water Permit shall be obtained from the Regional Water Quality Control Board (RWQCB) in accordance with Section 401 (NPDES permit) of the federal Clean Water Act. A SWPPP shall be developed for the project and shall be implemented by the construction contractor

in consultation with the City, the RWQCB, and other regulatory agencies. It shall include Best Management Practices (BMPs) to reduce potential impacts to surface water quality through the construction and life of the project. The SWPPP shall incorporate the following BMPs, as appropriate, given the specific circumstances of the site and project:

- Measures to avoid creating contaminants and minimize the release of contaminants.
- Water quality control measures to minimize contaminants from entering surface water or percolating into the ground during both construction and operations periods.
- A water pollution control program to control fluvial erosion and water pollution related to construction.
- A spill prevention and countermeasure plan.

The SWPPP shall be available on-site and kept current throughout any site development phase for review by the construction crew, the City of Suisun City, and the RWQCB.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: City Engineer of Suisun City.

Implementation of **MM 9-1** would ensure regulatory compliance and reduce potential impacts to less than significant levels.

MM 9-2 Prior to final map recordation, the project applicant shall demonstrate to the City compliance with the post-development storm water runoff requirements of the Fairfield-Suisun Urban Runoff Management Plan. The demonstration shall include a final drainage plan accompanied by calculations showing compliance with the runoff provisions. The City Engineer shall review and approve the submitted plans and calculations.

Timing/Implementation: Prior to final map recordation.

Enforcement/Monitoring: City Engineer of Suisun City.

Implementation of **MM 9-2** would ensure the project complies with the storm water runoff requirements of the Fairfield-Suisun Urban Runoff Management Plan, which would reduce the amount of runoff generated on the project site. Impacts after mitigation would be less than significant.

Mitigation Measures –Hydrology and Water Quality

MM 12-1 The project shall comply with the following noise reduction measures:

- General construction activities shall be limited to 7:00 a.m. to 10:00 p.m., Monday through Saturday, and 8:00 a.m. to 10:00 p.m. on Sundays, for any on-site or off-site work within 500 feet of an occupied residence.
- Operation of construction machinery for earthwork, trenching, concrete or paving on the site project shall be restricted to the hours of 7:00 a.m. and 6:00 p.m. on weekdays, to 9:00 a.m. to 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays with the exception that water trucks for the purpose of dust control may operate from 9:00 a.m. to 5:00 p.m. if needed.
- All heavy construction equipment used on the project site shall be maintained in good operating condition, with all internal combustion, engine-driven equipment equipped with intake and exhaust mufflers that are in good condition.
- All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines, especially residential uses.

Timing/Implementation: Upon start of construction activities.

Enforcement/Monitoring: Suisun City Community Development Department

Implementation of **MM 12-1** would reduce the amount of construction noise reaching adjacent residences by limiting hours of activities and by muffling and moving equipment away. Impacts after mitigation would be less than significant.

Mitigation Measures –Hydrology and Traffic

MM 16-1 As part of the final map or as part of any covenants, conditions and restrictions (CC&Rs) on the project site, a provision prohibiting parking in any area other than garages, driveways or designated parking spaces shall be included. Emergency vehicles shall be exempt from this provision.

Timing/Implementation: Included in final map or CC&Rs.

Enforcement/Monitoring: Suisun City Community Development Department

Implementation of **MM 16-1** would improve emergency vehicle movement on the project site by removing potential obstacles. Impacts after mitigation would be less than significant.

END of Mitigation Measures

RESOLUTION NO. 2010-58

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING TENTATIVE SUBDIVISION MAP NO. TSM07-02 CREATING A
TOTAL OF 80 RESIDENTIAL LOTS AND PLANNED UNIT DEVELOPMENT NO.
PUD07-03, PROVIDING DEVIATIONS FROM ZONING REGULATIONS IN THE
RESIDENTIAL MEDIUM-DENSITY ZONING DISTRICT FOR AN 80-UNIT
SINGLE-FAMILY SUBDIVISION AT 4505 OLIVE AVENUE
(APNS 0038-222-060, 0038-232-010, 0038-232-020)**

WHEREAS, the Planning Commission held a Public Hearing on Tuesday, April 13, 2010, to review and consider the development project proposed and said properties are located west of Olive Avenue, east of Humphrey Drive and south of the realigned Railroad Avenue (APNs 0038-222-060, 0038-232-010, 0038-232-020) containing approximately 7.42 acres; and

WHEREAS, notices for the public hearing were published in the Daily Republic on April 24, 2010, for the City Council public hearing, and notices were mailed to individual property owners within 300 feet on April 22, 2010; and

WHEREAS, the City Council held a Public Hearing on Tuesday, June 29, 2010, to review and consider a development project proposed and said properties are located west of Olive Avenue, east of Humphrey Drive and south of the realigned Railroad Avenue (APNs 0038-222-060, 0038-232-010, 0038-232-020) containing approximately 7.42 acres; and

WHEREAS, the City Council determined that certain amendments to the proposed Tentative Map were desirable; and

WHEREAS, the City Council of the City of Suisun City made findings recommending approval of the Tentative Subdivision Map No. TSM07-02, as amended, and Planned Unit Development Permit PUD07-03 through its adoption of City Council Resolution No. 2010-57, dated June 29, 2010, as follows:

1. Notice has been given in the time and in the manner required by State Law and the Suisun City Code.
2. The proposed Tentative Subdivision Map, along with the conditions of approval and amendments as identified on June 29, including name change to Olive Tree Ranch, increase in a side-yard setback for the project from 3'6" to 5'0", reduction in project density from 85 to 80 units, reorientation of the affordable units resulting in larger backyards, addition of a traffic calming feature on the west side of the project (and in other locations as deemed appropriate), and improved parking is in conformity with both the intent and provisions of the Zoning Ordinance of the City of Suisun City Code of Ordinances.

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3. The discharge from the proposed subdivision into the sewer system will not result in the violation of existing requirements prescribed by the City of Suisun City.
4. The site is physically suitable for the proposed type and intensity of development as determined by site inspection and analysis.
5. The approval of Tentative Subdivision Map No. TSM07-02 will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood in that the proposed use is similar to and compatible with neighboring uses in the area.
6. In conformance with Section 17.12.040, the City Council finds that the tentative subdivision map is in conformance with the City's General Plan, policies, and ordinances and all elements of Title 18 Zoning with the approval of deviations to development standards as noted in the Preliminary Planned Development Permit No. PUD07-03 and as amended on June 29, 2010.
7. The City Council further finds that findings requiring disapproval as codified under Section 17.12.050 do not exist.
8. The City of Suisun City Community Development Department has conducted an Initial Study on the proposed project. The Initial Study on the above project evaluated potential adverse impacts on the environment and has concluded that no evidence exists that the project will have an adverse effect on the environment. The Mitigation Monitoring and Reporting Program and Initial Study and Mitigated Negative Declaration were recommended for adoption through separate action and are herein referenced and included in this finding.
9. The proposed Project is consistent with the General Plan's policies for PUD's. The deviations to the Zoning Standards are for building site area, lot width and depth, yard setbacks, and useable open space. As a Planned Unit Development, the Project has provided a higher level of design than the City might otherwise have obtained for the site, as well as a high degree of certainty about that design. As a result, deviation from the strict requirements of the General Plan and Zoning Ordinance are justified under the General Plan's policies for PUD's.
10. The housing types proposed on the Project site are consistent with the General Plan's goals and policies for residential development in that it will provide housing types not available in other parts of the City (See the Land Use Element's Residential Goal and Policy 6, p. 34). Additionally, the density of the residential project is consistent with the Medium-Density designation in the General Plan. The description of that designation states that such housing development should be located in or near the Old Town area, along arterial streets, adjacent to commercial land uses, and as transitional areas between single family neighborhoods and higher density residential or commercial land uses. (See Policy 12(c) of the Land Use Element, p. 37.) The Project contains medium density single family development between a Commercial Service

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area and a rural residential neighborhood in the County. The Project itself therefore provides the kind of transition described in the General Plan.

- 11. The Project provides alternative housing styles required to meet the polices and objectives of the City's Housing Element

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby approves the revised Tentative Subdivision Map Application No. TSM07-02 and revised Planned Unit Development No. PUD07-03 subject to this Resolution and as illustrated in, Attachment 2 - Exhibit B - Preliminary Development Plan, Exhibit C - Deviations Requested and Exhibit D - Conditions of Approval, as well as Attachment 5 - Proposed Revised Tentative Subdivision Map - Olive Tree Ranch, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 29th of June 2010, by the following vote:

AYES:	Councilmembers:	<u>Derting, Hudson, Segala, Sanchez</u>
NOES:	Councilmembers:	<u>Day</u>
ABSENT:	Councilmembers:	<u>None</u>
ABSTAIN:	Councilmembers:	<u>None</u>

WITNESS my hand and the seal of the City of Suisun City this 29th day of June, 2010.



Donna Pock, CMC
Deputy City Clerk

EXHIBIT B: PRELIMINARY DEVELOPMENT PLAN

This is a Preliminary Development Plan pursuant to Chapter 18.63 of the Suisun City Zoning Ordinance for Suisun Station, located on Railroad Avenue west of Olive Avenue (APNs: 0038-222-060, 0038-232-020, & 0038-232-010). This Preliminary Development Plan meets all of the requirements for review of the project.

This Preliminary Development Plan includes Site, Architectural, and Circulation, other plans and exhibits. The Planned Unit Development District allows the flexibility needed to encourage innovative development while ensuring that the goals, policies, and action programs of the General Plan and provisions of Section 18.63 of the Zoning Ordinance are satisfied.

1. **Zoning:** The R-M district is designated in certain areas primarily for medium-density residential uses of a multiple dwelling nature and the community services appurtenant thereto. The regulations for this district are designated to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life.
2. **Uses Permitted:** Uses permitted in the R-M district:
 - A. One Family Dwellings, excepting there from tents and trailers;
 - B. Duplexes;
 - C. Multiple Dwellings, dwelling groups, rooming houses and boarding houses;
 - D. Condominium-type housing, houses using a common wall;
 - E. Buildings and uses clearly accessory or incidental to any permitted use;
 - F. Mobile home subdivisions and mobile homes on foundations on parcels of land previously designated as being compatible for mobile home use in accordance with the provision of Chapter 18.50;
 - G. Mobile home parks subject to obtaining a PUD permit as provided in Chapter 18.62.
 - H. Small family daycare homes.
 - I. State licensed residential care home which provide care for six or fewer persons.
3. **Conditional Uses:** Uses permitted in the R-M district provided the conditions for a use permit as set forth in Chapter 18.62 are fulfilled:
 - A. Lodges, fraternal organizations and clubs, except those operated as a business for profit, subject to the provisions of Chapters 18.44 and 18.56;
 - B. Automobile Parking lots when appurtenant to any permitted use in the district, or when adjacent to any C or M district;
 - C. Tract Office *and* Sales Office for a period to be specified in the use permit;
 - D. Nursing home, rest home, congregate care center, assisted living center;
 - E. Park, playground, library or museum;
 - F. Firehouse, school, nursery school, church, community center, civic center, welfare institution;
 - G. Government offices;
 - H. Guesthouses and second units as provided in Section 18.44.150;

- I. Professional or business offices;
- J. Large Family Day Care Homes;
- K. State licensed residential care homes providing care for seven or more persons.

4. **Suisun City Zoning Ordinance – Applicable Requirements:** Except as specifically modified by the provisions of this R-M District/Preliminary Development Plan, all applicable general requirements and procedures of the Suisun City Zoning Ordinance shall be applied to the land uses designated in the R-M District.
5. **Site Plan & Architecture:** See attached site plans and building elevation contained in Preliminary Development Plan. This Preliminary Development Plan applies to approximately 7.42 acres shown on this plan located on the re-aligned Railroad Avenue west of Olive Avenue. Any modifications to the project shall be substantially consistent with these plans and of equal or superior materials and design quality.
6. **Density:** The Maximum square footage/number of dwelling units of the proposed development under this Preliminary Development Plan are as follows:
- | | |
|---|---|
| Single Family detached/Attached: | 7.42 Acres |
| Gross/6.63 Acres net | |
| Type A: 69 detached 2 story homes w/ 2 car garage | 85 Residential Units |
| Type B: 8 detached 2 story homes w/ detached 2 car garage w/ studio above | Maximum Density: 15 units/acre
Minimum Density: 8 units/acre |
| Type C: 8 attached halfplex affordable units w/ 1 car garage | Actual Density: 12.8 units/acre |
7. **Phasing Plan:** The project may be constructed in phases and multiple Final Subdivision Maps may be filed. The first Final Map will subdivide the 7.42-acre parcel. The homes are to be constructed in multiple phases or releases.
8. **Single-Family Detached/Attached/ Residential Development Standards:** The Site Standards of the proposed development under this Preliminary Development Plan are as follows:

Development Standards	
Parking Requirements: Single Family Detached Dwellings or Cluster Development	Two parking spaces per unit, one of which within a garage or carport.
Tandem Parking	Two-car tandem spaces are permitted in the garages for resident parking only.
Guest Parking	One off-street uncovered parking space shall be provided for each four units. On street parking may be substituted

	for guest spaces.
Compact Spaces	35% of total spaces, maximum
Building Height	
Main dwelling units	Thirty-five (35) feet
Accessory buildings	Fifteen (15) feet
Accessory dwelling unit over garage on lots 65 thru 72	Twenty-four (24) feet
Lot width (building lot)	<i>Minimum: Thirty (30) feet</i>
Lot depth (building lot)	<i>Minimum: Fifty (50) feet</i>
Private Roads Setbacks ¹	
1. Front Yard (from back of curb or back of sidewalk):	<i>Eight Feet (8') – FOC/BOW WHERE OCCURS</i>
2. Side Yard 1:	<i>Five Feet (3'-6")</i>
3. Side Yard 2:	<i>Zero Feet (0')</i>
4. Rear Yard:	<i>Ten Feet (13')</i>
5. Stair Landing (from FOC)	<i>Five Feet (5')</i>
6. Porches (from FOC)	<i>Eight Feet (8')</i>
7. Architectural Projections (FOC)	<i>Five Feet (5')</i>
Public Street Setbacks (Railroad Ave.) ¹	
1. Front Yard (from Right of Way):	<i>N/A</i>
2. Side Yard (from Right of Way):	<i>Fifteen Feet (15')</i>
3. Rear Yard (From Right of Way):	<i>N/A</i>
4. Stair Landing (From ROW):	<i>Ten Feet (10')</i>
5. Porches (from ROW):	<i>Twelve Feet (12' – 10' min.)</i>
6. Architectural Projections (ROW):	<i>Ten Feet (10')</i>
Public Street Setbacks (Olive Ave.) ¹	
1. Front Yard (from back of walk):	<i>Ten Feet (10')</i>
2. Side Yard (from back of walk):	<i>Fifteen (15')</i>
3. Rear Yard:	<i>N/A</i>
4. Stair Landing (from ROW):	<i>Ten Feet (10')</i>
5. Porches (from ROW):	<i>Twelve Feet (12' – 10' min.)</i>
6. Architectural Projections (ROW):	<i>Ten Feet (10')</i>
Minimum separation between buildings	<i>Three Feet (3')</i>
Minimum land area	<i>Two thousand square feet (2,000 SF) – Halfplexes: 1,400 SF +/-</i>
Usable Common Open Space: - Landscaped oval (56'x218' +/-) 11,705sf / 85 units = 137sf	<i>One hundred thirty-seven square feet (137 SF) of common space per dwelling unit as calculated in the Zoning Ordinance Chapter 18.10.130.³ (73/85 lots have private open space of 390sf +/-)</i>

Lot coverage	The aggregate ground coverage shall not exceed 80 percent of the area of the building site, calculated to include all main buildings, accessory buildings, carports, drives, open parking spaces and patios.
Minimum/Maximum floor area ratio	N/A

1. The setback zones shall be fully landscaped with both hardscape, (private sidewalks and other hard surfaced areas) and softscape (trees, shrubs, ground cover, etc.)
2. Exceptions to above setback requirements are the following:
 - a. Freestanding signage as permitted.
3. Common Areas shall be maintained by the projects Homeowner's Association.
4. All setbacks are measured to the wall plane of the living space unless otherwise noted.

9. **Parking and Loading:** Parking shall be provided in accordance with the Suisun City Zoning Ordinance standards and regulations, Chapter 18.52, except as amended by this PUD permit or as shown otherwise on the Site Plan. The number of parking spaces shall be provided in accordance with section 8 above.
10. **Residential design criteria:** All residential additions and structures shall be compatible in mass, form and materials with the existing structure and the approved architecture and color and materials palette of Suisun Station.
11. **Landscaping Plan:** Refer to attached colored conceptual site plan.
12. **Compliance with related Planning Approvals:** The Applicant / Developer shall comply with all related Site Development Review, Vesting Tentative Tract Map and these PUD Permit standards.
13. **Precise Development Plan:** The developer shall submit a Precise Development Plan to be reviewed by the Planning Director. The Precise Development Plan shall follow the general requirements and procedures of Chapter 18.63 for Planned Unit Development Permits from the Suisun City Zoning Ordinance.

EXHIBIT C: DEVIATIONS REQUESTED AND/OR PROPOSED – MEDIUM DENSITY RESIDENTIAL DISTRICT (SECTION 18.10 OF THE CITY ZONING ORDINANCE) – ALL UNITS

	Zoning Standard	Proposed Standard
Lot width (building lot)	Minimum: 100 feet	Minimum: Thirty (30) feet
Lot depth (building lot)	Minimum; three times the width	Minimum: Fifty (50) feet
Private Street Setbacks: <ul style="list-style-type: none"> • Front Yard (from face of curb): • Side Yard (from face of curb): • Rear Yard (from face of curb): • Stair Landing (from FOC) • Porches (from FOC) • Architectural Projections (FOC) 	20 feet 15 feet total, 5 feet minimum one side 15 feet	Eight Feet (8') Three and a half Feet (3'6") Zero Feet (0') Ten Feet (10') Five Feet (5') Eight Feet (8') Five Feet (5')
Public Street Setbacks (Railroad Ave) <ol style="list-style-type: none"> 1. Front Yard (from ROW) 2. Side Yard (from ROW): 3. Rear Yard (From ROW): 4. Stair Landing (From ROW) 5. Porches (from ROW) 6. Architectural Projections (ROW) 	20 feet 15 feet total, 5 feet minimum one side 15 feet	Twenty Feet (20') Ten Feet (10') Five Feet (5') Ten Feet (10') Ten Feet (10') Five Feet (5')
Minimum distance between buildings	10 feet	Three Feet (3')
Public Street Setbacks (Railroad Avenue) <ol style="list-style-type: none"> 1. Front Yard (from property line): 2. Side Yard (from property line): 3. Rear Yard (from property line of internal lots): 4. Rear Yard (from perimeter property lines, excluding ROW): 5. Side Yard (from perimeter property lines, excluding ROW): 6. Stair Landing (from property line) 7. Porches (from property line) 8. Architectural Projections (P/L) 	20 feet 15 feet total, 5 feet minimum one side 15 feet	N/A Fifteen Feet (15') N/A Ten Feet (10') Twelve Feet Ten Inches (12'10") Ten Feet (10')
Minimum land area	4,000 sf	2,000 sf -Halfplexes: 1,400 SF +/-
Usable Common Open Space	500 sf for studio, 100 additional square feet per additional bedroom	One hundred thirty-seven square feet (137 SF) of common space per dwelligen unit as calculated in the Zoning Ordinance Chapter 18.10.130. (73/85 lots have private open space of 390 SF +/-)

EXHIBIT D
CONDITIONS OF APPROVAL –
SUISUN STATION HOUSING PROJECT
JUNE 29, 2010

DEVELOPMENT IMPACT FEES

DIF-1 Pursuant to the City of Suisun City Resolution No. 94-6 dated February 1, 1994, the project applicant or heirs shall pay fees as identified in the 1993 Update to Park Improvement Program and New Construction Fees and Off-Site Street Improvement Program dated December 30, 1993, or those fees in effect at the time of building permit issuance.

GENERAL

- G-1 The applicant or applicants successor in interest 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 or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest 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
- G-2 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.
- G-3 The provisions of the Mitigation Monitoring and Reporting Program as recommended by Planning Commission Resolution No. 2010-_____ dated April 13, 2010 are incorporated as conditions of project approval.
- G- 4 The applicant or applicant's successor in interest shall fund and be responsible for the implementation of all conditions relating to the Suisun Station Housing Development including but not limited to the conditions established for the Tentative Subdivision Map and Preliminary Development Plan Approval, and the Mitigation Monitoring and Reporting Program.
- G-5 The applicant or applicant's successor in interest shall provide passive recreation opportunities within the central green space of the project. The design shall include a multi-level natural area of not less than 200 square feet, designed to provide gentle recreation for children ages 2-10. Elevation changes may be accomplished with a turf area graded in gentle steps, or with natural elements such as real or artificial stone or wood slabs arranged to form a climbing area. Total elevation change should be at least 24 inches. Plans for this area shall be reviewed and approved by the Community Development Director.

- G-6 During construction of this project, a designated contact person with phone number shall be posted on the project site.
- G-7 Site will be cleared and graded as needed. These activities will coincide with the submitted Phasing Plan from the applicant.

COMMUNITY DEVELOPMENT DEPARTMENT

- CDD-1 The Community Development Director shall, in accordance with Section 18.63 of the Suisun City Municipal Code, review the Precise Development Plan for Planned Development Permit PUD07-03, Suisun Station Housing Development Plan and when appropriate shall notify the applicant in writing that the Precise Plan is in compliance with the approved Preliminary Development Plan. Should the Precise Plan not be in compliance with the approved Preliminary Development Plan, the Community Development Director shall schedule a hearing before the City Council for their review and approval.
- CDD-2 No chain link fencing shall be utilized within the project, unless specified in the Mitigated Negative Declaration as a mitigation measure.
- CDD-3 The Community Development Director may approve minor modifications to the project and implement the project and mitigation measures as deemed appropriate.
- CDD-4 Prior to final map, the applicant, or applicant's successor shall submit landscape plans to the Community Development Department which comply with Title 20, Water-Efficient Landscaping, of the City of Suisun City Municipal Code.

FIRE DEPARTMENT

- FD-1 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.
- FD-2 Fire hydrants will be located by the Fire Department for best access and water supply.
- FD-3 The eaves of each unit shall be boxed.
- FD-4 The outside 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, to the satisfaction of the Fire Department.
- FD-5 The roofs shall have a non-combustible covering.
- FD-6 Either a MAD or SID will be responsible for maintenance and testing of the public water system.
- FD-7 Prior to building permit issuance, applicant shall obtain approval from the Fire Department for a parking plan, including enforcement provisions, for all private roads, permanent or temporary, to be constructed as part of the project.
- FD-8 The Fire Department shall confirm that the area around the central open space area can accommodate the adequate load of an emergency response vehicle, as shown on the tentative map.

PUBLIC WORKS DEPARTMENT

- PW-1 All work performed shall conform to these conditions as well as all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The 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 PUD design guidelines, or submitted to the City Engineer for approval.
- PW-2 As a condition to Final Map approval, the applicant shall agree, with respect to all property covered by the Final Map, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the applicant and the City, for the purpose of financing the cost of providing the following public services to the property: police; fire; paramedical; maintenance of parks, parkways and open space (landscaping); and maintenance of storm drains and rock slope protection at outfalls. 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. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.
- PW-3 The Public Works Director may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-4 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.
- PW-5 When submitting Improvement Plans, the engineer's estimate of costs for the public improvements necessary to accommodate the project shall be included. This estimate shall show quantities as well as unit prices used to obtain the final cost of each item.
- PW-6 The Applicant shall pay all public works fees as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans. The Applicant shall also pay Suisun-Solano Water Authority (SSWA) 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 SID for providing plan checking and inspection services for the project. At the time of submittal of Improvement Plans, Applicant shall pay a deposit of \$1,000 to be applied towards SSWA fees.
- PW-7 The Applicant shall dedicate required street right-of-way by Final Map or approved instrument prior to start of construction.
- PW-8 The Applicant shall dedicate, as required, on-site easements for new utilities by means of Final Map or approved instrument prior to start of construction.
- PW-9 The Applicant shall dedicate ten-foot (10') minimum utility service easement, as required by the Public Works Director, for the entire public frontage of the proposed project along Railroad Avenue and Olive Road.

- PW-10 The Applicant shall dedicate five-foot (5') minimum utility service easements along on-site roadways.
- PW-11 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.
- PW-12 The Applicant shall obtain all necessary permits from all applicable agencies prior to development.
- PW-13 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors 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.
- PW-14 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.
- PW-15 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 for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-16 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.
- PW-17 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.
- PW-18 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.
- PW-19 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.
- PW-20 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.
- PW-21 Immediately after demolition (and during construction), a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc... throughout the construction activity.

- PW-22 Improvement Plans shall show the installation of and the Applicant shall install 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 American Disability Act (ADA) regulations.
- PW-23 The minimum longitudinal slopes of gutter flow lines shall be 0.004.
- PW-24 The Improvement Plans shall show the installation of and the Applicant shall install street signage and pavement markings and striping. All pavement markings and striping shall be thermoplastic or as required by City Engineer.
- PW-25 The Solano Irrigation District (SID) and the Fairfield-Suisun Sewer District may have separate comments and conditions which shall be resolved or met.
- PW-26 All water and sewer lines shall have a minimum of five feet horizontal clearance from a fence, wall, or other structure as determined by the Public Works Director. All relocated facilities shall meet state and local separation standards.
- PW-27 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 existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
- PW-28 Storm drainage shall comply with Solano County Hydrology and Drainage Design as described in the City Standards. The Applicant shall provide a hydrology and hydraulic study for the project.
- PW-29 The Applicant shall obtain all necessary permits for storm water discharges.
- PW-30 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, 2009-0009 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.
- PW-31 The project shall use best management practices (BMPs) during construction to mitigate construction impacts and during post-construction to mitigate post-construction impacts to water quality.
- PW-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.
- PW-33 The applicant shall fill out completely and submit to the City the "New and Redevelopment Post Construction Stormwater Requirements Application", attached to these conditions, no later than with development or grading plans.
- PW-34 The applicant shall include the design and implementation of stormwater treatment measures.
- PW-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".

- PW-36 Stormwater pollution control measures shall be requested as a condition of the project. Sources of pollutants shall be identified and appropriate control measures shall be identified for each source. Storm water control measures shall be approved by City Engineer.
- PW-37 All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the Applicant shall enter into a Stormwater Treatment Measures Maintenance Agreement with the City. A copy of agreement is included in the attached compact disk, "Fairfield-Suisun Urban Runoff Management Program - New and Redevelopment Stormwater Requirements, dated July 2006."
- PW-38 Improvement Plans shall include an Erosion Control Plan or Storm Water Pollution Prevention Plan (SWPPP). No work shall be allowed without an approved and implemented Erosion Control Plan or SWPPP.
- PW-39 Improvement Plans shall include a Grading Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project and the City's Grading Ordinance prior to approval by the City Engineer. To the extent possible, the Grading Plan shall follow natural contours and maintain any existing native trees. In addition, the Grading 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.
- PW-40 The project will incorporate site design measures for reducing water quality impacts of the project, in compliance with the Suisun City NPDES stormwater permit Provision C.3. requirements. Guidance on approved site design measures is available from the City. Final approval for site design measures must be obtained from the Suisun City Public Works Department.
- PW-41 Significant natural features and resources on site such as undisturbed forest area, setbacks, easements, trees, steep slopes, erosive soils, wetlands or riparian areas shall be identified within the area to be developed and protected during construction and during future use of the site.
- PW-42 Site layout shall conform to natural landforms on-site. Buildings shall be located to utilize natural drainage systems as much as possible and avoid unnecessary disturbance of vegetation and soils. Development on unstable or easily erodible soils shall be avoided due to their greater erosion potential.
- PW-43 The project shall provide grassy swales within new landscape areas where feasible.
- PW-44 Directly connected impervious surfaces shall be minimized. Runoff from impervious areas shall be channeled to pervious areas (e.g., park strips, vegetated planters) where possible prior to discharge to the storm drain.
- PW-45 Site permeability shall be maximized by reducing building footprints, minimizing impervious surfaces, and paving with permeable materials where feasible.
- PW-46 The project shall incorporate smaller lot sizes where feasible to reduce overall impervious surface coverage and provide more undisturbed open space, for protection of water resources.

- PW-47 The applicant shall minimize increases in stormwater flow and volume resulting from the development project to protect creeks and waterways from flooding and erosion impacts
- PW-48 The project shall utilize infiltration measures to reduce stormwater discharge to the greatest extent feasible.
- PW-49 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.
- PW-50 The amount of impervious area associated with parking lots shall be minimized by providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, and using permeable pavement in overflow parking areas where feasible.
- PW-51 Curb cuts (one every 10 feet), tire stops, or other means shall be provided to protect landscaped areas and allow maximum flow of stormwater into landscaped areas.
- PW-52 The use of permeable paving for parking and driveway surfaces is encouraged, to reduce runoff from the site. Such paving should meet Suisun City Fire Department requirements and be structurally appropriate for the location.
- PW-53 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.
- PW-54 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.
- PW-55 The maximum allowable slope in landscape areas shall be 3:1, or as approved by City Engineer. One-foot concrete mow strips shall be as required by the City Engineer. No adverse drainage runoff to adjacent property.
- PW-56 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during the grading and construction phase of the project.
- PW-57 The project shall install street lighting per City street lighting standards along the south side frontage of realigned Railroad Avenue and along the frontage of project site on Olive Road. The Applicant shall submit a photometric analysis to the City for review and approval.
- PW-58 The project shall install on-site street lighting and the Applicant shall submit a photometric analysis to the City for review and approval.
- PW-59 New City street lights shall not share electrical circuits with City of Fairfield or Solano County street lights.
- PW-60 The project shall provide for adequate onsite parking. In addition, project shall install "no parking" signs every 150 feet (maximum) along proposed Railroad Avenue. On-street parking will not be allowed without widening proposed Railroad Avenue.
- PW-61 On-site driveways/roadways shall be a minimum 3" asphalt concrete over a minimum 15" Class 2 aggregate base with road stabilization fabric. The Applicant shall provide a geotechnical report with a recommendation for the roadway structural section, and the geotechnical engineer may recommend a thicker section. On-site driveways and roadways shall be inspected by the Public Works Inspector during construction.

- PW-62 The project shall provide concrete pad of adequate size for the garbage and recycling containers behind side fence of each parcel.
- PW-64 Storm water runoff shall drain toward the streets and not onto the neighboring lot(s).
- PW-65 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.
- PW-66 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.
- PW-67 The Applicant shall underground overhead lines within project site as well as along entire street frontages of the project site and improvements in City and County rights-of-way.
- PW-68 The project shall install an HOA-maintained wood fence within the westerly and southerly property lines.
- PW-69 Upon the approval of the Improvement Plans, the Applicant shall submit electronic AutoCAD files of the plans to the Public Works Department. Also, prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department electronic AutoCAD files of the "as-built" Improvement Plans.
- PW-70 The Applicant shall acquire the necessary rights-of-way or secure easements for all improvements proposed outside Applicant's property, excluding City right-of-way.
- PW -71 On-site storm drain and sanitary sewer facilities, including the storm drain facilities at the Humphrey Ditch by the southwest corner of the project limits, shall be private and maintained by the HOA. The point of transition of these facilities from private to public shall each be marked with the installation of a manhole at the property line.
- PW-72 On-site water facilities shall be public and shall comply with SID/SSWA Conditions of Approval, as well as SID/SSWA ordinances, rules, standard specifications and details, design standards, and any special requirements
- PW-73 The Applicant shall pursue and complete the project in a diligent manner according to the attached phasing plan sheets (10 phases total), titled Proposed Phasing Plans and dated March 11, 2009, as well as the attached phasing table (2 sheets total) dated April 9, 2010.

Humphrey Drive Extension and the Humphrey Ditch

- PW-74 The Applicant's fair share contribution of the future Humphrey Drive realignment, which ties Humphrey Drive to the future Railroad Avenue extension west of the Humphrey Ditch, is 24.9%. The Applicant shall pay the fair share portion of all costs for the future realignment of Humphrey Drive for the future Railroad Avenue. Future improvements shall include removal or abandonment of sewer, storm drain and water utilities; removal of existing curb, gutter, sidewalk and asphalt concrete roadway; and placement of compacted earth fill at 90% of maximum density. Future improvements shall also include extending existing curb, gutter, sidewalk and asphalt concrete roadway on existing Humphrey Drive to the intersection with proposed Railroad Avenue. The Applicant's contribution on said improvements is to be 24.9%.
- PW-75 The Applicant shall clean the Humphrey Ditch at the Applicant's expense, to the satisfaction of the Public Works Director, from the northerly limit near existing

Railroad Avenue to the southerly limit of the project, or reimburse the City for said cleaning.

- PW-76 The proposed outfall into the Humphrey Ditch shall provide protection of the existing side slopes of Humphrey Ditch from erosion to the satisfaction of the City Engineer.
- PW-77 The Applicant shall contribute funds to construct a roadway crossing at the Humphrey Ditch. Contribution shall be 24.9% of the cost of entire crossing facility.

Railroad Avenue Realignment west of the Humphrey Ditch

- PW-78 The Applicant's fair share contribution of the future Railroad Avenue realignment west of the Humphrey Ditch is 24.9%.

Proposed Railroad Avenue Realignment fronting the Project

- PW-79 The Applicant shall construct the proposed realigned Railroad Avenue segment from Humphrey Ditch to Olive Road (to accommodate two-way traffic, a minimum paved roadway width of 24 feet), as well as all frontage improvements, including but not limited to, street lights, curb, gutter, sidewalk, parkways, and back-on landscaping and walls. The Applicant's fair share contribution on this segment is 50%.
- PW-80 The project frontage shall provide 6-foot wide sidewalk and 6.5-foot wide landscape strip along the south side of proposed Railroad Avenue.
- PW-81 The Applicant shall dedicate to the City 30-foot wide of right-of-way on the proposed realigned Railroad Avenue segment from the westerly most property line of APN 0038-222-060 to Olive Drive, which is half of the required 60 feet roadway right-of-way on this roadway segment. In addition, the Applicant shall dedicate within this segment a 10-foot wide public utility easement to the City.
- PW-82 The project shall provide emergency vehicle access from/to the development to/from the on-site oval open space area.
- PW-83 Prior to construction of Phase V, one of the following alternatives shall be implemented to provide additional access to the development:
- a.) Construction of the portion of the Railroad Avenue Realignment project, shown on Phase V of the Phasing Plan, has been completed.
 - b.) The property owner to the north of the project provides additional right-of-way and applicant constructs the southern one-half of Railroad Avenue shown on Phase V of the Phasing Plan including improvements shown on the tentative map, including curb and gutter, sidewalk, and landscaping.
 - c.) Applicant constructs a 24-foot wide paved private road along the north side of applicant's property, as shown in Phase V of the Phasing Plan, a portion of which will use the area designated for future curb and gutter, sidewalk, and landscaping, providing two lanes for access to the western portion of the site. Road maintenance of the private road shall be the responsibility of the HOA. At the time that the portion of the Railroad Avenue Realignment project, extending from the western property line of the project to Olive Avenue, is constructed, applicant shall remove and replace any private road not meeting City standards and in addition, shall construct improvements shown on the tentative map, including curb and gutter, sidewalk, and landscaping.
- PW-84 Prior to construction of Phase VIII, one of the following alternatives shall be implemented to provide additional access to the development:

- a.) Construction of the portion of the Railroad Avenue Realignment project, shown on Phase VIII of the Phasing Plan, has been completed.
- b.) The property owner to the north of the project provides additional right-of-way and applicant constructs the southern one-half of Railroad Avenue shown on Phase VIII of the Phasing Plan including improvements shown on the tentative map, including curb and gutter, sidewalk, and landscaping.
- c.) Applicant constructs a 24-foot wide paved private road along the north side of applicant's property, as shown in Phase VIII of the Phasing Plan, a portion of which will use the area designated for future curb and gutter, sidewalk, and landscaping, providing two lanes for access to the western portion of the site. Road maintenance of the private road shall be the responsibility of the HOA. At the time that the portion of the Railroad Avenue Realignment project, extending from the western property line of the project to Olive Avenue, is constructed, applicant shall remove and replace any private road not meeting City standards and in addition, shall construct improvements shown on the tentative map, including curb and gutter, sidewalk, and landscaping.

Olive Road north of Proposed Railroad Avenue

- PW-85 The project shall widen Olive Avenue between proposed Railroad Avenue and East Tabor Avenue from a 20-foot roadway to a 24-foot paved roadway, plus aggregate base shoulders on each side. In addition, existing pavement base failures shall be repaired to the satisfaction of the City Engineer and the new roadway segment slurry sealed. Completion of the roadway widening, aggregate base shoulders, base failure repairs and slurry sealing shall be completed prior to a certificate of occupancy being issued for the first dwelling.

Olive Avenue along Easterly Frontage of the Project

- PW-86 The Applicant shall improve Olive Avenue from the southerly limit of the project to the intersection with proposed Railroad Avenue. The improvements shall include 46-foot roadway surface that includes parking on the west side only of Olive Avenue, bike lanes in each direction and 12' travel lanes. The improvements shall also include monolithic curb, gutter and sidewalk on the west side of Olive Avenue. The curb, gutter and sidewalk on the west side of Olive shall be constructed to the end of the curb return on Railroad Avenue.
- PW-87 The Applicant shall install a bulb-out on Olive Road at the southeast corner of Olive Road and realigned Railroad Avenue, and provide striping and signage for 8-foot wide vehicle parking on the west side of Olive Road along the project frontage south of said bulb-out
- PW-88 Base failures on Olive Road along the entire project frontage shall be repaired to the satisfaction of the City Engineer and the roadway shall be slurry sealed the full width from proposed Railroad Avenue (including intersection) to southerly limit of project.
- PW-89 The Applicant shall dedicate right-of-way along the entire project frontage on Olive Road to bring a total right-of-way equal to 35 feet to the west of the existing Olive Road centerline. The Applicant shall dedicate a 10-foot public service utility easement beginning at the face of curb. The Applicant shall also dedicate a 10-foot landscape easement beginning at the limit of the right-of-way.

Olive Avenue and East Tabor Avenue Intersection

PW-90 The Applicant shall contribute funds for the future installation of a traffic signal and all intersection improvements at the intersection of Olive Avenue and East Tabor Avenue. If required by the Union Pacific Railroad (UPRR), new traffic signal shall interconnect with UPRR grade crossing warning system on East Tabor Avenue. The Applicant's fair share contribution shall be 14.3%.

Cost Estimates

PW-91 Cost estimates for the purposes of determining the amount of monetary responsibility shall include costs for design, construction, right-of-way acquisition, contingency, contract administration and other costs associated with various improvements as determined by the City Engineer.

SOLANO IRRIGATION DISTRICT

- SID-1 SSWA, to the extent of existing records, will identify existing Authority facilities within the scope of the proposed project.
- SID-2 Any extension and/or connection to the existing stubs or water mains shall be in accordance with the SSWA Standard Specifications at the developer's expense. Note that a service lateral may not be located within a driveway approach.
- SID-3 All newly created parcels which are located within the Authority boundary shall have their own services. Water will not be provided until the service lines and appurtenances have been approved by the Authority. Therefore, we request that the Authority be given the opportunity to review and comment on the Tentative Subdivision Map.
- SID-4 All new and reconstructed Authority facilities shall conform to the Authority's Design and Construction Standards. Improvement plans showing existing and proposed water facilities shall be submitted for review and approval to the Authority through the City of Suisun City's normal review process.
- SID-5 Authority water facilities are typically located in the public rights-of-way and easements. Appropriate easements on private property for the operation and maintenance of water facilities and their appurtenances shall be conveyed to the Authority under a separate document to be referred to on the final map. Therefore we request that the Authority review all Final and/or Parcel Maps for project affecting its facilities.
- SID-6 The Authority, at the discretion of its Board of Directors, may elect to improve existing utilities to meet the needs of new development at the developer's cost. Facilities to be so replaced will be identified through the improvement plan process.
- SID-7 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 developer's expense. The desired location, service size and flow-rate for the backflow prevention assembly must be submitted for approval.

- SID-8 At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of meter requested. All domestic water and irrigation services will be metered.
- SID-9 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.
- SID-10 Electronic AutoCAD files scanned .tiff images at 300dpi (of all improvement plan sheets) showing “as built” conditions are required upon the completion of the project for electronic archiving.
- SID-11 A Protection of Facilities Agreement between the developer and SSWA will be needed before approval of improvement plans.

SOLANO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

- SCEHD-1 Prior to the initiation of grading, the applicant shall obtain and submit to the City of Suisun City a sign-off letter from SCEHD clearing soil-testing conditions.



Tentative Map Extension Request for Olive Tree Ranch Subdivision

PUBLIC HEARING

AUGUST 18, 2020





Background

- The City Council granted entitlements on June 29, 2010.
- Automatic extensions granted through state law.
- Past City Council granted extensions.
- Security of required mitigation and upfront efforts to advance the project.





Submitted Request

- The developer has submitted a request to extend the Tentative Subdivision Map for 12 months (June 29, 2021).





City Council Options

- Approve the Tentative Parcel Map Extension, as is
- Conditionally Approve the Tentative Parcel Map Extension
- Deny Tentative Parcel Map Extension
- Take No Action





Staff Recommendation

- It is recommended that the City Council Adopt Resolution 2020-____: Approving an Extension of Tentative Subdivision Map No. TSM 07-02, for the Olive Tree Ranch Project (APN's 0038-222-060, 0038-232-010, and 0032-232-020).

