

Vine Street Property (APN 0129-032-150) Property Information Sheet

Property Description:

The property is a rectangular parcel 131.44 feet by 222.5 feet, totaling 29,245 square feet (0.67 acre) within the city limits of Vacaville. It includes a 30-foot wide easement from the northwest corner of the property, north and west approximately 275 feet to Vine Street through APN 0129-010-130 (378 Vine Street). The easement is approximately 8300 square feet. There is currently no situs address for the property.

The property was purchased in the early 1970's and annexed into the City of Vacaville in 1995. The General Plan for the property is Residential Estate and the Zoning of the property is RE-1 (Residential Estate 1 acre minimum). The City will allow construction of one home on the property even though it is smaller than one acre because it was an existing city lot before the zoning went into effect. Construction of one secondary living unit is also allowed on the property.

The eastern and southern part of the property has areas with slopes in excess of 25%. Typically, the City does not allow development or significant grading on areas that exceed 25%. However, a home can be constructed in these areas as long as there is no significant grading beyond the house. For example, a 2-story home could be "terraced" into the slope where the rear of the first floor becomes a retaining wall and the second-floor elevation matches the existing elevation of the property at the rear of the house.

House Design:

The design of the home must meet the City of Vacaville design requirements for "Custom Homes" in Ordinance No. 1672. Typically, they require quality design and a home that is at least 2,250 square feet within the RE-1 Zoning District. A secondary living unit may be constructed on the property. Secondary living units have a minimum living area of 150 square feet and a maximum area of 1,200 square feet. Applicable "custom home" design standards from Ordinance No. 1672 are listed below.

Custom Home Zone (Ordinance No. 1672, June 11, 2002, in part). The uses and development regulations are those provided in the Residential Estates (RE-20) Zone District except as modified below.

1. All single family dwellings constructed shall be "custom homes". A "custom home" is defined as a single family dwelling :

- the floor plan and exterior elevation is not constructed more than once within the overlay district, and

- the floor plan and elevation of each house is substantially different from any other house within the overlay district.
2. The minimum floor area of a new custom home shall be 2,250 square feet, exclusive of garages, porches or other similar non-habitable space.
 3. Each new custom home shall demonstrate high quality design by conforming to the following design criteria:
 - a. Roof lines shall be varied. Roof design shall include different heights and angles.
 - b. Roof materials should be tile, concrete, or material of equivalent quality as may be allowed through Design Review approval.
 - c. Principal exterior materials shall be stucco, wood, brick, stone or material of equivalent quality as may be allowed through Design Review approval.
 - d. Exterior elevations shall include some combination of decorative features. Examples include but are not limited to: accent materials (stone, brick or masonry), architectural projections (porches, trellis, or bay windows), variations in wall planes, and trim around windows and doors.
 - e. Accessory structures, if any, shall be designed to match the architectural design and materials of the main structure.
 - f. Garage doors should not directly face the street. For lots where this is not practical, garage doors should be further from the street than the habitable portion of the house.
 4. Grading. Development shall be designed to minimize the amount of grading and retain the existing landform to the extent practical.
 5. Tree Preservation. Development shall be designed to minimize the loss of existing mature trees to the extent practical.

Fire Protection:

The City Fire Department will require a new fire hydrant be installed near the residence because the home site is over 150 feet from Vine Street and the closest fire hydrant is over 350 feet away. The hydrant must be within 150 feet of any portion of the proposed house. Also, California Law requires that all new homes be designed with residential fire sprinklers.

Utilities:

There are no utilities on the property, however, City water, sewer, fire water line, and stormwater are located in Vine Street at the west end of the easement. PG&E also has electric and natural gas where the easement meets Vine Street, along with cable and phone from other providers.

A water and sewer lateral will need to be installed from Vine Street east and south within the existing 30-foot easement through APN 0129-010-130 to the property. Installing these utilities (water lateral, sewer lateral, fire line, gas, electric, cable and telephone) will involve trenching east along the southern side of the easement approximately 125 feet (adjacent to the existing driveway to 378 Vine Street), then south along the eastern side of the easement approximately 150 feet to the property. There are several small trees within the easement that will need to be removed for the utility installation and the driveway. There are two telephone "guy" wires which may conflict with the logical location of the trenches within the first 50 feet of the easement from Vine Street. PG&E will need to be contacted regarding relocation of these guy wires.

The two water lines (domestic and fire) can be in the same trench. Electric, cable, telephone and natural gas can be installed together in a second trench and sewer would be in a third trench. After installation, the trenches would be backfilled with Class 2 AB (aggregate base rock), and the driveway would be constructed over the trenches.

Driveway:

There is an existing driveway in the westerly part of the easement serving the home at 378 Vine Street. The driveway is 10 feet wide and in poor condition with significant alligator cracking and it needs repair. The driveway and drainage along the driveway will need to be improved to meet current standards. Driveway standards are based on the requirements of the fire department for driveway width (15-20 feet) depending on the length of driveway and the number of houses served. There are requirements for maximum slopes (average of 12.5%) and turn-around areas, but neither would be constraints for the property.

In the course of several conversations, the fire department indicated it would likely approve a 20-foot wide driveway from Vine Street to the turn in the easement, and a 15-foot wide driveway from there to the house site, as long as it served only one residence. Hammerhead-style turn-arounds at the turn in the easement and at the residence would be required. Additional turn-arounds, pullouts, or a full length 20-foot wide driveway could be required by the fire department, especially if more than one residence is served.

The City of Vacaville requires driveways to be constructed of cement concrete, asphalt concrete, bricks, or fitted stones.

Other Information:

A report from a Geotechnical Engineer may be needed to ascertain the soils characteristics, slope stability, and other data needed before grading to construct a house on the property. We are not aware of the presence of any endangered or protected species on the property, however, an environmental consultant may need to examine the property prior to obtaining a grading permit.

*Information in this document has been supplied by the City of Vacaville Planning Department, Vacaville City Fire Department, Solano iMap (Solano County Department of Information Technology, GIS), and Phillippi Engineering, Inc.