ORDINANCE NO. 2008-1696

An ordinance amending Chapter 28, Section 28-15 of the Solano County Code to rezone approximately 1,580 acres of property located northeast of the intersection of Green Valley Road and Rockville Road; APN's: 0153-060-010, -020, -030; 0153-070-010, -020; 0153-080-010, -020, -030, -040, -050; 0153-140-040; 0153-240-010; and, 0153-250-140, from predominantly Exclusive Agricultural (A-20) and Planned Unit Development (PUD) to Rural Residential (RR-2½) and Exclusive Agricultural (A-20) and to impose a Policy Plan Overlay zoning district (PP-02-01) on such property.

The Board of Supervisors of the County of Solano, State of California, does ordain, as follows:

SECTION 1.

Chapter 28, Section 28-15, of the Solano County Code (Zoning Regulations) is amended by amending Zoning Map No. 11-N and 12-N as illustrated in Exhibit A, attached to this ordinance.

SECTION 2.

Pursuant to Chapter 28, Section 28-39, of the Solano County Code (Zoning Regulations), the Policy Plan Overlay Zoning District PP-02-01, as set forth in Exhibit B, attached to this ordinance, is adopted for the property referenced in Section 1 of this ordinance.

SECTION 3.

All ordinance and parts of ordinances in conflict herewith are repealed.

SECTION 4.

The Board of Supervisors finds as follows:

1. The proposed zone change is in conformity with the General Plan for the County with regard to land use, population densities and distribution, traffic circulation, public water supply and other aspects of the General Plan.

2. The subject property is contiguous to other properties that are currently zoned: W, Watershed and Conservation; A-40, Exclusive Agricultural; RR-2-1/2 and RR-5, Rural Residential; and RE-1/2 and RE-1, Estate Residential.

3. An Environmental Impact Report (EIR) was prepared for the Rockville Trails Estates Residential Subdivision project inclusive of the proposed rezoning by the County's consultant and processed by the Department of Resource Management pursuant to the California Environmental Quality Act, State CEQA Guidelines, and County CEQA Guidelines, and has been circulated to both the public and to governmental agencies for review and comment.
4. The EIR concludes that all potentially significant environmental impacts of the proposed Project can be avoided or substantially lessened through the imposition or adoption of specific mitigation measures, except for certain cumulative noise impacts (Impact NOISE-4) and temporarily significant and unavoidable Near-Term (2010) traffic impacts (Impact TRANS-9), which are unavoidable significant adverse environmental impacts associated with the Project.

5. On September 25, 2008, the Solano County Planning Commission reviewed the proposed rezoning and recommended (4 to 1) Board approval of the rezoning and Policy Plan Overlay.

6. The Board has read, considered and certified the Final Environmental Impact Report prior to taking action on the Rezoning Petition No. Z-02-05 and Policy Plan Overlay No. PP-02-01.

7. As part of its Resolution No. , the Board has adopted findings regarding each of the significant environmental effects identified in the Final Environmental Impact Report, including those impacts associated with Rezoning Petition No. Z-02-05 and Policy Plan Overlay No. PP-02-01, and has adopted a Mitigation Monitoring Program.

SECTION 5.

Policy Plan Overlay No. PP-02-01 complies with the requirements described in Section 28-39 of the Solano County Code, as follows:

1. The proposed development is in conformity with the general plan and any applicable specific plan.

   a. With the approval of proposed rezoning, the proposed subdivision will be consistent with the Rural Residential land use designation which allows residential development at the density proposed. As conditioned, the proposed map is consistent with the Land Use and Circulation Element and the Health and Safety Element.

   b. The proposed development is in scale and harmonious with existing and future development adjacent to the site and in the vicinity, and with the land forms and vegetation in the vicinity of the site. The applicant proposes to develop the site with a mix of rural residential and agricultural lots and open space areas consistent with the single family residential developments and open space areas surrounding the subject property.

   c. The property is designated for rural residential development to the west and extensive agriculture development to the east. Both of these designations allow single family residences, which is the predominant use intended. The design of
the proposed subdivision, dedication of the public rights-of-way and construction of new roads, provisions for domestic water and wastewater disposal, and the size of the proposed parcels satisfy the policies and intent of the General Plan as amended.

d. As proposed and conditioned, the design of the subdivision and related off-site improvements is in conformance with the provisions of Article VII (Design Requirements) of the Solano County Subdivision Ordinance.

e. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

f. The project area is not a part of any adopted specific plan.

2. The proposed development is designed to produce an environment of stable and desirable character consistent with all applicable goals, objectives, policies, proposals, criteria, standards and procedures of the general plan, and any applicable specific plan for the area in which the proposed development is a part.

a. The project as proposed and conditioned complies with all provisions of the General Plan pertaining to rural residential and extensive agriculture development. Consistency has been made based on an independent, factual analysis in the Environmental Impact Report, with specific references given to the Land Use & Circulation, Noise, and Health & Safety Elements of the General Plan.

b. The General Plan land use policies for Rural Residential development, in part, require rural residential development to occur on a minimum building site of 2.5 acres or larger, where public water is provided. While the proposed lot sizes (1 acre) within the Rural Residential General Plan designation for the subject property will be less than 2.5-acres, this is enabled through the Policy Plan (PP) Overlay District process. The Land Use and Circulation Element recommends the use of a Policy Plan (PP) Overlay District process where development is to be based on a master plan which designates specific uses, standards, and criteria for the district. The reduced size for the rural residential lots are proposed as a means to cluster the development, as encouraged by the General Plan, to preserve open space on the site, while maintaining an overall residential density that is less than the maximum allowed by the General Plan for both the Rural Residential and Extensive Agriculture areas of the site, individually and combined.

c. The project area is not a part of any adopted specific plan.
3. The proposed development meets applicable development requirements and where possible, exhibits creativity and innovation in architectural, engineering, planning, and environmental design.

a. The project, as conditioned, will meet all development standards of the RR-2½ zoning district, except for lot size, and the A-20 zoning district, as applicable. Application of the Policy Plan Overlay District allows lot sizes to vary from the minimum lot size standard as long as the overall density within the Overlay District does not exceed one dwelling unit per 2.5 acres for the Rural Residential General Plan designation or one dwelling unit per 20 acres for the Extensive Agriculture designation. The proposal therefore meets all applicable development requirements.

b. The project will preserve significant areas of open space including mature and native oak trees, and will provide for extensive tree protections including replacement requirements should tree removal be necessary. Public trails will also be provided that will ultimately connect with the Bay Area Ridge Trail.

c. The project includes provisions for architectural review and quality designs that will exceed the standards of the County's Zoning Regulations and traditional residential development. An architectural or design review committee of the subdivision's homeowners association will be formed to review the design of each new home before the County will accept an application for a building permit.

d. With the proposed homeowners association, activities with the subdivision will be more thoroughly and routinely monitored for compliance with established land use requirements for the project.

4. Adequate mitigation is provided for any use, process, equipment, or materials which are found to be objectionable or to be injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, glare, unsightliness, hazardous materials, traffic congestion, or to involve any hazard of fire or explosion.

As conditioned, the proposal includes mitigation to avoid or reduce to insignificant levels the objectionable or potentially injurious effects, as evaluated in the Environmental Impact Report prepared for the project.

SECTION 6.

Policy Plan Overlay No. PP-02-01, which precludes second units, is consistent with Government Code section 65852.2, in that the Board of Supervisors additionally finds as follows:
1. Adoption of the Rockville Trails Estates policy plan overlay (PP-02-01) will preclude second units within the Rockville Trails Estates project, consistent with the project proposal, and may limit housing opportunities of the region.

2. The Board of Supervisors of Solano County has precluded second units within the Rockville Trails Estates policy plan overlay because allowing second units within the area could result in adverse public health, safety, and welfare impacts. In particular, if second units were permitted within the area: (a) additional water demand would occur, and might result in temporary water shortages inconsistent with the water supply analysis presented in the certified RFEIR for the project; and (b) additional peak hour traffic volumes associated with the project would increase, resulting in an increase in significant impacts to noise and traffic as identified in the certified RFEIR. As set forth in testimony and numerous documents contained in the administrative record, these impacts could adversely affect the welfare of project residents and the public.

SECTION 7.

A summary of this ordinance shall be published once in the Daily Republic, a newspaper of general circulation in the County of Solano, not later than fifteen (15) days after the date of its passage and adoption and shall take effect thirty (30) days from and after its passage.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on October 14, 2008, by the following vote:

AYES: Supervisors Reagan, Vasquez, and Chair Silva
NOES: Supervisors Kondylis, Sparing
ABSENT: Supervisors None
ABSTAINED: Supervisors None

John F. Silva, Chair
Solano County Board of Supervisors

ATTEST:
Michael D. Johnson, Clerk to the Board of Supervisors

By: Patricia J. Crittenden, Chief Deputy Clerk

Exhibits (attached):
A. Location map illustrating the subject property and proposed zoning
B. Policy Plan Overlay District (PP-02-01) Land Use & Development Regulations
ROCKVILLE TRAILS ESTATES SUBDIVISION

REZONING EXHIBIT

**EXISTING**

<table>
<thead>
<tr>
<th>APN</th>
<th>Existing Zoning</th>
<th>APN</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>0153-060-010</td>
<td>A-20/PUD</td>
<td>0153-080-030</td>
<td>A-20/PUD</td>
</tr>
<tr>
<td>0153-060-020</td>
<td>A-20/PUD</td>
<td>0153-080-040</td>
<td>A-20/PUD</td>
</tr>
<tr>
<td>0153-060-030</td>
<td>A-20/PUD</td>
<td>0153-080-050</td>
<td>A-20/PUD</td>
</tr>
<tr>
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<td>A-20/PUD</td>
<td>0153-140-040</td>
<td>A-20/PUD</td>
</tr>
<tr>
<td>0153-070-020</td>
<td>A-20/PUD</td>
<td>0153-240-010</td>
<td>RE-1</td>
</tr>
<tr>
<td>0153-080-010</td>
<td>A-20/PUD</td>
<td>0153-250-140</td>
<td>RR-2.5</td>
</tr>
<tr>
<td>0153-080-020</td>
<td>A-20/PUD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PROPOSED**

RURAL RESIDENTIAL (R-R 2½), EXCLUSIVE AGRICULTURAL (A-20), AND POLICY PLAN OVERLAY DISTRICT (PP-02-01)

![Map of Project Site]

Exhibit A
Rockville Trails Estates Subdivision

POLICY PLAN OVERLAY DISTRICT PP-02-01

LAND USE AND DEVELOPMENT REGULATIONS

(a) Statement of Purpose

The purpose and intent of Policy Plan Overlay District PP-02-01 is to allow a 370-unit single-family residential subdivision with flexible lot sizes, compared to the minimum lot size requirements of the underlying (RR-2½ and A-20) zoning districts. The flexible lot sizes are needed to allow clustering of the development to preserve significant open space areas, ridgelines, and environmentally sensitive areas, and due to existing site constraints such as topography and natural features. The subdivision established by this overlay district will be consistent with the density requirements of the General Plan and will maintain the rural residential and agricultural character of the surrounding area. The flexibility of the overlay district will enable a quality designed residential subdivision, establishment and protection of private open space and public trails, the preservation and protection of large trees including oak woodland and savannah habitat, and retention of natural views. The overlay district will further assure these protections through common ownership administered by the subdivision's homeowners association that will be responsible for perpetual maintenance of all open space areas and other common areas, public trails, a neighborhood park, interior private roads, an emergency access road, and other features. To the extent feasible, water, wastewater, and stormwater facilities will be operated and maintained by a publicly-regulated entity.

(b) Land uses

This Policy Plan Overlay District ordinance establishes three principal, distinct land use areas for the subdivision: residential lots (1-acre minimum); agricultural lots (20-acre minimum); and, open space areas. The locations of these land use areas are shown in Attachment 1. The residential lots are generally located in development clusters throughout the westerly two-thirds of the subdivision property, the agricultural lots are located along the easterly one-third of the property, and the open space areas are generally dispersed throughout the property, beyond the boundaries of the agricultural lots. The residential lots and open space areas correspond to the Rural Residential General Plan designation and the agricultural lots correspond to the Extensive Agricultural designation for the subdivision property. Only the residential and agricultural lots are considered development areas; the open space areas are protected from development, except for limited uses prescribed in these regulations.

(1) Allowed uses and permit requirements

The land uses allowed and the land use permit required to establish each use within each of the land use areas are listed in the following table. Other requirements including Architectural Approval by the County pursuant to Section 28.58 of the Zoning Regulations may apply to certain uses. A Building Permit is required prior to any construction. Except for uses naturally and normally incidental to and subordinate to the principal use on any lot, and which do not change the character of

Exhibit B
the principal use, uses not specifically listed in the following table are expressly prohibited unless otherwise allowed by these Regulations.

<table>
<thead>
<tr>
<th>Allowed Uses and Use Permit Requirements</th>
<th>Allowed Use (2) Use Permit required (3) Use not allowed</th>
<th>PERMIT REQUIRED BY LAND USE AREA</th>
<th>Specific Use Regulations (4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND USE (1)</td>
<td>Residential Lots 1-acre min.</td>
<td>Agricultural Lots 20-acre min.</td>
<td>Open Space Areas</td>
</tr>
</tbody>
</table>

**RESIDENTIAL USES**

<table>
<thead>
<tr>
<th>Use</th>
<th>A</th>
<th>UP</th>
<th>UP</th>
<th>28-58</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family dwelling</td>
<td>A</td>
<td>A</td>
<td>---</td>
<td>28-58</td>
</tr>
<tr>
<td>Rooming and boarding of not more than 3 persons per dwelling unit</td>
<td>A</td>
<td>A</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td>A</td>
<td>A</td>
<td>---</td>
<td>28-50(b)(7)</td>
</tr>
<tr>
<td>Pool house</td>
<td>A</td>
<td>A</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Accessory buildings and uses (5)</td>
<td>A</td>
<td>A</td>
<td>---</td>
<td>28-50(b)(3)</td>
</tr>
<tr>
<td>Accessory building greater than 2,500 square feet in size (3)</td>
<td>UP</td>
<td>A</td>
<td>---</td>
<td>28-50(b)(3), 28-58</td>
</tr>
<tr>
<td>Temporary single-family dwelling</td>
<td>UP</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Temporary occupancy of existing dwelling while replacement dwelling is under construction</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Tract office, for a period to be specified in the use permit</td>
<td>UP</td>
<td>UP</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Secondary dwelling</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Guest house</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

**AGRICULTURAL USES**

<table>
<thead>
<tr>
<th>Use</th>
<th>A</th>
<th>---</th>
<th>---</th>
<th>Sect. (k)(2)e</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal husbandry, small animals only</td>
<td>---</td>
<td>A</td>
<td>---</td>
<td>Sect. (k)(2)e</td>
</tr>
<tr>
<td>Grazing or keeping of animals, except an animal feed yard, which is prohibited</td>
<td>---</td>
<td>A</td>
<td>---</td>
<td>Sect. (k)(2)d</td>
</tr>
<tr>
<td>Crop or plant production, including orchards and vineyards, for commercial sales off-site</td>
<td>A</td>
<td>A</td>
<td>---</td>
<td>Sect. (k)(2)a</td>
</tr>
</tbody>
</table>

**RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES**

<table>
<thead>
<tr>
<th>Use</th>
<th>---</th>
<th>---</th>
<th>---</th>
<th>Sect. (k)(2)c</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood park</td>
<td>---</td>
<td>---</td>
<td>A</td>
<td>28-50(j)(30)</td>
</tr>
<tr>
<td>Public trails</td>
<td>---</td>
<td>A</td>
<td>A</td>
<td>28-58</td>
</tr>
</tbody>
</table>
## Allowed Uses and Use Permit Requirements – (Continued)

<table>
<thead>
<tr>
<th>PERMIT REQUIRED BY LAND USE AREA</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND USE (1)</td>
<td></td>
</tr>
<tr>
<td>Residential Lots 1-acre min.</td>
<td></td>
</tr>
<tr>
<td>Agricultural Lots 20-acre min.</td>
<td></td>
</tr>
<tr>
<td>Open Space Areas</td>
<td></td>
</tr>
</tbody>
</table>

### COMMUNICATIONS, UTILITIES, AND INFRASTRUCTURE USES

| Public utility facilities and infrastructure | A | A | A | 28-50(a)(6) Sect. (k)(2) |
| Non-public utility facilities or infrastructure | UP | UP | UP | 28-50(a)(7) |
| Public service facility - fire station only | A | A | UP | 28-53(i)(28) |
| Public service facility - other than fire station | UP | UP | UP | 28-53(i)(28) |
| Wireless communication facilities | --- | --- | UP | 28-50.01 |

### Notes:
- Where the last column in the above table ("Specific Use Regulations") includes a section number, e.g. 28.53, the Zoning Regulations in the referenced section apply to the use. Where the last column includes a section number, e.g. Sect. (f)(2), the regulations in the referenced section of this Policy Plan Overlay District ordinance apply to the use. Provisions in other sections of this Policy Plan Overlay District ordinance may also apply.
- For terms not defined in these Regulations, see Section 28.10 for land use definitions.
- See Section 28-50(d), Building site special provisions. Architectural Approval may also be required by Section 28-58.
- See Section 28-53 for Use Permit processing requirements.
- Section refers to the section of Chapter 28, Zoning Regulations inclusive of these Policy Plan Overlay District regulations as applicable.
- May include, but not be limited to, a barn, shed and other similar non-habitable buildings.
- Use permit approval is required by the Zoning Administrator only, unless otherwise referred to the Planning Commission by the Zoning Administrator. Aggregate square footage shall include all accessory buildings, except as follows:
  - Any structure used for the keeping of animals, such as a stable or corral, or for crop storage, which is unenclosed with an open side and no flooring, shall not require a use permit and shall not be counted as part of the aggregate total for accessory buildings.
  - Any structure 120 square feet in size or less and exempt from the permit requirements of County Building Code shall not be counted as part of the aggregate total for accessory buildings.
- Allowed only when the main dwelling is under construction, and the temporary dwelling is installed on a temporary foundation.
(c) General development standards

(1) Dwellings and other main buildings

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>REQUIREMENTS BY LAND USE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential Lots</td>
</tr>
<tr>
<td></td>
<td>1-acre min.</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td>1 acre</td>
</tr>
<tr>
<td>Building Envelope</td>
<td>Maximum area of development as defined in Section (I)(2) in these regulations and as shown on the Final Map(s) for the subdivision</td>
</tr>
<tr>
<td>Lot (typical)</td>
<td>40 feet</td>
</tr>
<tr>
<td>Flag lot or cul-de-sac</td>
<td>30 feet</td>
</tr>
<tr>
<td>Dwelling Size</td>
<td>1,000 square feet minimum</td>
</tr>
<tr>
<td>Setbacks (2)</td>
<td>Minimum setbacks required. See Section 28-50(e) for setback measurement, allowed projections into setbacks, and exceptions.</td>
</tr>
<tr>
<td>Front</td>
<td>30 feet, and 50 feet from the road centerline.</td>
</tr>
<tr>
<td>Sides (each)</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>25 feet</td>
</tr>
<tr>
<td>Between structures (3)</td>
<td>10 feet</td>
</tr>
<tr>
<td>Height limit</td>
<td>35 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>See Section (h) in these regulations</td>
</tr>
<tr>
<td>Signs</td>
<td>See Section (g) in these regulations</td>
</tr>
</tbody>
</table>

Notes:

(1) For flag lot requirements, see Subdivision Ordinance Section 26-72.2. The required minimum lot frontage for a flag lot shall be measured along the access strip frontage, and no flag lot shall have an access strip less than 30 feet or more than 40 feet in width at any point.

(2) Other setbacks may be required for specific uses listed in the above table, as referenced, and as otherwise prescribed in this Policy Plan Overlay District ordinance.

(3) Other separation between structures may be required by County Building Code.
(2) Accessory buildings

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>REQUIREMENTS BY LAND USE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential Lots 1-acre min.</td>
</tr>
<tr>
<td></td>
<td>Height limit</td>
</tr>
<tr>
<td>Setbacks (1)</td>
<td>Minimum setbacks required. See Section 28-50(e) for setback measurement, allowed projections into setbacks, and exceptions.</td>
</tr>
<tr>
<td>Attached</td>
<td>An accessory building attached to the main building shall comply with the setback requirements for the main building.</td>
</tr>
<tr>
<td>Detached Front</td>
<td>60 feet or on the rear 50% of the lot</td>
</tr>
<tr>
<td>Sides (each) (2)</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear (2)</td>
<td>10 feet</td>
</tr>
<tr>
<td>Between structures (3)</td>
<td>10 feet from any dwelling or other main building on the same lot</td>
</tr>
<tr>
<td>Building Envelope</td>
<td>Maximum area of development as defined in Section (i)(2) in these regulations and as shown on the approved Final Map</td>
</tr>
<tr>
<td>Height limit</td>
<td>Maximum allowed height of structures. See also: Sect. 28-50(c) (height exceptions)</td>
</tr>
</tbody>
</table>

Notes:

(1) Other setbacks may be required for specific uses listed in these regulations.
(2) The side or rear yard requirements may be waived for an accessory building other than an animal shelter, except that such building shall not be located closer to any side road line than the main building. Waiver of said requirements shall be subject to notice as set forth in Section 14(f) of Chapter 28, Zoning Regulations.
(3) Minimum 10 feet setback required from any dwelling or other main building on the same lot. Other separation between structures may be required by County Building Code.

(3) Additional setback requirements

a. Wastewater system setbacks - Building locations and land uses including public trails shall comply with any applicable setback requirements of the subdivision's wastewater system as approved by the Regional Water Quality Control Board (RWQCB).

b. Alquist-Priolo Earthquake Fault Zone setbacks – Unless otherwise modified by a supplemental geological investigation completed subsequent to the establishment of this Policy Plan Overlay District, and as determined by the County, minimum building setbacks from active or potentially active fault traces within the Alquist-Priolo Earthquake Fault Zone Boundary for the Cordelia Fault shall be consistent with Attachment 3 and shall comply with the following:

i. Single story single-family residences - 50 feet;
ii. Two-story residences - 100 feet.

c. Geotechnical safety setbacks (steep slope failure) – As determined by the County and based on a supplemental geological investigation completed subsequent to the establishment of this Policy Plan Overlay District, a safety setback shall be required for residential lots beneath steep to vertical rock outcrops. The setback shall provide catchment for debris resulting from small slope failures, erosion, or rock falls. The setback shall be of sufficient size to prevent these materials from impacting residential lots. Setbacks shall consist of a level bench equipped with drainage facilities to deter water from entering residential lots and to catch debris. If determined necessary by the County, a rock fall control barrier shall also be required prior to development to prevent rolling rocks from entering a residential lot.

(d.1) Conservation

(1) Installation and use of energy-efficient appliances, water conservation systems, heating/cooling, and lighting systems (supplementing those required under Title 24 of Building Code) in each home and lot, as applicable, in the subdivision shall be mandatory.

(d.2) Architectural standards

(1) The use of fire-prone exterior building materials such as wood shingle or shake roofs is prohibited.

(2) Plans and elevations for any dwelling and accessory buildings shall be submitted to the architectural or design review committee of the subdivision homeowners association for review prior to application to the County for a building permit. The property owner shall furnish written verification of such submission for review as part of the application for a building permit.

(3) All dwellings shall require architectural approval by the County prior to issuance of a building permit, pursuant to Section 28-58 (Architectural Approval) of the Zoning Regulations.

(4) Buildings shall be located below prominent ridgelines wherever possible.

(5) Buildings shall be designed to conform to existing grades and shall have reduced building heights and minimized grading on sloped lots.

(6) Building materials and colors shall be selected to ensure compatibility with the surrounding natural landscape. Colors and material shall be subdued and reserved in general in order to harmonize with the setting and its own colors. Steel and tile materials, in earth and wood tone colors, shall be used for roofs. Building materials shall be stone, stucco and other fire resistive products. Materials that provide the appearance of natural wood and stone shall be encouraged. In addition, reflective glass or other glaring materials shall be discouraged.

(7) Buildings shall be sited in a manner that is sensitive to the location of existing trees.
(8) Scale, massing and composition shall be loose and informal. Low massing, and modest scaling shall be encouraged and building geometry shall reflect the natural setting.

(9) Use of isolated, open exposed piers in the treatment of the lower story of hillside houses shall be prohibited.

(10) No proposed structures shall be located on finished grades in excess of 30 percent.

(e) Exterior lighting

(1) Lighting shall be designed and controlled to prevent unnecessary illumination of natural habitat in the subdivision.

(2) Lighting shall be restricted to the Building Envelope, as defined in Section (i)(2) of these regulations, on residential and agricultural lots, and on common areas as determined appropriate by the County, and the minimal level necessary to illuminate paths, entranceways, and other outdoor living areas.

(3) Lighting shall generally be low-intensity, kept low to the ground as practical, directed downward and away from adjacent properties and open space areas. All such lighting shall be selected based on maintaining rural standards and to prevent a nuisance to adjacent properties. Buffering and other shielding techniques shall be used as necessary to reduce potential of false illumination and glare impacts.

(4) For each new dwelling or other building that contains exterior lighting the property owner shall submit lighting plans to the architectural or design review committee of the subdivision homeowners association for review. The property owner shall furnish written verification of such submission for review as part of the application for a building permit. The lighting plans shall include the following:

a. Fixture design including illumination details;

b. Location on building or, if freestanding, on property including height;

c. Method of shielding, as necessary, to avoid adverse affects to off-site properties.

(f) Landscaping

(1) Landscaping and irrigation in right-of-ways, open space areas, other common areas, private lots, and elsewhere in the subdivision shall be installed in accordance with the following requirements:

a. Master landscape plan.

b. Tree Mitigation Program prepared for the subdivision.

c. Oak Tree Care and Maintenance pamphlet.

d. Elderberry Care and Maintenance pamphlet.
e. Biological resource protections, mitigation programs, and measures required by regulatory agencies.

f. Wildlife corridor planting requirements.

(2) The overall landscape design of developed areas shall reinforce the existing character of the site by utilizing native plants, native stone, and sensitive grading that preserves trees and reflects existing topography.

(3) To the extent possible, environmental conditions shall be maintained to sustain native species. Particular attention shall be given to utilize xeric landscaping and to retain or plant native landscape buffers at key visual access points.

(4) All areas of cut or fill shall be stabilized by the planting of appropriate materials and/or by low walls of native stone. Fill slopes shall not exceed a 2:1 slope; cut slopes may exceed 2:1 only where recommended by soils engineers and to minimize the extent of grading.

(5) Where existing large trees are to be preserved, lot grading and building construction shall stay clear of the root protection zone (RPZ), as defined in the Tree Mitigation Program for the subdivision and as depicted in Attachment 4. Landscape and irrigation improvements shall be designed to avoid the root protection zones and otherwise maintain the health of such existing trees.

(6) Low-rip-rap walls and small vertical cuts shall be utilized where appropriate to preserve existing trees where grading would otherwise intrude into the dripline area. Native stone shall be used where possible to reinforce vertical cuts while preserving the site’s visual character.

(7) Trees and shrubs shall be selected to aid in the screening of structures from off-site. Native landscaping species shall be used in the landscaping plan. However, non-native, fast growing trees and shrubs may be used within building areas to promote interim screening.

(8) All landscaping shall be maintained in a healthy and thriving manner and replaced when necessary. All areas not landscaped shall be kept free of tall grasses and weeds to prevent fire hazards and maintain a quality appearance. Replacement landscaping shall be drought resistant and include native species, and the irrigation system shall be designed for water conservation. Maintenance of all trees shall also be consistent with the Tree Mitigation Program prepared for the subdivision.

(9) Private landscaping shall be restricted to the Building Envelopes in each lot. Only common area landscaping or wildlife corridor plantings, as part of the County-approved plans, shall be allowed outside of the Building Envelope areas on individual private lots.

(10) Prior to application for a building permit for each new dwelling, other building, structure, grading, or paving, as applicable, the property owner shall submit a lot specific landscape plan to the architectural or design review committee of the subdivision homeowners association for review. The property owner shall furnish written verification of such submission for review as part of the application for a building permit. The lot specific landscape plan shall include the following:
Rockville Trails Estates Subdivision
Policy Plan Overlay District (PP-02-01) - Land Use and Development Regulations

a. **Tree protection plan**—An inventory (plan) of existing trees on the lot within and adjacent to the Building Envelope as defined by Section (i)(2) of these regulations. The plan shall identify the location and trunk size of all trees five (5) inches and greater in diameter, as measured at dbh (diameter at breast height, equivalent to 4.5 feet from grade), including species, and the extent of the root protection zone (RPZ) as described in the Tree Mitigation Program for the subdivision and as depicted in Attachment 4. All such plans shall note which trees are to be removed, which are to be preserved, and where new trees are to be planted to mitigate tree loss/removal. The plan shall comply with all applicable requirements of the Tree Mitigation Program for the subdivision, and shall be reviewed by the subdivision homeowners association prior to application for a building permit.

b. A minimum lawn area, trees, shrubs, and privacy hedges. Plant materials shall be selected for their screening qualities, and ability to soften the appearance of the buildings, attain full coverage within reasonable time periods, and achieve other desired aesthetic objectives.

c. Location, design details and dimensions for all fences, gates, retaining walls, screening walls, driveways, walkways, accent pavements, exterior lighting, and other site amenities.

d. Plant materials shall be drought resistant and include native species, and the irrigation system shall be designed for water conservation. Non-native plant materials may be used in conjunction with native plant material, to promote interim greenery and screening.

(g) **Sign standards**

(1) All subdivision identification, including signage, shall be limited to the main (east) entrance to the subdivision.

(2) Subdivision identification shall not be provided at the secondary (west) entrance to the subdivision.

(3) Any subdivision identification sign(s) shall be subject to Sign Permit approval by the County and comply with the requirements of Solano County Code Section 28.66 (Signs).

(4) One temporary residential real estate sign not exceeding six (6) square feet in area, advertising the sale or lease of a lot or residence, located on the property it advertises is permitted without a Sign Permit.

(5) The following signs shall be permitted without a Sign Permit:

   a. Directional, road names, and other health and safety or informational signs.

   b. Nameplates, illuminated address numbers, and non-illuminated signs not exceeding two square feet appurtenant to any permitted use.

   c. Identification of public service and public utility facilities (i.e. fire station and
sewer plant), as approved by the Department of Resource Management, provided that it complies with all other applicable provisions of Section 28.66 (Signs).

d. Signs specific to the east and west public trails within the subdivision shall comply with Bay Area Ridge Trail Council (BARTC) guidelines, except any such sign visible from a public right-of-way shall require a Sign Permit.

(6) Any sign(s) allowed by the County with a Sign Permit shall be subject to the A and R-R District requirements and other applicable provisions of Section 28.66 (Signs).

(7) No on-premise signs or advertising for an approved home occupation are permitted.

(h) Parking

(1) A minimum two-car enclosed garage per dwelling unit shall be provided.

(2) Vehicles shall not be parked on unpaved portions of the property for more than 48 hours.

(3) Inoperable vehicles shall be garaged.

(4) Vehicle maintenance is only permitted within or immediately adjacent to garages.

(5) Boats, motorized farm implements and recreational vehicles are considered vehicles.

(6) No vehicle parking is allowed on any roads within the boundaries of the subdivision.

(i) Additional Development Standards

(1) New construction -- general standards

a. Any new construction within the subdivision, on private lots, or in the common areas, for which a building permit or grading permit is required, shall be approved in advance by the County.

b. New development on private lots shall be restricted to the Building Envelope, as defined in Section (i)(2) below.

(2) Building Envelope – As defined in this Policy Plan Overlay District and indicated in Attachment 3, and as shown on the approved Final Map(s) for the subdivision, Building Envelope means the portion of the residential or agricultural lot within which development may occur, including, but not limited to, the construction of any building, structure, fencing, driveway or other pavement including any filling, grading, trenching, private landscaping, or other ground disturbance activity, bounded by required setbacks, as allowed by the County. The intent of the Building Envelope is to minimize grading, driveway slope, and impacts to existing trees and other natural resources.

a. Development of individual residential and agricultural lots shall not exceed the maximum allowable Building Envelope.
b. Building Envelope shall not be located within the root protection zone (RPZ), as described in the Tree Mitigation Program for the subdivision, for any existing trees 5 inches in diameter (dbh) or greater unless approved by the County. The root protection zone shall be a distance of the dripline radius plus five (5) feet, as measured from the trunk of the tree, as depicted in Attachment 4.

c. Ground disturbing including filling and private landscaping activities outside of the Building Envelope are expressly prohibited. Exception: only common area landscaping, wildlife corridor plantings, or other improvements as part of the County-approved plans for the subdivision, including agricultural activities and wastewater drip systems on the agricultural lots, shall be allowed outside of the Building Envelope areas on individual private lots.

(3) **New buildings** — The owner of each residential lot, upon application for a building permit required by the County for any new dwelling, other building, structure, grading, or paving, as applicable, shall furnish to the Building Division the following:

a. **Architectural plans** — Architectural plans for all new buildings, complying with the requirements of Section (d) in these regulations, as reviewed in advance by the subdivision homeowners association.

b. **Exterior lighting plan** — An exterior lighting plan for the lot, complying with the requirements of Section (e) in these regulations, as reviewed in advance by the subdivision homeowners association.

c. **Landscape plan** — A landscape plan for the lot, including a tree protection plan, complying with the requirements of Section (f) in these regulations, as reviewed in advance by the subdivision homeowners association.

d. **Fence plans** — A fence plan for the lot, showing the location of all fencing including wildlife exclusionary fencing as defined in Section (j)(3) of these regulations, as reviewed in advance by the subdivision homeowners association. The use of wildlife exclusionary fencing shall be restricted in accordance with Section (j)(3).

(4) **Prohibition of Secondary Dwelling Units** — Due to the size of building envelopes and in order to avoid (1) adverse impacts to wildlife corridors and other biological resources outside of building envelopes, and (2) adverse impact to public health and safety due to excessive demands on community water supply and waste water systems, the construction or use of secondary dwelling units within the project area is expressly prohibited. This prohibition may limit housing opportunities within the region.

(5) **Driveways** — Driveways shall comply with the following requirements:

a. Must be minimized in width and located to preserve trees and to reduce the need for grading.

b. May be grouped to serve parcels that are removed from the road.
c. The minimum width of a driveway for two-way traffic shall be eighteen feet, unless a greater width is required by Fire Code.

d. The minimum width of any driveway shall be ten feet, unless a greater width is required by Fire Code.

6. All requirements of the Solano County Department of Resource Management's Building Division shall be met including:

a. Building permits must be obtained from the Solano County Building and Safety Division prior to construction, erection, enlargement, altering, repairing, moving, improving, removing, converting, demolishing any building or structure, fence or retaining wall regulated by the Solano County Building Laws. Four (4) sets of plans shall be submitted to the Building and Safety Division for plan review and to obtain permits prior to beginning any improvements; and

b. Except as exempted in Chapter 31 of the Solano County Code, no person shall commence or perform any grading, filling, excavation, or clearing of vegetation for any purpose without having first obtained a grading permit from the Department of Resource Management.

(j) Performance Standards

1. Outdoor storage - Outdoor storage of equipment, materials, implements, and debris shall be screened from view from any road and shall not create a fire hazard or promote the breeding of pests.

2. Trash storage and disposal - All trash, recycling, and composting materials stored outdoors shall comply with the following:

a. Shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.

b. Shall be fully screened from view from any road.

c. Shall be removed from each lot for appropriate recycling or disposal weekly.

3. Wildlife exclusionary fencing

a. Wildlife exclusionary fencing, as defined in this Policy Plan Overlay District, is any obstacle designed to exclude wildlife and which contains one or more of the following conditions:

i. Lowest horizontal is within 1.5 feet of the ground, or

ii. Highest horizontal is over 6 feet from the ground, or

iii. Top or bottom wire is barbed, or

iv. Distance between top wires is less than 10 inches, or
v. It combines with existing structures or fences, even on neighboring parcels, to create an obstacle to wildlife movement.

b. Fencing that obstructs wildlife movement shall be restricted to the Building Envelope, as defined by Section (i)(2) of these regulations, on the residential agricultural lots and shall not be allowed elsewhere in the subdivision unless required for health and safety as determined by the County. An exception may also occur on the agricultural lots where additional wildlife exclusionary fencing may be allowed provided that no more than 5 percent (aggregate total) of the lot is enclosed or obstructed by such fencing and such fencing does not interfere with a designated wildlife corridor.

c. Wildlife exclusionary fencing shall not obstruct or cross perennial and intermittent drainages, which typically serve as movement corridors for terrestrial life.

(4) Pets - Small animals as household pets including dogs, cats, and outdoor birds, shall be restricted to the following:

a. The total number of small animals shall not exceed five (5) per residential lot and all shall be kept under single ownership.

b. Animals shall be confined to individual residences and the fenced portion of the Building Envelope, as defined in Section (i)(2) of these regulations to minimize harassment and loss of wildlife, except dogs on leash and cats with bells on collars.

c. Animals shall not be kept, bred, boarded or maintained for commercial purposes.

d. Animals shall be kept in a clean and sanitary manner, free of offensive odors, flies and rodents as shall be determined by the Department of Resource Management.

e. Animals that create noise audible on adjacent properties that is deemed by the County to be excessive or not in harmony with the rural environment shall be confined within enclosures adequate to reduce noise levels such that the noise does not create a public nuisance to surrounding properties.

(5) Secondary entrance restrictions — To insure minimal use of the secondary (west) entrance to the subdivision, such entrance shall be restricted to the following:

a. Shall not be identified as an entrance.

b. One sign shall be maintained by the homeowners association at this entrance prohibiting use by delivery trucks and other large vehicles.

c. Delivery vehicles shall be directed to the main (east) entrance to the subdivision.

(6) Utility protections - All on-site domestic water, wastewater, and stormwater facilities, improvements, and infrastructure shall be protected from intrusion by residential and/or agricultural development and activities. No ground disturbance, buildings or
above ground structures shall be allowed in these areas that are not appurtenant to
the construction, use, or maintenance of these facilities.

(7) Private wells - The entity responsible for providing water to the subdivision shall be
the exclusive purveyor of water for the subdivision. No private wells shall be allowed
to serve individual lots or common areas unless otherwise allowed by the water
entity.

(k) Site specific policies

(1) General land use regulations

a. This Policy Plan Overlay Zoning District (PP-02-01) establishes the following:

   i. Supersedes and replaces any prior regulations for the property under the
      previously approved Planned Unit Development permit (PUD-78-01).

   ii. Regulates the establishment, operation and maintenance of a rural residential
       subdivision that is designed based on the development plan attached as
       Attachment 2. The subdivision includes 354 single-family residential lots with
       a minimum lot size of 1 acre and 16 agricultural lots with a minimum size of
       20 acres, open space and other common areas, public and private roads, a
       neighborhood park, and public trails.

   iii. No residential lot, agricultural lot, open space area, or road right-of-way shall
       be used for any purpose other than as allowed by these regulations.

(2) Conditions relating to specific uses – In addition to any use permit and other
requirements pursuant to Section (b)(1) of these regulations, the following shall be
required for specific uses:

a. Open space areas – All open space areas shall be preserved and protected in
   their natural state, except where limited development is otherwise allowed when
   associated with an allowed use listed in Section (b)(1) of these regulations. Other
   allowed uses include public and private roads, fire district access roads, 
   vineyards and other crops appurtenant to the wastewater system dispersal area,
   and biological resource protection, restoration, and mitigation.

b. Neighborhood park – The neighborhood park shall be open to the general public
   from dawn to dusk. Park amenities, improvements, other features including uses
   shall be consistent with the County-approved Community Design Plan for the
   subdivision. Exclusionary fencing and other wildlife corridor obstacles shall be
   prohibited.

c. Public trails – The east and west ridge trails within the subdivision boundaries
   shall be open to the public, from dawn to dusk, and limited to following uses:
   hiking, mountain bicycling, and equestrians. Trail conditions and signage shall
   comply with the Bay Area Ridge Trail Council (BARTC) guidelines. The following
   uses shall be prohibited:

   i. Camping.
ii. Motorized vehicles, on-road and off-road, unless associated with trail maintenance.

iii. Large group gatherings.

iv. Fires.

v. Hunting and fishing.

d. Grazing or keeping of animals – Livestock shall be prohibited in any drip irrigation dispersal area appurtenant to the on-site wastewater treatment system, to prevent trampling, removal of vegetation, and other potential ground disturbance.

e. Small animal husbandry – Small animal husbandry, as allowed in these regulations, must meet the following specific development standards:

i. “Small animal husbandry” shall mean the care and raising of small animals as defined in Section 28-10 of the Zoning Regulations.

ii. The total number of small animals kept on one parcel shall not exceed twenty (20) per acre.

iii. Small animals shall be kept in a clean and sanitary manner, free of offensive odors, flies and rodents as shall be determined by the Department of Resource Management.

iv. Small animals that create noise audible on adjacent properties that is deemed by the County to be excessive or not in harmony with the rural environment shall be confined within enclosures adequate to reduce noise levels such that the noise does not create a public nuisance to surrounding properties.

v. No more than one (1) rooster per acre may be kept.

vi. Small animals that are confined shall be kept within enclosures located at least sixty (60) feet from the front property line, and at least twenty (20) feet from side and rear property lines.

f. Roads – All public and private roads within the subdivision and other improvements located within any public or private right-of-way or easements shall be used for road, utility, and/or related uses only. Exceptions include security gates, guardhouse, entrance features, lighting, and landscaping, as approved by the County. No road parking shall be allowed.

On private roads a gate may be installed at the primary entrance and emergency access with prior approval of the County Public Works Division and Cordelia Fire Protection District.

g. Emergency and fire access road(s) – The emergency access road including any other access roads required by the Cordelia Fire Protection District shall be restricted to emergency vehicles only. Use of All-terrain vehicles (ATV) and other unauthorized vehicles shall be expressly prohibited.
h. Utilities - Water, wastewater, and stormwater control facilities within the subdivision shall be owned and operated by a public agency, such as a community services district (CSD). Such facilities shall include all pertinent buildings, storage ponds, above and below ground infrastructure, vineyards and other crops appurtenant to the wastewater system dispersal area, other improvements and equipment, and easements.

(i) Maintenance of subdivision improvements and features.

(1) The subdivision homeowners association shall be responsible for perpetually managing, monitoring, maintaining, upkeep, protecting, repairing, and replacing, as applicable, the following subdivision features and improvements:

a. Private roads, right-of-way, emergency access roads, and related lighting and landscaping.

b. Entrance features (including, but not limited to, any signs, security gates, gatehouse, lighting, landscaping or irrigation).

c. Common area landscaping and irrigation.

d. Neighborhood park, amenities, and improvements.

e. Open space areas including permitted and conditional permitted uses, and emergency access.

f. Public trails, associated easements, and signage.

g. California Red-Legged Frog (CRF) and Valley Elderberry Longhorn Beetle (VELB) protections, habitat avoidance, and other mitigation measures as specified in the Mitigation Program prepared in consultation with USFWS, CDFG, and USACE, if CRF is confirmed to present on site during preconstruction surveys for the subdivision.

h. Habitats and/or species potentially affected by long-term operation of the subdivision, pursuant to the Mitigation Program approved by regulatory agencies and/or the County, as applicable, for each of the following:

vi. Vernal pools, freshwater seeps, and springs.

vii. Valley needlegrass grasslands.

viii. Jurisdictional waters.

ix. Oak woodland and savannah habit. Includes replacement trees within a conservation easement that serve as mitigation for impacts on oak woodland and savannah habitat.

i. Tree protection and maintenance pursuant to the Tree Mitigation Program prepared for the subdivision and approved by the County.
j. Oak tree management, pursuant to the Oak Tree Care and Maintenance pamphlet prepared for the subdivision and approved by the County. The homeowners association shall furnish a copy of the pamphlet to the new owner of each lot upon the sale or resale of the lot.

k. Elderberry care and maintenance, pursuant to the Elderberry Care and Maintenance Pamphlet prepared for the subdivision and approved by the County. The homeowners association shall furnish a copy of the pamphlet to the new owner of each lot upon the sale or resale of the lot.

l. Any landscaping including irrigation installed by the Subdivider in public right-of-way shall be maintained by the subdivider and/or subdivision homeowners association, unless the responsibility for maintenance is accepted by County Public Works.

m. Maintenance of any conservation easement area to protect archaeological resource site CA-SOL-335.

o. Maintenance of any conservation easement area or other similar restrictions established to protect designated wildlife corridors.

p. Any other land, features, or improvements within the subdivision that are not appurtenant to a utility or other improvement maintained by a publicly-regulated entity or the County.

(2) The owner of each residential and agricultural lot shall be responsible for the perpetual maintenance, monitoring, repair, upkeep and, where applicable, replacement, of the following improvements or features on such lot:

a. Building exteriors.

b. Landscaping, irrigation, fences, retaining walls.

c. Protection, maintenance, and replacement of trees pursuant to the Tree Mitigation Program for the subdivision.

d. Driveways and off-road parking areas.

e. Any other lot improvements.

f. Maintenance of any conservation easement area or other similar restrictions established on private lots to protect designated wildlife corridors.

g. Elderberry care and maintenance, pursuant to the Elderberry Care and Maintenance Pamphlet prepared for the subdivision and approved by the County.

(3) Maintenance of the items in Sections (l)(1) and (l)(2) above shall conform to the plans, manuals, programs, and standards prepared by the subdivider, approved by the County, and incorporated into the subdivision CC&Rs, except that road maintenance shall additionally conform to the road maintenance agreement with Solano County that may be separately recorded on the subdivision property. Appropriate technical
PRINCIPAL LAND USE AREAS

<table>
<thead>
<tr>
<th>LAND USE AREA</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>Residential Lots</td>
<td>All lots ranging from 1 acre to less than 20 acres in size, where a residence is allowed, including adjacent right-of-way</td>
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<td>(1-acre min.)</td>
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<tr>
<td>Agricultural Lots</td>
<td>All lots 20 acres in size or greater, where a residence is allowed, including adjacent right-of-way</td>
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<td>(20-acre min.)</td>
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<tr>
<td>Open Space</td>
<td>All other areas</td>
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Rockville Trails Estates
BUILDING ENVELOPE DETAILS

BUILDING ENVELOPE SIZE VARIES UP TO 10,000 S.F.
ENVELOPE LOCATED TO MINIMIZE DRIVEWAY SLOPE AND IMPACT ON EXISTING TREES

Typical 1-Acre or 20-Acre Lot

Typical Building Envelope & Building Setback Requirements @ Cordelia Fault

Attachment "3"
The root protection zone (RPZ) shall be a distance of the dripline radius plus five (5) feet, as measured from the trunk of the tree.