ORDINANCE NO. 2016-1769

AN ORDINANCE AMENDING CHAPTER 28 OF THE SOLANO COUNTY CODE TO REZONE 33± ACRES LOCATED SOUTHWESTERLY OF THE INTERSECTION OF Suisun Valley Road and ROCKVILLE ROAD FROM RESIDENTIAL TRADITIONAL COMMUNITY 1-ACRE MINIMUM LOT SIZE (R-TC-1AC) TO RESIDENTIAL TRADITIONAL COMMUNITY 10,000-SQUARE-FOOT MINIMUM LOT SIZE (R-TC-10) AND TO ADOPT A POLICY PLAN OVERLAY DISTRICT FOR SUCH PROPERTY (Z-11-01 & PP-11-01)

The Board of Supervisors of the County of Solano ordains as follows:

SECTION I

Chapter 28, Section 28-11, of the Solano County Code (Zoning Regulations) is amended by amending Zoning Map No. 11N and 12N, as illustrated in Exhibit A attached hereto, rezoning the property identified as APN 0027-160-010, 0027-160-020, and 0027-120-030 from Residential Traditional Community 1-acre minimum lot size (R-TC-1AC) to Residential Traditional Community 10,000-square-foot minimum lot size (R-TC-10).

SECTION II

Pursuant to Chapter 28, Section 28-68, of the Solano County Code (Zoning Regulations), Policy Plan Overlay District PP-11-01, as set forth in Exhibit B attached hereto, is adopted and applied to the property referenced in Section I of this ordinance.

SECTION III

The Board of Supervisors has made the following findings in regard to the zoning amendment described in Sections I and II of this ordinance:

1. The zoning amendments are in conformity with the Solano County General Plan with respect to land use, population densities and distribution, traffic circulation, public sewer and water service, and other pertinent aspects of the General Plan.

   The proposed zone change of the project site from Residential Traditional Community 1-acre minimum lot size (R-TC-1AC) to Residential Traditional Community 10,000-square-foot minimum lot size (R-TC-10) and adoption of the Policy Plan Overlay district would conform to the existing General Plan designation of Traditional Community - Residential, thereby permitting development of the property with land uses, population densities, public sewer and water service, and traffic circulation as envisioned by the General Plan.

2. The area of land proposed for rezoning is contiguous to other properties that are currently within a Residential – Traditional Community zoning district.

   The property is contiguous to other properties that are currently zoned R-TC-1AC, including properties north, south, and west of the project site.

3. The project has been reviewed and processed in accordance with the California Environmental Quality Act (CEQA) and the County CEQA Guidelines.
On September 17 and October 1, 2015, the Solano County Planning Commission reviewed the Final Environmental Impact Report, Rezoning Petition No. Z-11-01, and proposed Policy Plan Overlay District No. PP-11-01, and recommended to the Board of Supervisors that it certify the Final Environmental Impact Report and adopt the Rezoning and Policy Plan Overlay District. The Board has read, considered and certified the Final Environmental Impact Report prior to taking action on Rezoning Petition No. Z-11-01 and Policy Plan Overlay District No. PP-11-01.

On February 2, 2016, the Board adopted CEQA Findings of Fact and a Statement of Overriding Considerations in conjunction with its approval of the tentative subdivision map for the Woodcreek 66 project. Those Findings of Fact and Statement of Overriding Considerations support the zoning amendments described in Sections I and II of this ordinance.

4. 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 Solano County General Plan.

The proposed development is subject to design review to ensure a high degree of architectural and landscape design. In addition, the project includes a financing district to ensure adequate financing is available to service and replace the neighborhood infrastructure. The project is in the middle range of allowable densities as prescribed by the Solano County General Plan.

5. The proposed development meets applicable development requirements and where possible, exhibits creativity and innovation in architectural, engineering, planning, and environmental design.

The proposed development provides for the extension of sanitary sewer infrastructure to adjoining properties which have experienced problems with on-site sewage treatment systems. This will enable surrounding property owners a pathway for obtaining public sanitary sewer services.

6. 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.

The certified Final Environmental Impact Report concludes that the project would not involve any use, process, equipment, or materials which would be objectionable or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, glare, unsightliness, hazardous materials, or to involve any hazard of fire or explosion. Further, the certified Final Environmental Impact Report concludes that all potentially significant traffic impacts of the project can be mitigated to a less than significant level through conditions to be imposed on the tentative subdivision map and included in the Policy Plan Overlay.

SECTION IV

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.

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Passed and adopted by the Solano County Board of Supervisors at its meeting on February 2, 2016, by the following vote:

AYES: Supervisors

Spering, Vasquez and
Chairwoman Hannigan

NOES: Supervisors
Seifert, Thomson

EXCUSED: Supervisors
None.

ERIN HANNIGAN, Chairwoman
Solano County Board of Supervisors

ATTEST:
BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

By: Jeanette Bellinder, Chief Deputy Clerk
Exhibit A: Location map illustrating the subject property along with the proposed zoning
EXHIBIT B

Woodcreek Policy Plan Overly District
Land Use and Development Standards

Statement of Purpose

The purpose and intent of this policy plan overlay district (PPO) is to provide for the establishment of specific site development standards and general residential standards consistent with the establishment of a suburban residential subdivision of no more than 60 lots and related open space areas and public infrastructure. Under the policy plan overlay, development of the property shown on the Site Development Plan is consistent with the General Plan and provides needed flexibility in addressing the concerns of area residents in better maintaining the suburban residential character of the area.

Permitted uses

The following uses are allowed by right on the parcels identified for residential development on the Development Plan.

<table>
<thead>
<tr>
<th>ALLOWED USES</th>
<th>Permitted Uses</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A= Allowed by right</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A. DWELLINGS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary dwelling</td>
<td>A</td>
<td>28.72.10(A)</td>
</tr>
<tr>
<td>Secondary dwelling, detached or attached</td>
<td>A</td>
<td>28.72.10(A), except 650 sq.ft. max</td>
</tr>
<tr>
<td><strong>B. OTHER RESIDENTIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td>Type I</td>
<td>A</td>
</tr>
<tr>
<td>Temporary subdivision sales office</td>
<td>A</td>
<td>28.72.40(B)(4); Must be conducted within a model home or a temporary commercial coach</td>
</tr>
</tbody>
</table>

The following permitted uses are allowed by right on the parcels identified as Open Space lots on the Development Plan:

Ornamental, drought-tolerant landscaping
Accessory uses

Any subordinate use which is customarily incidental to the residential use of the primary dwelling or a secondary dwelling, and which is located on the same lot as the primary or secondary dwelling, is permitted as an accessory use on the parcels identified for residential development on the Development Plan. Accessory buildings shall not exceed 200 square feet and shall comply with 28.72.10(B)(1). No accessory uses are allowed on the parcels identified as Open Space lots on the Development Plan.

Conditional uses

The following uses are conditionally permitted on the parcels identified as Open Space lots on the Development Plan, provided a use permit is first obtained in accordance with section 28.106 of the Solano County Code:

Commercial vineyard

Prohibited uses

All uses not specifically identified herein as permitted uses, accessory uses, or conditional uses are prohibited within the area shown on the Development Plan.

Architectural standards for dwelling units

Primary dwellings and secondary dwellings shall comply with the architectural standards of subsection 28.91.30 and shall conform to one of the following architectural styles:

1. **Vineyard Farmhouse**

   Originally found in European Mediterranean countries, France, Spain and Italy. The “Vineyard Farmhouse” building typology evolved in the United States from the earliest examples on the east coast in the Hudson Valley area (circa 1700 – 1800) to the farms and wineries we find in Northern California today.

   In keeping with historic rural architecture of the area the Vineyard Farmhouse is a graceful blend of gable roof, stucco wall farmhouses combined with winery stone rooms and cellars.

   The identifying elements of the Vineyard Farmhouse are low-pitched gable roofs with flat concrete tiles and light sand finish stucco walls. These are predominately stucco wrapped houses with a stone or brick accent applied to a concentrated area of the house to imply the wine room vernacular.

   The use of black wrought iron at entry gates, balcony railings and light fixtures is welcome as well as optional metal roof accents.

2. **European Cottage**

   The European Cottage home is an eclectic style with details coming from many different influences. The style captures in form the concept of a romantic and picturesque architecture. Following WW1 it became increasingly popular throughout the country. Because it is an eclectic style of architecture it can assume many different one and two story forms of massing and a have a wide variety of details.
The identifying elements of the European Cottage style are hipped or gabled roofs with a medium to steep pitched slope. Roof overhangs can be tight or stucco enclosed as a flared or “bell-cast” shape. Slate appearance concrete roof tiles or asphalt shingles are common. Walls are stucco wrapped and a variety of textured finishes are acceptable. Optional wood gable - end accents at front elevations are encouraged. Shutters, wood balconies and ganged windows at feature locations are typical.

3. American Bungalow

The appeal of the American Bungalow is the simplicity and artistry of the form. Homeowners across the country have long appreciated the practical efficiencies of the home layout combined with the iconic beauty of the arts & crafts movement. Bungalow homes are found in every size and shape from small beach cottages to Pasadena estate homes. A Bungalow homes main characteristic is its low - profile front porch and massive chimney.

The identifying elements of the American Bungalow style are the forward facing low pitch gable roofs and wide front porch. Roof overhangs are broad and have decorative shaped ends at feature locations. Roof materials can be asphalt shingle or flat concrete roof tiles. Walls are stucco or horizontal lap siding or a blend of both. Windows are upper half multi-paned. Porches have tapered wood columns on a tapered stucco base. Column bases may be stone or brick veneer as an option.

Examples of these architectural are shown on sheet DP-3 of the Development Plan.

All four elevations of a dwelling and any accessory building on the lot shall use the same building materials and architectural style.

Every effort shall be made to recess the garage behind the main plane of the dwelling.

Dwelling design shall be consistent with the suburban residential nature of the area. Colors and materials shall be suitable and complimentary to the architectural style of the homes. Exterior light fixtures shall be aimed downward and shielded to prevent glare or reflection. Exterior building materials shall be composed of minimum 50% low-reflectance, non-polished finishes.

Perimeter fencing shall include rural design elements typical of fencing in the Rockville Corners community.

Prior to submittal of a building permit for any new dwelling or for the substantial exterior alteration of any existing dwelling, architectural approval shall be obtained by the building permit applicant pursuant to section 28.102 of the Solano County Code, which request shall be considered by the Zoning Administrator.

Sign standards

Two (2) permanent entrance signs identifying the subdivision are allowed at each of the subdivision entrance points. Signage shall be composed of minimum 50% low-reflectance, non-polished finishes.

Temporary subdivision marketing signage is allowed per County zoning standards in section 28.96.
## Height, building coverage, and yard setbacks

### Development Standards for Dwellings and Accessory Buildings

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>10,000 sq. ft.</td>
</tr>
<tr>
<td><strong>Building coverage</strong></td>
<td><strong>Minimum or maximum gross floor area</strong></td>
</tr>
<tr>
<td>Primary dwelling</td>
<td>1,000 square feet minimum</td>
</tr>
<tr>
<td>Secondary dwelling</td>
<td>650 square feet maximum</td>
</tr>
<tr>
<td>Accessory building</td>
<td>200 square feet maximum; 400 square feet for detached garage</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td><strong>Minimum setbacks required.</strong></td>
</tr>
<tr>
<td>Front</td>
<td>25 feet from property line</td>
</tr>
<tr>
<td></td>
<td>45 feet from centerline of street</td>
</tr>
<tr>
<td>Sides (each)</td>
<td>8 feet minimum</td>
</tr>
<tr>
<td>Sides (combined)</td>
<td>15 feet minimum combined</td>
</tr>
<tr>
<td>Rear</td>
<td>20 feet minimum</td>
</tr>
<tr>
<td><strong>Exceptions</strong></td>
<td>Covered porches may extend 5 feet into front and rear setback area</td>
</tr>
<tr>
<td>Maximum Height:</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>40 ft., measured above pad height</td>
</tr>
<tr>
<td>Accessory building</td>
<td>10 ft above grade</td>
</tr>
</tbody>
</table>

1. Lots that abut Rockville Road or Oakwood Drive shall include a minimum setback of 25 feet from the side of the parcel that is adjacent to the roadway. For some lots, this may be considered the side setback and for other lots, this may be considered the rear setback.

2. Dwellings on lots that abut Rockville Road or Oakwood Drive shall be limited to a single story, and shall not exceed a maximum height of 25 feet.
Landscaping

All landscaping shall be drought-tolerant, with an emphasis on native plant materials. Landscaping of the parcels identified as Open Space lots on the Development Plan shall conform to the Master Landscape Plan approved by the Director of Resource Management.

Parking and loading requirements

Consistent with the R-TC-10 zoning district standards

On-street parking is limited to designated parking areas of streets A-E, as shown on the Development Plan.

Additional development standards

Fireplace Restrictions: Gas-only fireplaces in new residences. This does not preclude outdoor fireplaces that may be otherwise permitted in the County.

Noise generating mechanical equipment (e.g., HVAC units) shall be selected to be of a type that would not produce noise in excess of County noise standards and/or shall be shielded or located at a distance that would reduce noise levels at noise-sensitive outdoor activity areas for both on- and off-site residences to acceptable levels, as directed by the Solano County General Plan. Shielding may include the use of fences or partial equipment enclosures. To provide effectiveness, fences or barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings (achievable noise reductions from fences or barriers can vary, but typically range from approximately 5-10 dB, depending on construction characteristics, height, and location).

Residential Construction: New construction and substantial improvement of any residential structure shall have the lowest habitable floor, including basement, elevated at least 12 inches above the level of the base flood elevation number specified on the FIRM (Flood Insurance Rate Map)

Streetlights: Decorative streetlights shall be installed at intersections only and shall be of the shielded down focus variety.

A 5 foot wide concrete sidewalk shall be installed on one side of "A" & "E" Streets, in such a way as to connect Suisun Valley Road to Rockville Road. A 5 foot wide concrete sidewalk shall be installed on one side of "B", "C" and "D" Streets. Crosswalks at Suisun Valley Road and Rockville Road shall be distinguished with colored concrete or other similar materials.

Performance standards (e.g., hazardous materials and waste management)

Shall comply with all provisions of Section 28.70 and 28.72.10(A)(1)

Site specific policies to ensure consistency with surrounding uses

Dwellings on lots adjacent to Oakwood Drive are limited to single story, not to exceed twenty-five (25) feet in total height.
Exceptions and general provisions

All public and private roads within the area shown on the Development Plan shall be constructed and maintained in compliance with all applicable provisions of the Solano County roadway design and improvement standards, including Section 1-8 addressing emergency access, except that the minimum allowed width of right of way is reduced to forth (40) feet.

DEVELOPMENT PLAN

See Development Plan, Sheets DP-1, DP-2, DP-3, and DP-4