

HIDDENBROOKE SPECIFIC PLAN

(formerly titled "Sky Valley Specific Plan")

Vallejo, California

Adopted by the Vallejo City Council on September 15, 1987

Amended July 18, 1989

Amended August 14, 1990

Amended March 10, 1992

Amended September 26, 1995

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SECTION 1. INTRODUCTION

PURPOSE

The purpose of this Specific Plan (SP) is to present the setting, plans, standards and procedures for the development of Hiddenbrooke, an area of approximately 1,339 acres within Vallejo's city limits, into a recreation-oriented residential community. This SP has been prepared to be in compliance with State law, consistent with Vallejo General Plan policies, and in compliance with the City of Vallejo standards for specific plans, which include the following:

- Plan for the most appropriate use of land and the most harmonious relationship among land uses;
- Plan a safe and efficient traffic circulation system;
- Plan for the adequate provision of needed community facilities and publicly accessible permanent open space;
- Prevent overcrowding of land, the undue concentration of population, and to secure safety from fire and other dangers;
- Facilitate subdivision design and zoning implementation that will conserve the city's natural beauty, improve its appearance and enhance its physical character;
- Provide the City Council, the Planning Commission and the City staff the means of determining and expressing precise City goals for development in designated areas;
- Give the developer precise information about City goals and requirements, by which he or she can prepare his or her own plans for efficient processing;
- Give the City Council, Planning Commission and staff a comparative standard by which to measure the quality and value of subsequent developers' proposals; and
- Have professional input of a high level of quality in design, talent and skill in relation to major development activities in the city. (Chapter 16.104, Vallejo Municipal Code)

In addition, this SP will serve as the Master Plan that is required as part of the Planned Development process, as described in the City of Vallejo Zoning Ordinance. As the Master Plan, this document will present the overall concept, intent and purpose for the development of all the projects within the Hiddenbrooke area.

HISTORY OF THE SP

This SP is the result of a long and comprehensive analysis and review process that began with the designation of Sky Valley (now known as Hiddenbrooke) as a specific planning area by the City

of Vallejo Planning Commission in August 1985 and the preparation of an Environmental Assessment and Opportunity/Constraint Analysis also in August 1985. Based on this analysis, a draft Specific Area Plan (SAP), dated March 1986, was prepared. This SAP served as the subject for initial environmental review resulting in the Sky Valley Draft Environmental Impact Report (DEIR), dated May 1986. The City of Vallejo presented this EIR for public review, and received comments from government agencies, special interest groups and individuals. After reviewing the DEIR and the comments, and after completing additional technical studies, a revised draft SAP, dated September 1986, was prepared. Because this SAP contained significant changes, a new DEIR was prepared, released for public review, and the FEIR was certified by the City of Vallejo on April 28, 1987. The original SAP was prepared in response to this environmental document, the previous reports, and the comments that arose during the public review process.

This original SAP was approved by the City Council on September 15, 1987 as a mitigated project.

In July 1989, the SAP was amended to reflect the change in the ownership of the golf course and the funding of the school through the use of a Mello-Roos Community Facilities District.

The SAP was again amended in August 1990 to reflect the results of more detailed engineering studies and more market analysis. This amendment was the subject of an EIR addendum, which found the amendment would not result in any significant effects beyond what was identified in the certified Final EIR.

The SAP was amended in March 1992 to become the Sky Valley Specific Plan (SP) to reflect a more upscale series of projects, such as the residential area and golf club within Phase I, as envisioned by the new owners.

The SP was amended in September 1995 to become the Hiddenbrooke Specific Plan to reflect the past, present, and future changes in the San Francisco Bay Area housing market.

The Hiddenbrooke SP was amended in February 1999 to include residential development and public open space on a portion of the Orchards area. A Supplement to the EIR (SEIR) and Addendum were prepared for this amendment.

PROJECT DESCRIPTION

The Hiddenbrooke project will be a residential community with complimentary recreational, commercial and open space uses. The centerpiece of the project will be a championship eighteen-hole golf course around which a range of quality residential areas will be oriented. These areas will have a maximum of 1,551 units that will be clustered along the valley bottom and rising up the lower hillsides encircling the valley. These units will be constructed in a high quality manner and in a variety of styles consistent with an overall architectural theme for the project that will be reminiscent of traditional California architecture. It is the intent of the project to develop a type of upscale housing not currently available in Vallejo. The overall residential density of the

project area will be a maximum of approximately 1.2 units per acre, including the residential condominium units described below.

In addition to the golf course, numerous recreational and commercial uses shall enhance the residential community. These uses will include a golf clubhouse, a driving range, and a swim, tennis and fitness center. The project shall also contain sites for a commercial center and a hilltop restaurant. All recreational and commercial facilities shall reflect the quality of the residential development, and will be similarly designed consistent with the overall architectural theme of the project.

The community will be adequately served by a comprehensive circulation system with roads and facilities for automobiles, bicycles, golf carts, pedestrians and for the potential for public transit. All utilities will be provided. A fire station will be included within the project area. A school and developed park site will be dedicated to serve the project residents.

Surrounding the developed portions of the site will be approximately 659 acres of open space. This open space area will have three purposes. It will preserve the upper hillsides and ridgelines as a visual and habitat resource. It will enhance the rural feeling of the project. Most importantly, it will provide opportunities for public access into an area of great beauty and for linkages with McIntyre Ranch Park and other facilities within the Tri-City and County Cooperative Planning Area for Agriculture and Open Space. This open space will be preserved in its natural state.

It should be noted throughout this SP that acreages are given in describing the project and its various uses. These figures are approximations, and should be used only as general descriptions. Precise acreages are determined during the subdivision process.

FIGURE 1

SUMMARY OF LAND USES

RESIDENTIAL

Total number of units:	1,551	289.0 acres
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COMMERCIAL

Village Center (20,000 sf)	3.7
Restaurant (10,000 sf)	3.0
<u>Total</u>	<u>6.7 acres</u>

RECREATIONAL

Golf Course	204.2 acres
Golf Club	3.0
Swim, Tennis, Child Care	2.0
School/Park	18.0
<u>Total</u>	<u>227.0 acres</u>

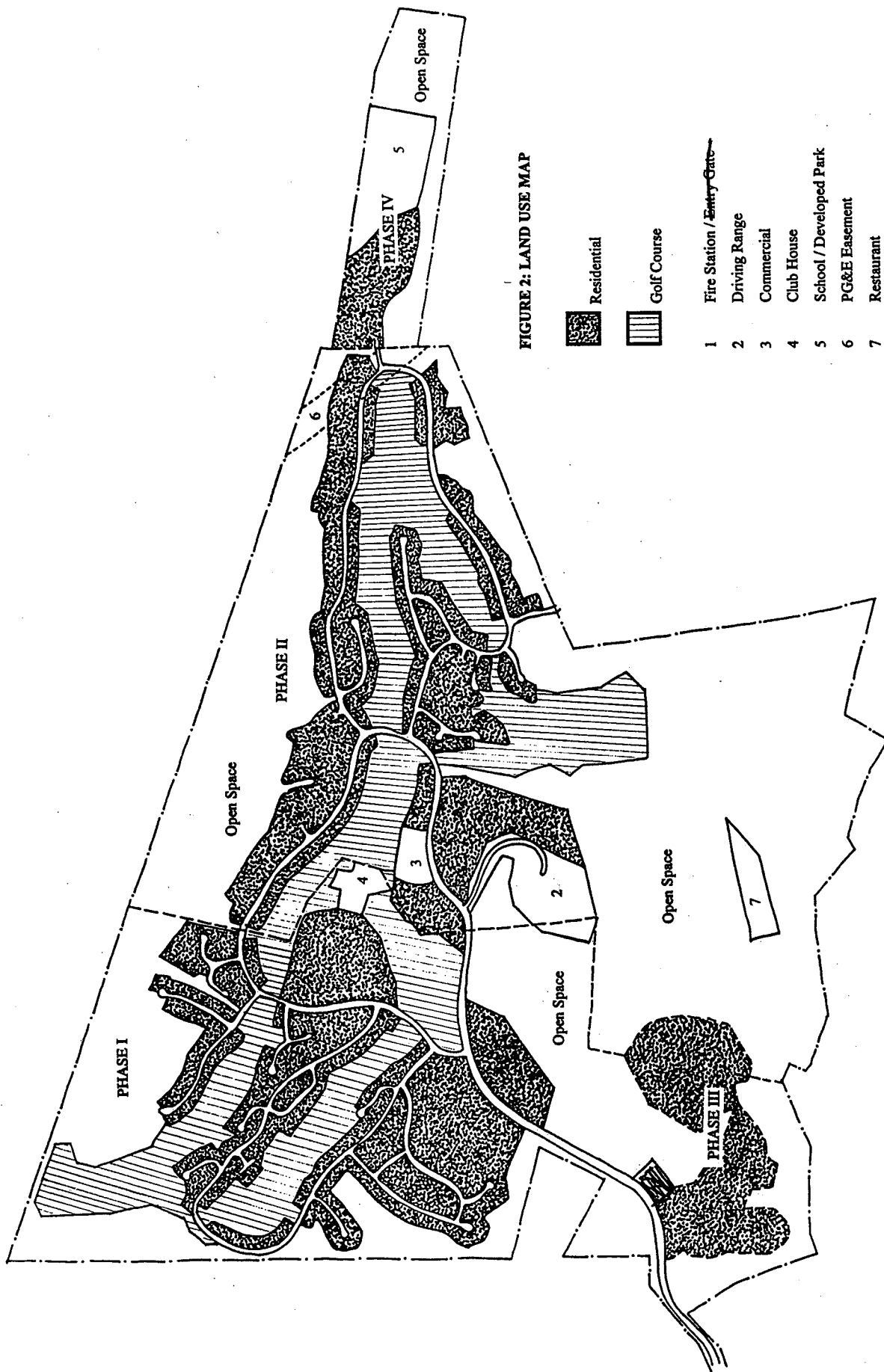
OPEN SPACE

Public Open Space	659.0 acres
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OTHER

Fire Station	1.0
Streets, riparian corridor, public open space, trails	156.1 acres

<u>PROJECT TOTAL</u>	<u>1,339.0 acres</u>
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GOALS AND POLICIES

It is the goal of this SP to become the development policy for all the projects within Hiddenbrooke which will preserve the natural beauty, seclusion and peacefulness of the area while creating a quality community unique to Vallejo. To meet this goal, the following policies shall be implemented:

1. Create a quality residential community oriented to a variety of recreational opportunities.
2. Maintain the natural topography of the valley hillsides and ridgelines while repairing unstable soils.
3. Protect, enhance and maintain the habitat resource value of the valley, hillsides and ridgelines.
4. Provide and maintain public access to the Sulphur Springs Mountain area and to the Tri-City and County Cooperative Planning Area and a future regional trail system.
5. Create a commercial recreation complex with first-class visitor facilities.
6. Provide a range of housing types not currently available in Vallejo.
7. Develop public services and infrastructure to serve the area without impacting existing facilities.
8. Enhance the image of Vallejo.

RELATIONSHIP TO THE VALLEJO GENERAL PLAN

The Vallejo General Plan contains a policy which requires the preparation of a specific area plan prior to the approval of any development plans for Sky Valley. This SP complies with this policy. As for the other goals and policies, this SP is consistent with all those that are applicable including housing.

Any evaluation of the housing to be offered in Hiddenbrooke must consider the type, number and affordability of housing presently available in Vallejo and surrounding communities. Using the commonly understood notion of a city's "fair share" responsibility for affordable housing, Vallejo is clearly meeting its burden. Indeed, it is well documented in the Housing Element of the Vallejo General Plan (1992) that the city possesses a disproportionate amount of very low-income to low-middle income housing in comparison with other cities of the subregion.

Further, in making the General Plan/housing conformity evaluation, one must look to other compelling needs of the community, as reflected in other General Plan policies: public and private recreation, business and employment. The Hiddenbrooke SP is drafted in recognition of the various and often competing needs of the entire community of Vallejo. It does not purport,

however, to satisfy all of these competing needs in one package. Rather, it reflects the fact that Vallejo has a surplus of certain of these needs (affordable housing) and a shortage of others (parks, trails, wildlife habitat, public recreation, business and employment opportunities).

For example, with respect to Vallejo's demonstrable lack of public recreational resources (particularly following the loss of one of its public golf courses), Hiddenbrooke is designed to not only replace lost recreational resources, but to add new recreational opportunities to the community such as a public hiking and equestrian trail system, managed wildlife habitat and visual open space. With respect to the business and employment climate of Vallejo, the SP recognizes the City's strong desire to enhance the economic health of its citizenry and businesses, to prevent defection of its young people and start-up families to other communities, and to offer upscale housing to accommodate its new business and industrial park residents.

The SP, when measured against the policies of all the components and policies of the General Plan, conforms to both its letter and spirit. It is premised on the belief that every planned development in Vallejo, and in particular Hiddenbrooke, need not and should not strive to reconcile all such competing community interests within its project boundaries, but rather should seek to achieve a citywide balance of such interests.

SECTION 2. THE SITE

LOCATION

Hiddenbrooke is within Vallejo's city limits, and it is located approximately two miles northeast of the Interstate 80/State Route 37 interchange. It lies between the undeveloped lands of Sulphur Springs Mountain to the west and the Cordelia Hills to the east.

SITE HISTORY

The earliest users of the Hiddenbrooke area could have been Wintun Indians or a Miwok group of Native Americans. Evidence is sparse, but midden sites have been found within the project site. In more recent history, the Sulphur Springs Mountain area was used for quicksilver mining between 1893 and 1917. Remains of this operation still exist in the hillsides. Since that time the valley and hillsides as well as adjoining properties have remained in private ownership, and managed as rangeland with some marginal dry crop farming.

LAND USE

General Plan and Zoning

The General Plan designation for the Hiddenbrooke project area is "Residential - Low Density", except for a 50-acre portion of the panhandle, known as the Orchards. This area is within the Tri-City and County Cooperative Planning Area for Agriculture and Open Space.

Preservation and is designated as school/park and open space. The zoning for the entire Hiddenbrooke project area is MUPD, Mixed Use Planned Development.

Williamson Act

The southern two-thirds of the project site were under Williamson Act contracts (Land Conservation Agreement Nos. 1011 and 1012) since 1974. However, these contracts were either canceled automatically when the affected lands were acquired by the City for permanent open space or by the City Council through cancellation proceedings that were concluded in August 1990.

Annexation

The Sky Valley project area was annexed to the City of Vallejo on March 30, 1988.

Existing Land Uses

The valley is being developed as per project approvals. The hillsides are still used primarily for grazing. A walnut orchard occupies the lower panhandle of the site. At the northern end of the valley is a communications facility owned and operated by a telecommunications company. At the top of St. John's Mine Road on the western edge of the project site is a cluster of homes. A PG&E transmission line runs across the valley.

TOPOGRAPHY, SOILS AND GEOLOGY

Hiddenbrooke is located in upper Sky Valley between Sulphur Springs Mountain and the Cordelia Hills. It is approximately four miles in length, and ranges in width from about 500 feet at the southern end of the site to over 3,000 feet at the Page Flat area at the northern end of the site. The valley bottom has an average elevation of 400 feet above sea level. The hillsides and ridgelines to the east and west rise 400 to 700 feet above the valley. The slopes within the project site vary between 0-50% grades.

The types of soil within the project site differ between the valley floor and the hillsides. The valley bottom includes 210 acres of Class II soils (Soil Conservation scale) with the remainder as Class III and IV. These soils are able to support orchard and pasture uses, and row and field crops with irrigation, which currently does not exist. No prime agricultural lands (Class I) are found on the site. Soils on the hillsides range between Class III through VIII, depending upon the slope. These soils are suitable for range, pasture and wildlife habitat. Throughout the site there is a potential for erosion and a high potential for shrink-swell.

Bedrock is the most common geology in the area, which has led to the occurrence of landslide deposits and active landslides on the hillsides. These landslides are usually within drainage swales and areas of bedrock failure. No active or potentially active earthquake faults are known to occur within the project site.

Refer to pages 57-74 of the DEIR and pages 85-106 of the SEIR for a more detailed description of topography, soils and geology.

DRAINAGE

The project site lies mostly within the watershed of Sulphur Springs Creek which flows from north to south along the valley bottom into Lake Herman two miles south. Many small streams flow from the hillsides into this creek. A small portion of the site drains into Rindler Creek which flows into Lake Chabot. The area of the access road, which is in Napa County, drains into American Canyon Creek. Drainage problems that exist in the area include rapid runoff, although flooding has not been a problem in the past. The other problem is erosion. Both of these conditions are attributable, in part, to the grazing that has occurred in the area for many years.

Refer to pages 75-94 of the DEIR and pages 127-138 of the SEIR for a more detailed description of drainage.

BIOLOGICAL RESOURCES

There are seven distinct habitat types within the project area:

1. Grassland includes the largest portion of the site. Typically found are grasses and "weeds" which have been heavily grazed.
2. Rocky hilltops are found along the ridgeline of Sulphur Springs Mountain and in the Cordelia Hills. The same grassland species occur here with some bay trees and shrubs.
3. Oak-bay groves are found in the sheltered areas near the ridges and along drainage channels. Trees of significant size occur in these groves.
4. Riparian habitat is located along Sulphur Springs Creek and some of the larger tributary streams. Willow trees are the dominant species normally found in this habitat.
5. Agricultural land includes the walnut orchard and areas planted for forage.
6. Exotic grasses and trees are found around the residences at the end of St. John's Mine Road and around the mining remains.
7. Eucalyptus groves are found in the Page Flat area and near the northern access road.

The project area attracts many raptors, including hawks, American kestrel, prairie falcon, black-shouldered kite and golden eagles. No rare, threatened or endangered plant or animal species are known to exist within the Hiddenbrooke project area.

Refer to pages 104-119 of the DEIR, pages 107-126 of the SEIR and the Addendum for a more detailed description of biological resources.

VISUAL CHARACTERISTICS

The historic name of the area, Sky Valley, aptly describes the visual quality of the area. The valley is secluded by adjacent hillsides with distinctive peaks that dominate the skyline. The pockets of trees, riparian corridor, rock outcroppings and hillside growth define the natural contours. In the winter and spring, the area is predominantly green. In the summer and fall, the landscape is in shades of yellow and brown, as is typical of California hillsides. Spectacular views of the valley are afforded from the hillsides. From the ridgeline of Sulphur Springs Mountain, it is possible to see most of the northern portion of the San Francisco Bay Area. From the valley, the landscape resembles a large amphitheater. The overall feeling of the area is remoteness and tranquility, which belies its close proximity to the urban environment of Vallejo and the Interstate 80 corridor.

Refer to pages 201-215 of the DEIR for a more detailed description of the site's visual characteristics.

COMMUNITY SERVICES AND CIRCULATION

Since annexation, the site is served by the City of Vallejo, Vallejo Sanitation and Flood Control District, the Vallejo City Unified School District and the Greater Vallejo Recreation District.

SECTION 3. THE PLAN

SITE TRANSFORMATION

Topography

The project includes development of the valley bottom, the lower slopes of Sulphur Springs Mountain and the Cordelia Hills and some upper slopes of Sulphur Springs Mountain. Grading will be required in these areas to prepare the site for construction and to eliminate or stabilize geologic hazards such as poor drainage and landslides. It is the objective to ready the site for construction with a minimal amount of grading while at the same time stabilizing all existing landslide areas that could potentially affect future development. Project grading will emphasize the recontouring of cut and fill slopes to create the appearance of natural slopes.

Grading will occur during the driest time of the year, namely May through September. To prevent erosion, all graded areas will be revegetated before the onset of the winter season. Ridgelines and slopes over 800 feet of elevation will remain free of development, except for the restaurant, the access road and two communication devices.

Drainage

Sulphur Springs Creek, which runs along the valley floor, will generally follow its present course and will remain as the primary source of drainage for the project. It will be altered only to enable

it to feed a system of lakes and ponds that will accommodate surface runoff, provide visual amenities and create wildlife habitat.

The detailed drainage system will be designed by hydraulic and civil engineers, will be subject to further environmental review, and will include the following features:

- An underground pipe will be installed to handle high creek flows and to augment low flows within the creek and lake system.
- The lakes will handle all downstream runoff from a 100-year storm without overflowing or increasing downstream peak flow volumes. Accumulated sediment will be removed from the lake on a regular basis to a level equal to 110-125% of this capacity.
- The banks of the lakes will be stable at all times with a two-foot freeboard water level for the 100-year storm. Natural vegetation or rip-rap, whichever is acceptable to the California Department of Fish and Game and the U.S. Army Corps of Engineers, will be installed on the lake banks.
- The stream banks will also be vegetated or rip-rapped, and the beds will not be lined with gravel.
- An erosion control program will be carried out by the developer during the construction period, and on a regular basis during the life of the project by the Mello-Roos district and/or maintenance district.
- During construction all building materials will be kept a minimum of 100 feet from the creek. In the Orchards section that is within the Tri-City and County Cooperative Planning Area for Agriculture and Open Space, the setback is 150 feet.
- Buildings will be kept back from natural concentrated drainage paths.
- Buildings shall be placed to avoid the 100-year storm overflow path.
- All alterations to the creek are subject to the permitting requirements of the U.S. Army Corps of Engineers and agreements with the California Department of Fish and Game.

LAND USES

Residential

The project provides a maximum of 1,551 residential units including single family and multi-family units on a variety of lot sizes and in a diversity of configurations. The specific types of housing may include: estate, custom, semi-custom, zero-lot line, duplex, cluster, townhouses, and condominiums. Phase I will contain up to 773 units, and Phases II and III will contain up to 708 units. Phase IV in the Orchards will contain up to 70 units..

As residential development of this scale is dynamic and evolving to meet changing marketing conditions, there may be future housing concepts not designed yet but appropriate to the future of Hiddenbrooke and Vallejo. Any future residential concepts will be subject to the unit plan approval process and, if required, additional environmental review and approval of subdivision applications. In an effort to provide a regulatory framework for the evolution of the residential land uses within Hiddenbrooke, individual neighborhoods have been identified, and general residential product types have been envisioned for each of these neighborhoods. These neighborhoods and housing types are described in Section IV.C. herein to insure a variety of quality housing not currently available in Vallejo.

Commercial

■ *Village Center*

This commercial center will be oriented to the residents of the area; and within its 20,000 square feet of floor space, it will contain the small stores and services typical of a small specialized neighborhood shopping area. It will also serve the users of the hotel, golf club, and swim and tennis center by means of pedestrian access and directory signage. Off-street parking will be provided. All commercial uses will be privately owned and operated.

■ *Restaurant*

A site has been designated on the ridgeline of Sulphur Springs Mountain for a 10,000-square foot restaurant. This site has a breathtaking view of Vallejo and the northern San Francisco Bay area. To avoid being a disruptive visual impact on I-80 and Columbus Parkway, and to lessen impacts on the ridgeline, the restaurant structure will be carefully designed and screened to blend in with its natural surroundings. This restaurant, as well as the access road (the alignment of which will be determined during the subdivision process), will be privately owned and operated.

Recreation

■ *Golf Course*

This facility will be the focal point of the project. It consists of an 18-hole course designed to championship standards and highlighted by a series of lakes and a riparian corridor. The normal support facilities associated with this level of course, such as driving range, pro shop and instruction, and maintenance facilities will be provided. The course, support facilities and a clubhouse will privately owned and funded.

■ *Golf Club*

A private golf clubhouse will be constructed adjacent to the golf course. The clubhouse may include an accessory restaurant and conference facilities and other related accessory structures. It will be privately owned and operated. A limited number of memberships

may be purchased by Hiddenbrooke residents and the public. Managed public play will be allowed until the economics of a private country club become viable.

- *Tennis, Swim and Fitness Center*

This center will contain tennis courts, swimming pool and fitness facility. This center will be a membership facility also. It will be privately owned and operated.

- *Jogging*

Jogging trails will be required during the subdivision process within the project area.

Open Space

- *School/Park*

A 16-18 acre site within the Orchards will be dedicated for a school and active use park that will be developed by the Vallejo City Unified School District and Greater Vallejo Recreation District. The school will be developed on ten net acres through the Mello-Roos district covering the Hiddenbrooke and Northgate areas. The park will be developed on six to eight net acres adjacent to the school, and will include active recreation uses, such as ballfields, to serve project residents. The park will compliment the more passive open space and recreation uses developed as part of the Tri-City and County Cooperative Planning Area for Agriculture and Open Space program.

- *Trailheads*

To provide public access to the hiking trails, certain sites will be designated by the City and Greater Vallejo Recreation District. These sites will be clearly signed for easy use, and will include off-street parking.

- *Open Space*

Approximately 659 acres of the open space surrounding the developed portions of the site is reserved for the City of Vallejo; then the City will turn over the maintenance and operation of the lands and the trail system to Greater Vallejo Recreation District. The trails will provide public access into the hillsides and ridgelines, and will be a linkage to any future regional trail system. Of this open space area, 32-34 acres within the Orchards will be part of the open space and recreation element of the Tri-City and County Cooperative Planning Area for Agriculture and Open Space.

COMMUNITY SERVICES

All development is required to meet the standards of the community service providers. Additional environmental review, and/or additional studies, and associated review fees may be required as

part of future subdivision and/or unit plan approvals to insure adequate capacity and facilities are provided.

Water

Two water systems will serve the project, both of which will be maintained by the City of Vallejo. The first system is for untreated water which will be brought from the existing City of Vallejo water line near the Interstate 80/American Canyon Road/McGary Road interchange, and which will be used for irrigation of the golf course and other large landscaped areas. These facilities will be totally separate from the domestic water distribution system, and will be utilized only for irrigation water and for fire fighting purposes in emergency conditions.

The second system is domestic water which will be provided by a new major trunk line from the Fleming Hill Treatment Plant east and south along Columbus Parkway. A new water pump station will be constructed near the intersection of Columbus Parkway and St. John's Mine Road to pump water to a new reservoir at elevation 600 feet that will service the project. From this reservoir water will be distributed throughout the Hiddenbrooke project. This system will provide adequate flows for fire protection at all times, and sufficient pressure to supply automatic fire extinguishing systems in all structures at all elevations.

Sanitary Sewers

Sewer service will be provided by the Vallejo Sanitation and Flood Control District (VSFCD). A new pump station will be constructed at the southern (or low) end of Sky Valley which will pump sewage through new pipelines westerly across PG&E-owned property via St. John's Mine Road to Columbus Parkway where it will flow into existing VSFCD facilities. The phasing of the project will be coordinated with the District. However, if it is determined that the project is impacting the system, including the capabilities of the treatment plant, then the development will upgrade the existing facilities to accommodate the project's needs. The sanitary sewage system will be designed will overload capacity, with standby pumps and generators to function during power failures, and with sufficient capacity to accommodate expected development of properties through which the system will pass or lands whose sanitary sewer system is expected to pass through this development. Unstable geologic areas which may impact this system shall be maintained by the Mello-Roos district and/or maintenance district to mitigate such impacts.

Storm Drains

Storm drains are designed to collect water from existing swales as well as new development. In keeping with the rural style of the proposed development, the storm drain system is minimized so that water will be allowed to flow in natural water courses to the maximum extent possible. The existing alignment of Sulphur Springs Creek is intended to be maintained and utilized as an amenity for the golf course to the maximum extent possible. It is anticipated that some widening or modification of this alignment will be necessary in order to increase capacities to accommodate design flows. Large diameter culverts or bridges could be required at all roadway crossings.

Lakes are designed with the golf course to provide a visual amenity and to retain increased storm drain flows from the areas of new development.

The storm drain system within the golf course will be maintained as part of the Mello-Roos District and/or maintenance district, and the lake and creek system within the golf course will be maintained by the golf course operator subject to a maintenance agreement with Vallejo Sanitation and Flood Control District.

Storm drain flows will be monitored for quality and quantity. A maintenance district or other authority will be created to meet the approval of Vallejo Sanitation and Flood Control District.

Gas and Electricity

Pacific Gas and Electric (PG&E) will provide electric and gas service for the project from a new PG&E substation located in the Northeast Quadrant area. Gas lines, electric distribution and service lines will be underground.

Telephone

Telephone service will be provided by Pacific Bell. Distribution and service lines will be underground. An aboveground substation is located within the project.

Cable Television

Cable television will be provided by the City's current franchisee. Distribution and service lines will be underground. A repeater station will be located aboveground on the ridgeline of Sulphur Springs Mountain, but will be screened from view with careful siting and landscaping.

Solid Waste and Recycling

Solid waste disposal will be contracted by the individual property owners and/or tenants with the Vallejo Garbage Service or the City's current franchisee. Recycling will be provided by Pacific Rim or the City's current franchisee, and will include residential curbside, commercial yardwaste, and maintenance district waste.

Street Lighting

Street lighting intensities and locations will meet the City of Vallejo standards.

Fire Safety

Because the project is located in a valley, fairly isolated and surrounded by grasslands, fire safety is a particular concern. The following measures will be taken:

- A fire station site within the project area has been dedicated and payment of \$300,000 has been provided to the City of Vallejo. Funds from the Mello-Roos district and/or maintenance district will cover the ongoing operation costs of the City fire station, and funds from the Mello-Roos (other than from the initial offering) will be used for the purchase of trucks. The fire station site will be relocated to a point further up Hiddenbrooke Parkway and be combined with a police/emergency response substation and entry monumentation to create a controlled gateway at the crest of the parkway.
- A relay device for emergency communications will be located on the ridgeline of Sulphur Springs Mountain. To avoid visual impacts, this device will be screened with careful siting and landscaping.

Police Services

The City of Vallejo Police Department will provide police protection to the project, and will have space within the fire station for police functions.

Educational Services

The project area is part of the Vallejo City Unified School District. A 16-18 acre elementary school and park site at the southern end of the project will be dedicated for development by the School District and the Greater Vallejo Recreation District. This school/park will serve the Hiddenbrooke project. In addition, a privately owned and operated day care center will be located in the village center.

CIRCULATION

All development is required to meet the circulation standards of the City. Additional environmental review, and/or additional studies, and associated review fees may be required as part of future subdivision and/or unit plan approvals to insure adequate capacity and facilities are provided.

Roads

The primary access route to Hiddenbrooke will begin near the intersection of Interstate 80/American Canyon Road/McGary Road within Napa County. This intersection and other portions of the freeway interchange will be upgraded by the project and other benefitting developments to include landscaping, striping, traffic controls and widening, and to meet the standards of Cal Trans, Napa and Solano Counties, and the City of Vallejo. An encroachment permit will be required from Napa County as part of overall agreement for interchange improvements, cost-sharing mechanisms and scheduling of improvements. The City and the project sponsor have entered into an agreement related to the interchange improvements. A Joint Powers Agreement or other mechanism mutually agreed upon by these agencies will establish the responsibility for the maintenance of this road. The access road will then wind southeasterly into

the developed portion of the site. It will provide a safe, comfortable and open country road for those entering and leaving Hiddenbrooke.

This access road will serve as the "arterial" of the project which will carry the heavier volumes of traffic going to and from the golf clubhouse and the village center. Heavy trucks serving these facilities will be restricted to this road only.

Taking off from this arterial will be two "collector" roads that will enter into the primary residential areas, and will stretch down the length of the valley. From these roads, smaller residential roads will feed off to serve the individual lots and projects. Many of these roads will be cul-de-sacs.

Although no development is proposed in this SP for the adjacent PG&E properties, it is possible some development may occur in the future consistent with the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation. In anticipation of this possibility, a future road alignment at the southern end of the project is provided.

For emergency access, a road is provided through the PG&E properties to link up with St. John's Mine Road and Columbus Parkway.

Bicycles

Bicycle paths are incorporated into the road system within the project, and off-street bicycle racks will be provided at all commercial and recreational facilities.

Golf Carts

As is typical with other residential projects that are oriented around golf courses, golf carts will use the road system in some areas. To avoid conflicts with other vehicles, these areas will be clearly signed and road crossings will be clearly marked.

Pedestrians

Throughout the commercial core of the project, wide pedestrian walkways and plazas will be common and will connect the various commercial and recreational facilities to encourage walking. These walkways and plazas will include attractive street furniture for seating. Where they cross roads, crosswalks shall be provided. Standard City sidewalks will be provided in the Phase II, III and IV residential areas. Finally, the open space areas will provide hiking trails that will enable pedestrians to circle the project on the edge of the development.

Controlled Access

An entry gatehouse will be located at a stop sign beyond the crest of Hiddenbrooke Parkway. This gatehouse will be staffed on a 24-hour basis by private officers. These officers will maintain the entry gate to allow free passage of residents, employees, and club members, and to provide

monitoring of and directional assistance to visitors. The operational program of the gatehouse will be developed by Hiddenbrooke and the City to insure the public streets, the regional trail system, public open space and recreation areas and other public facilities within the project are accessible to the public. A municipal services district supported by Hiddenbrooke property owners or other such funding mechanism may be used for enhanced police and fire services.

LANDSCAPING

The goal of the landscaping program is to preserve the spatial sense of the valley, to convey a sense of privacy and seclusion, while providing in areas of intense activities the softening and protective qualities of a green landscape. This is accomplished by leaving the upper hillsides and ridges in their present form as open grasslands with the reintroduction of oaks, and developing a mantle of irrigated and drought-resistant landscape on the valley floor and lower hillsides only. (Minimizing the amount of water on the steeper slopes also furthers the goal of minimizing sliding and soil instability.) Additional landscaping will be provided in vegetation corridors disturbed or altered by the project.

While irrigation will necessarily be the key to establishing the landscape in the valley, especially the golf course turf, the long-term intensity of irrigation is to be minimized by the use of native and drought-tolerant plants wherever practical. Public areas, the grounds of commercial facilities, and parks are to be designed within guidelines such as those in Bulletin 209 of the California Department of Water Resources' "Plants for California Landscaping, a Catalog of Drought Tolerant Plants". Private owners will be offered similar guidelines for the development of their individual properties.

The entrance roadway is to be a divided road with landscaping within its median and along its roadsides. Fences rural in character will mark its right-of-way boundaries from the freeway up to the saddle that is the entrance to the valley. The first half of this ascent will be planted as open oak woodland, with widely dispersed groves of native California live oak and massed native understory shrubs such as Ceanothus. These are strategically placed to baffle negative views off-road, and to favorably direct views of the surrounding hillsides and ridges. Wildflowers will be hydroseeded on the ground plane of low, natural meadow grasses. At the entrance approach from Interstate 80, and again at the summit of the road groves of mature olive trees will be planted as a simulation of previous agricultural settlement and as a way of enhancing the overall landscape.

As the road descends into valley, the informal pattern of vegetation becomes organized as a formal avenue planting of large scale canopy trees, and a regular, continuous planting of native ground cover and low shrubs which are ornamental in character. The entrance to the Phase I residential area is accentuated by a broadleafed canopy tree such as magnolia, which will occur in the median as well as in generous lawn areas and formal perennial beds on both sides of the road, tying in with the landscape of the adjacent 18th fairway.

The creek running the length of the valley will retain its stands of willows, with additional riparian trees (e.g., ash, alder, poplar, as well as new willows). Areas that show scouring, but not of a scale to require engineered correction, will be protected with rock set in natural patterns and

inter-planted with native riparian species, such as ferns, horsetails, watercress and perennial grasses.

Smaller tributaries to the creek will be most apparent where they cross the golf course. They will be generally left within their existing meandering course, but will have their banks rounded and planted with turf or low grasses to make the bed more visible. Their beds will be lined randomly with low shrubs and with gravel and stones of various sizes for a picturesque form and to slow water flow. The final landscaping schemes for the creek and its tributaries will be part of the approvals from the Corps of Engineers.

The basic landscape for the golf course will be its fully irrigated turf of cold season grasses, which are mostly hybrid blues and ryegrasses. In addition, the fairways will be delineated by a natural, informal planting of trees which are a blend of native live oaks mixed with riparian trees such as alder, London plane and California sycamore and other trees which are selected for their fall color, flowers, or their round-headed canopy shape -- such as pistache, California pepper, plum, olive and camphor. The edges of the fairways are seeded with a variety of taller native California perennial grasses which are drought tolerant and provide a natural transition up the side slopes to native ground cover and shrubs. Lakes and ponds will have turf banks where they are next to fairways; elsewhere their banks will be low shrubs and ground covers that will protect the banks, restrict access, but allow views.

The commercial and community facilities and the multi-family residential sites will be required to have designed landscapes that will be reviewed by the City during the unit plan process for their compatibility with the golf course and for their ability to act as buffers between the single family areas. Individual residential owners will be offered guidelines for developing their own landscape and garden plans. Owners with lots adjacent to the public open space areas will be offered guidelines for security landscaping. Their projected use for landscape water will be reviewed by the City for compatibility with their specific geologic locations.

The open grass-covered hills that surround Hiddenbrooke above the residential-recreational community are to remain significantly unchanged as dedicated open space. Fire considerations will, however, require that the grass be kept low for a margin of at least one hundred feet from any developed property. This will be done either by continuing the existing grazing or by mowing. Trailways through the open space will provide public access to this area.

NATURAL RESOURCES

Once the project is developed, it will retain all seven habitat areas that are currently found within the project area. While some of these types will be altered or reduced in size, all will be maintained and protected with as minimal impacts from development as feasible.

Grasslands

Grasslands will still be the predominant habitat in the project. They will cover the upper hillsides, and will be found on the lower hillsides around estate lots and in areas of landslides. The

grasslands will encircle the development providing uninterrupted habitat with adjacent grassland outside the project area.

Rocky Hilltops

Aside from the restaurant and the emergency and cable television repeaters, the rocky hilltops will remain untouched by development. Since this habitat is favored by golden eagles, impacts on these raptors should be small.

Oak-Bay Groves

Many of the linear groves will be removed through development. However, efforts will be taken to retain the healthy trees with saplings, and to consider placement of development to lessen impacts from slope stabilization and drainage alteration.

Riparian

The project will impact a portion of the existing riparian habitat along Sulphur Springs Mountain and its tributaries. However, it will also protect and enhance the habitat with additional native species and ongoing maintenance. In addition, any changes to the riparian corridor will have to be approved by the U.S. Army, Corps of Engineers and the California Department of Fish and Game, and will have to be mitigated to satisfy the resource agencies.

Agricultural Land

The grasslands that will surround the development as permanent open space could be used for grazing. A portion of the existing walnut orchard will be preserved in the Tri-City and County Agriculture and Open Space area.

Exotic Species

The existing exotic plantings near the residences at the end of St. John's Mine Road and the mine remnants will not be disturbed by the project.

Eucalyptus Groves

The eucalyptus trees within the open space areas that are healthy will be retained with particular care given to those trees that could provided nesting sites for raptors.

To protect the habitats further from the impacts of development, the following measures will be taken:

- A project-wide leash law program shall be developed and implemented.

- No structural improvements shall occur within 100 feet of either side of Sulphur Springs Creek. In the Orchards section within the Tri-City and County Cooperative Planning Area for Agriculture and Open Space, the set back is 150 feet.

SECTION 4. DEVELOPMENT STANDARDS

GENERAL

- All development within the project area shall comply, at a minimum, with the following regulations:
 - Building and Construction Ordinance, including Excavations, Grading and Filling Ordinance (Chapter 12.40, Vallejo Municipal Code) and Building Security (Chapter 12.48, Vallejo Municipal Code);
 - Zoning Ordinance, including Planned Development Districts, Regulations and Procedures (Part VI, Vallejo Municipal Code); Performance Standards Regulations (Chapter 16.72, Vallejo Municipal Code); and Hillside Development Guidelines District (Chapter 16.54, Vallejo Municipal Code);
 - City of Vallejo Improvement Standards;
 - Current edition of the Uniform Building Code, as adopted by the City;
 - Current edition of the Uniform Fire Code, as adopted by the City;
 - City of Vallejo Administrative Rule 7.6;
 - Requirements of the Vallejo Sanitation and Flood Control District;
 - Requirements of the California Department of Fish and Game;
 - Requirements of the Regional Water Quality Control Board;
 - Requirements of the U.S. Army, Corps of Engineers;
 - State of California Title 24 and 25;
 - Requirements of the California Department of Transportation;
 - Requirements of the Solano County Mosquito Abatement District;
 - Requirements of the Bay Area Air Quality Management District;

- Requirements of the following utility providers or their successors:
 - City of Vallejo Water System;
 - Pacific Gas & Electric;
 - Pacific Bell;
 - TCI Cablevision;
 - Vallejo Garbage Service, Pacific Rim;
 - City of Vallejo Fire Department development standards; and
 - Requirements of the Environmental Protection Agency or its assign in the implementation of the Clean Water Act.
- All development shall reflect the rural character of the site; and shall enhance, rather than detract, from the area's natural beauty.
- The rural character shall be reflected in street names, landscaping, street fixtures and fencing.
- The project shall maintain and enhance the natural topography of the site, except where there is a safety hazard.
- The most intense development shall be located on the valley floor with diminishing intensity up the hillside slopes.
- The overall residential density shall not exceed 1.2 units per acre.
- The general architectural theme shall be that which reflects traditional California architecture.
- The protection of significant views from all properties shall be considered by the City through the unit plan approval process in the design of all structures.
- All structural improvements except retaining walls, golf course paths, bridges and supports, shall be setback a minimum of 100 feet on either side of Sulphur Springs Creek to form a natural and undisturbed riparian corridor. In the Orchards section of the Tri-City and County Cooperative Planning Area for Agriculture and Open Space, the setback is 150 feet.
- Defensible design techniques shall be used in all site, landscaping and building design.

SITE TRANSFORMATION

- The natural topography shall be conformed to wherever feasible, except when the repair of unstable soils is required.

- All existing landslides that will affect development shall be repaired.
- Existing bedrock outcrops shall not be altered.
- Existing oak-bay and eucalyptus groves in open space areas should be protected and maintained by the following methods:
 - Alteration of existing groves shall be avoided where feasible, especially when they provide nesting for raptors.
 - Unhealthy trees shall be removed and replaced with saplings of appropriate species.
 - Downslope effects from slope stabilization and drainage shall be avoided.
 - In grassland areas used for grazing, oak-bay groves shall be fenced.

RESIDENTIAL

These standards are applicable to all areas of the land use where residential uses are the primary uses.

Hiddenbrooke is organized into 27 neighborhoods. The specific development standards for these neighborhoods has three components in the SP. First, due to the need to maintain flexibility in the future as the residential areas develop, individual neighborhoods are identified. General residential product types have been envisioned for each of these neighborhoods in terms of "preferred" and "alternative" uses. Second, conceptual development criteria examples are provided as a policy framework for future development. Third, specific standards for single family detached, multi-family, duplex, and cluster units are provided.

To insure the high quality of the project, Hiddenbrooke Design Guidelines will be developed by Hiddenbrooke and approved by the City as part of the first unit plan application for residential development. These guidelines will address the following: Imagery and identity; site amenities; fences, walls, and other monumentation elements; main entry gate; street landscaping criteria; and architectural design criteria.

FIGURE 3: NEIGHBORHOOD MATRIX

Neighborhood	Preferred Land Use	Alternative Land Use
M-A (1)	Courtyard Cluster	Single Family, Semi-Custom, Upslope Split
M-A (2)	Single Family	Courtyard Cluster
M-B	Semi-Custom, Downslope Split	Large Custom, Single Family
M-B (Parcel 9)	Semi-Custom	Duplex, Sr Golf View, Zero-lot Patio
M-C	Custom	Semi-Custom
M-D	Custom, Semi-Custom	Duplex, Single Family
M-D (Inbound)	Single Family	Semi-Custom, Custom
M-E	Zero-lot Patio	Duplex, Semi-Custom, Custom, Single Fmly
M-F (Parcel 7)	Zero-lot Patio	Townhouse, Courtyard Cluster, Semi-Custom, Single Family
M-G (Parcel 8)	Zero-lot Patio	Courtyard Cluster, Overnight, Semi-Custom, Townhouse, Single Family
M-H (1)	Single Family	Semi-Custom
M-H (2) (Parcel 10)	Golf Villa	Zero-lot Patio, Duplex
M-I (Parcel 1)	Overnight	Townhouse, Zero-lot Patio
M-K (Parcel 2)	Courtyard Cluster	Single Family, Townhouse, Zero-lot Patio, Overnight
M-L	Overnight	Condominium, Townhouse, Zero-lot Patio
SVLP-A	Single Family	Zero-lot Patio, Courtyard Cluster, Semi-Custom
SVLP-B (1)	Single Family	Zero-lot Patio, Courtyard Custom, Semi-Custom
SVLP-B (2)	Single Family	Duplex, Zero-lot Patio
SVLP-C	Single Family	Semi-Custom, Custom
SVLP-D	Custom	Semi-Custom
SVLP-E	Zero-lot Patio	Courtyard Cluster
SVLP-F	Single Family	Custom, Zero-lot Patio
SVLP-G	Single Family	Duplex, Courtyard Cluster, Zero-lot Patio
SVLP-H	Combo Condominium	Townhouse, Golf Villa, Courtyard Cluster
SVLP-I	Zero-lot Patio	Townhouse, Downslope / Upslope, Courtyard Cluster
SVLP-J	Single Family	Custom, Semi-Custom
Orchards	Single Family	Duplex, Zero-lot Patio, Custom, Semi-Custom, Courtyard Cluster, Upslope

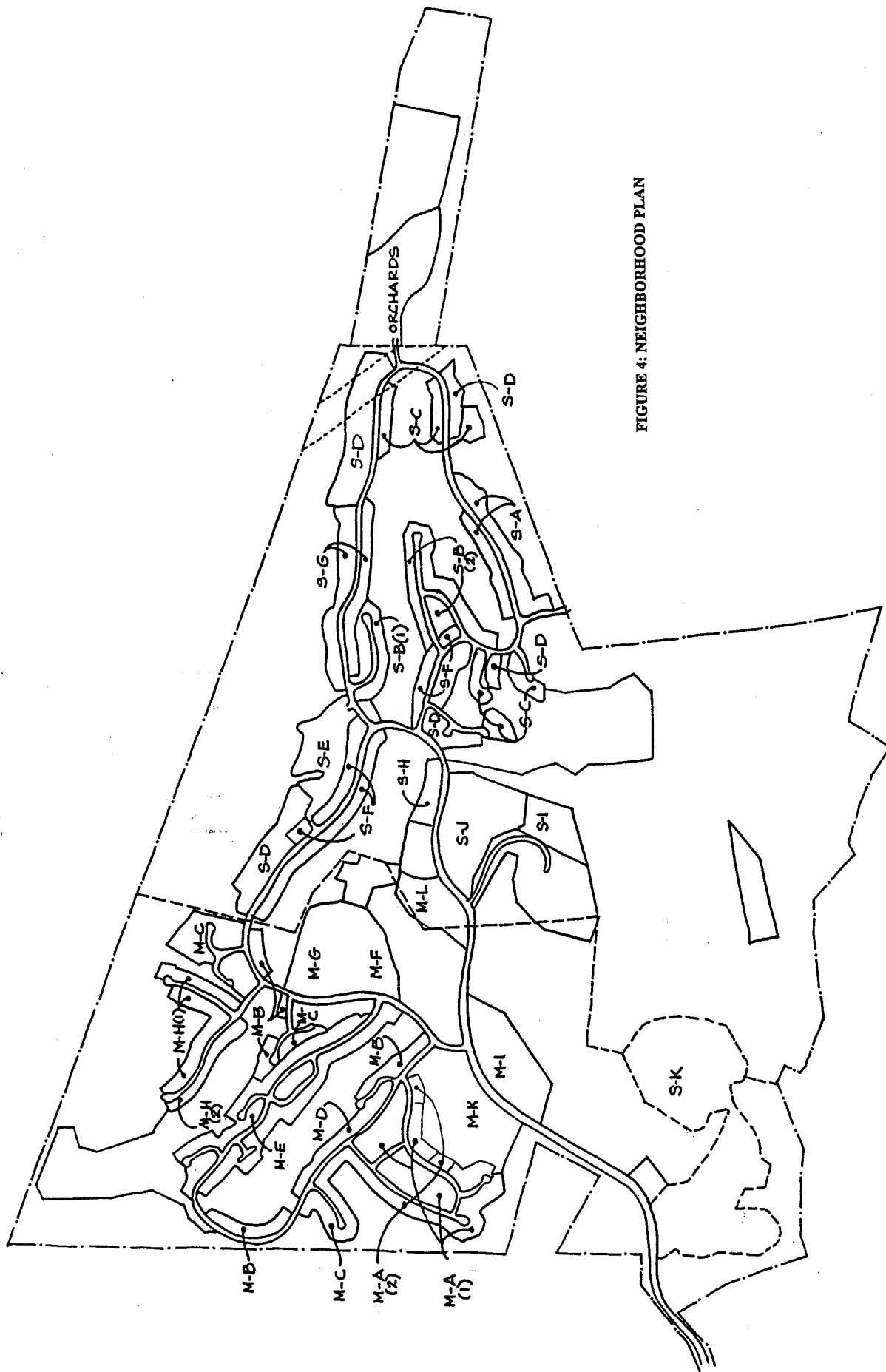


FIGURE 4: NEIGHBORHOOD PLAN

General Standards

■ *Permitted uses (* indicates the uses as defined in the Vallejo Zoning Ordinance)*

- Single-family detached units;
- Single-family attached units;
- Multi-family attached units;
- Orchards;
- Grazing;
- Essential services*;
- Second family residential*.

■ *Energy conservation*

- Residential units shall be sited to take advantage of passive solar heating techniques, when consistent with the requirements of Titles 24 and 25.
- Where optimum siting is not possible, residential units shall be designed with overhangs, such as eaves, on east, south and west elevations.
- All buildings shall be equipped with energy and water conservation features.

■ *Landscaping*

- Drought-resistant landscaping shall be used within the front yards of all single-family detached and attached units and in the overall landscaping plans for multi-family units, elementary school and essential services.
- One street tree shall be installed for each 50 feet of street frontage, or one street tree shall be installed for every residential lot, whichever is the smaller.
- A minimum of 100 feet of fire resistant landscaping and maintained grasslands shall be used adjacent to open space areas in compliance with City standards. The 100-foot band will not be irrigated unless required by the Fire Department.

■ *Lighting*

Lighting in the residential areas shall be located at all intersections and wherever necessary for traffic safety.

■ *Signage*

- One sign per residence with name and street number, not exceeding one square foot in area, may be permitted.

- One sign, not exceeding 15 square feet in area, may be permitted for other permitted uses.
 - Each residence shall have one street number sign with lighted 4-inch numbers.
 - A sign program for sales and advertising shall be prepared by the developer and/or builders for approval by the City, and all builders shall abide with the program to avoid cluttered and unattractive signage.
- Outdoor storage of boats, trailers, recreational and off-road vehicles shall be prohibited.
- Fire, police and emergency medical alarm systems shall be provided for every residential unit.
- Each elevation of a residential unit or structure shall be treated consistently in terms of architectural design, materials, and details.
- Residential units shall be compatible with neighboring units in terms of architectural design and scale.
- Drainage setbacks shall meet the standards of the Vallejo Sanitation and Flood Control District.
- Measures and/or programs to maximize the quality of stormwater runoff shall be used in the development concept for each lot.
- Driveways shall not be on inside curves.
- Satellite dishes, television and radio antennas and other outdoor communication devices, except as required by those uses defined as essential services, shall not be permitted.
- Residences fronting on collector roads shall be set back to mitigate noise impacts.
- Residential units shall not be converted to commercial units, except for home occupations as defined and regulated by the Vallejo Municipal Code.
- The number of residential units in Phase I shall not exceed 773. The number of residential units in Phases II and III shall not exceed 708. The number of residential units in Phase IV shall not exceed 70. The final number and type of lots shall be determined by the City through the subdivision process to insure that an adequate mix of unit types is provided throughout the project.
- Six inches of top soil (imported from outside the project area) shall be provided to each residential lot by the home builder(s) prior to occupancy of the residential unit. The imported soil shall meet the City's specifications.

- Buyers of residential lots shall be notified by the owner(s) of the City's requirement for supplemental geotechnical studies.

Specific Standards — Single Family Detached Lots

- The unit types within this category include:
 - Single family: a merchant builder home, usually three to four plans with multiple elevations.
 - Zero-lot patio: zero-lot or angled "Z"-lot line merchant builder homes with yards to one side with a borrowed easement.
 - Golf villa: small lots featuring merchant builder homes with golf views.
 - Semi-custom: a custom builder building variations of a "spec" home.
 - Custom: a true custom built home.
 - Downslope or upslope split-level: merchant builder homes or individual custom homes built on a lot split elevationally into two pads.
 - Senior golf view: merchant built single-story (or downstairs master bedroom) homes, three to four plans with multiple elevations, with golf view.
- The architectural character of the single family residential neighborhoods shall be in keeping with the overall architectural quality established for the project and consistent with the Hiddenbrooke Conceptual Development Criteria and the Design Guidelines.
- Maximum number of primary dwelling units per lot shall be one.
- No structure shall exceed 35 feet in height, as defined in the Vallejo Municipal Code.
- Lot size and setbacks shall be determined during the unit plan approval process and based on the type of unit designated for a specific neighborhood.
- *Permitted accessory structures*
 - Garages;
 - Greenhouses and lath houses (non-commercial);
 - Gazebos;
 - Storage buildings;
 - Guest houses;
 - Second family residential units (with separate unit plan approval);
 - Servant quarters.

- No individual accessory structure shall exceed 1,200 square feet. The cumulative square footage of all accessory structures shall not exceed 50% of the lot's total front, side, and rear yard area.
- Tennis courts, swimming pools and spas are permitted.

Specific Standards — Duplex and Cluster Units

- The unit types within this category include:
 - Duplex: merchant built homes attached with a common wall on one flat pad or lot.
 - Courtyard cluster: four to six small lots around a small drive off a collector street.
- The architectural character of the single family residential neighborhoods shall be in keeping with the overall architectural quality established for the project and consistent with the Hiddenbrooke Conceptual Design Criteria and the Design Guidelines.
- No structure shall exceed 35 feet in height, as defined by the Vallejo Municipal Code.
- Lot size and setbacks shall be determined during the unit plan approval process and based on the type of unit designated for a specific neighborhood.
- *Permitted accessory structures*
 - Garages;
 - Greenhouses and lath houses (non-commercial);
 - Gazebos;
 - Storage buildings;
 - Guest houses;
 - Second family residential units (with separate unit plan approval);
 - Servant quarters.
- No individual accessory structure shall exceed 800 square feet. The cumulative square footage of all accessory structures shall not exceed 50% of the lot's total front, side, and rear yard area.
- Swimming pools and spas are permitted.

Specific Standards — Multi-Family Units (Townhouse and Condominium)

- The unit types within category include:
 - Condominium: attached housing.

- Townhouse: attached housing with fee simple land ownership.
 - Combo condo: a mixture of flats, two-story end units, and carriage units or flats over garages with six to eight units per structure.
 - Overnight stay condo: a condominium or townhouse rented out for overnight stay guests.
- The architectural character of the single family residential neighborhood shall be in keeping with the overall architectural quality established for the project and consistent with the Hiddenbrooke Conceptual development Criteria and the Design Guidelines.
- Each residential unit shall be provided with a minimum of 300 square feet of private and usable open space.
- Carports shall not be permitted.
- Setbacks for all structures shall be determined during unit plan review of individual projects.
- Accessory structures and recreational amenities shall be determined during unit plan review of individual projects.
- No structure shall exceed 35 feet in height, as defined by the Vallejo Municipal Code.
- Multi-family projects shall be oriented to prevent traffic impacts on roads primarily serving the single family areas.
- Multi-family projects shall not front directly onto the main access road, and shall use screening to minimize traffic impacts.
- Multi-family projects, when adjacent to single family areas, shall be comparable in scale, materials and architectural detail.
- Pedestrian access throughout the multi-family projects shall be provided to link up with the overall project's circulation system.
- Parking requirements for multi-family projects shall comply with Chapter 16.62, Vallejo Municipal Code.

COMMERCIAL

These standards are applicable to all areas and facilities on the land use plan where commercial uses are the primary uses, such as the village center and the restaurant.

- *Permitted uses (*indicates those uses as defined in the Vallejo Zoning Ordinance)*
 - Food and beverage retail sales (including offsite sale of alcoholic beverages)*;
 - Eating and drinking establishments (including onsite sale of alcoholic beverages)*;
 - Finance, insurance and real estate services*;
 - Personal services, general*;
 - Retail services, general*;
 - Hotel*;
 - Day care services;
 - Community education and recreation*;
 - Postal services*;
 - Cultural exhibits and library services;
 - Religious assembly;
 - Automobile service stations;
 - Essential services*.
- Setbacks for all structures shall be determined during unit plan review of individual projects.
- No structure shall exceed 35 feet in height, as defined by the Vallejo Municipal Code.
- *Landscaping*
 - Drought-resistant landscaping shall be used in the landscaping plans for all commercial facilities.
 - One street tree shall be installed for a minimum of each 25 feet of street frontage.
 - Landscaping of off-street parking shall include one tree for a maximum of each 25 feet along parking rows and a landscape planter at the end of each parking row.
 - Off-street parking shall be buffered from the street and other uses by landscaped berms no more than three feet high.
 - Landscape buffers shall be used between commercial uses, such as the hotel, and residential areas.
- Public pedestrian walkways and seating areas shall be provided in all commercial areas with pedestrian linkages to recreational uses, such as the golf club.
- Bicycle racks shall be provided off-street in all commercial areas.

- *Lighting*
 - Street lights shall be located at all intersections and a minimum of every 200 feet in all commercial areas.
 - Lighting for commercial facilities shall be determined during unit plan review of individual projects.
- Parking requirements for commercial facilities shall comply with Chapter 16.62, Vallejo Municipal Code.
- *Signage*
 - Every commercial facility or complex shall have a sign program that will be reviewed as part of the unit plan review of individual projects.
 - All signage shall be consistent with the overall architectural theme of the project.
 - Signage shall not exceed one-half square foot per one foot of building frontage.
 - No pole signs shall be permitted.
 - No free-standing monument sign shall exceed 10 feet in height.
 - Directional signage shall be provided to recreational facilities.
- Every commercial building shall be equipped with intrusion alarms which will be monitored by a central receiving station.
- Drive-up windows shall not be permitted.

RECREATIONAL

These standards are applicable to all areas and facilities on the land use may where recreational uses are the primary uses, such as the golf course and swim and tennis center.

- *Permitted uses (*indicates those uses that are defined in the Vallejo Zoning Ordinance)*
 - Golf course;
 - Golf clubhouse (including conference and banquet facilities, food and beverage sales and on-site sale of alcoholic beverages);
 - Driving range;
 - Swim, tennis, and fitness center (including food and beverage sales and on-site sale of alcoholic beverages);
 - Day care services;

- Community education and recreation*;
 - Trailheads;
 - Essential services*.
- The golf course shall be a minimum of 18 holes and shall be developed to championship standards.
- Setbacks from all structures shall be determined during unit plan review of individual projects.
- No structure shall exceed 35 feet in height, as defined by the Vallejo Municipal Code, except for the golf club building which may reach a maximum height of 50 feet and golf club accessory buildings which may reach a maximum height of 40 feet.
- *Landscaping*
 - Drought-resistant landscaping shall be used in the landscaping plans for all recreational facilities.
 - One street tree shall be installed for a minimum of each 25 feet of street frontage, except where such trees would block views.
 - Landscaping of off-street parking shall include one tree for a maximum of each 25 feet along parking rows and a landscape planter at the end of each parking row.
- Public pedestrian walkways and seating areas shall be provided in all recreational areas, including pedestrian linkages to all commercial facilities.
- Bicycle racks shall be provided off-street in all recreational areas.
- *Lighting*
 - Street lights shall be located at all intersections and every 200 feet in all recreational areas.
 - Lighting for recreational facilities shall be determined during unit plan review of individual projects.
- Parking requirements for recreational facilities shall comply with Chapter 16.62, Vallejo Municipal Code.
- *Signage*
 - Every recreational facility or complex shall have a sign program that will be reviewed as part of the unit plan review of individual projects.

- All signage shall be consistent with the overall architectural theme of the project.
- Signage shall not exceed one-half square foot per one foot of building frontage.
- No pole signs shall be permitted.
- No free-standing monument sign shall exceed 10 feet in height.
- Directional signage shall be provided to commercial facilities.

OPEN SPACE

These standards are applicable to all areas and facilities on the land use plan where open space uses are the primary uses, such as active parks and public trails, open space and passive recreation areas.

- *Permitted uses (*indicates those uses that are defined in the Vallejo Zoning Ordinance)*
 - Parks;
 - Elementary schools;
 - Ballfields;
 - Tot lots;
 - Picnic grounds;
 - Essential services*;
 - Grazing;
 - Trails;
 - Orchards.
- Minimum of 659 acres shall be reserved for open space uses.
- No structure shall exceed 35 feet in height, as defined by the Vallejo Municipal Code.
- *Landscaping*
 - Drought-resistant and fire resistant materials shall be used in all developed open space areas.
 - Street trees shall be installed at a minimum of every 50 feet of street frontage, except in those areas where such trees would block views.
- Minimum of 5.2 miles of trails shall be provided within the project area.
- Bicycle racks shall be provided off-street in all developed open areas.

■ *Signage*

- Public and private developed open space areas shall be clearly designated by signage.
- Four square feet in signage area shall be permitted for every 100 feet of street frontage.
- When public open space is adjacent to privately owned land, the latter shall be clearly signed.
- Fire-resistant landscaping shall be used in open space areas adjacent to residential areas in compliance with City standards.

COMMUNITY SERVICES

■ *Utilities*

- All utility easements shall be dedicated to the appropriate service providers.
- All utility lines shall be placed underground.
- All other utility structures and facilities shall be undergrounded where feasible; where not feasible, these structures and facilities shall be screened and landscaped.

- All bridges and culverts shall comply with the standards of Caltrans or Vallejo Sanitation and Flood Control District, whichever is more stringent.

■ *Fire*

- Paved streets to building sites shall be provided prior to issuance of building permits to each site.
- All buildings shall be equipped with automatic fire alarm systems linked through the telephone.
- All buildings shall have non-combustible roofs.
- During the subdivision process, fire access to open space areas shall be provided.
- Residents shall participate in fire prevention and Home Alert programs.

CIRCULATION

- *Streets*
 - Storm runoff from streets shall not drain into unlined swales.
 - Traffic patterns shall offer opportunities for visual monitoring for crime prevention purposes.
 - Streets shall be designed following accepted traffic engineering principles governing geometrics, safety and traffic carrying capacity to avoid the creation of traffic hazards.
 - Adequate off-street parking shall be provided in commercial and recreational areas.
- *Bicycles*
 - Designated bike paths shall be on arterial and collector streets.
 - Bike paths shall meet Caltrans standards.
 - Bike paths shall be clearly signed.
 - Tire-proof grates shall be provided over all drainage inlets where bicycle traffic occurs.
- Sidewalks and crosswalks shall be provided in all residential, commercial and recreational areas, except sidewalks may be omitted in the Phase I single-family residential areas.
- Golf cart crossings shall be clearly marked.
- Sites for potential regional and local public transit facilities shall be designated during the subdivision process at the golf course, village center and trailheads.

SECTION 5. IMPLEMENTATION

PROJECT PROCESSING

The Hiddenbrooke project has gone or will go through a number of processing steps before the physical development of the site can begin. The following is a brief summary of each of the major steps:

Environmental Review

A program Environmental Impact Report (EIR) for the project was prepared in accordance with the California Environmental Quality Act (CEQA) and the City of Vallejo's "Guidelines and Procedures for the Implementation of CEQA". This EIR was certified as adequate by the Vallejo City Council on April 28, 1987. This document will be used as a resource by the City, Solano County, other government agencies and the general public to assess the environmental impacts that could result from the different levels of development described herein. If the City requires it, then additional environmental review will be undertaken. An example of this additional review is the Addenda to the Final EIR that were prepared for the 1990, and 1995 amendments to this SP. For the 1999 amendment, the SEIR and Addendum were prepared. The Mitigation Monitoring and Reporting Program for the 1999 amendment was adopted as conditions of project approval by the City Council.

General Plan

On September 15, 1987, the City Council designated the Sky Valley project area "Residential - Low Density", and found the SP consistent with the goals and policies of the Vallejo General Plan.

Specific Plan

On September 15, 1987, the City Council approved the Specific Plan as the policy statement for the areas and the guide for all future development. The SP was amended on July 18, 1989, August 14, 1990, March 10, 1992, September 26, 1995 and February 9, 1999.

Zoning

The entire Hiddenbrooke project area is zoned MUPD, Mixed Use Planned Development. This zoning allows the innovative development of the area through the Master Plan (which is the same as this SP) and the Unit Plan process.

Development Agreements

A development agreement was entered into between the City of Vallejo and the project sponsor for the project area excluding the Orchards. This agreement insures that the development will proceed in a timely and orderly manner with adequate infrastructure and public services provided. It also insures that the project will proceed as approved by the City no matter who is the ultimate developer of all or parts of the project. Another development agreement was entered into between the City and Orchards owner to provide for the school/park, open space and recreation improvements in the Orchards as part of the Vallejo City Unified School District, Greater Vallejo Recreation District, and Tri-City and County Cooperative Planning programs.

Napa County

Because the project's primary access route will be off of the Interstate 80/American Canyon Road interchange and will continue into the valley through Napa County, certain agreements and permits will be required by the County. An encroachment permit, grading permit and maintenance agreement may be required. In addition, the City of Vallejo and the project sponsor have entered into an agreement which provides for the improvement of the interchange.

Annexation

The Sky Valley project area was annexed to the City of Vallejo on March 30, 1988.

Williamson Act

Much of the open space lands were dedicated to the City. When this occurred, the Williamson Act contracts were automatically canceled. For the remaining contracted lands, the cancellation process was concluded by the City Council in August 1990.

Subdivisions

The project site has been subdivided to create residential, commercial, institutional and open space parcels in three Phases. This action was carried out in compliance with the Subdivision Map Act and the City of Vallejo's regulations. Additional subdivision actions may be required to accommodate the variety of housing types described herein.

Design Review

Because the project is a Planned Development, final detailed design review will occur through the Unit Plan process as described in the City of Vallejo Zoning Ordinance. The unit plans will describe the specific building and landscaping design and land uses for small parts of the project as proposed conceptually in this SP (which is also the Planned Development Master Plan for the project). These design plans will emphasize the blending of structures and landscaping into the natural environment of the valley. Design review will also occur by way of a design review committee established by the CC&R's.

Other Agencies

In addition to the City of Vallejo, Solano County LAFCo and Napa County, other public agencies will need to approve or has approved certain aspects of the project. These agencies include the following:

- U.S. Army Corps of Engineers: Alterations to the riparian habitat.
- California Department of Fish and Game: Alterations to Sulphur Springs Creek.

- California Department of Transportation: Improvements to I-80/American Canyon Road interchange.
- Vallejo Sanitation and Flood Control District: Improvements for sanitary sewers and storm drainage.
- Greater Vallejo Recreation District: Improvements within the public open space and recreation areas.

PHASING

The development of the project shall occur in four phases (which reflect ownership, not timing) in six years. Smaller phases may occur within these as part of individual tentative map applications and unit plan applications.

- *Phase I*
 - Golf course and golf club;
 - Community services, such as water, sewer and other utilities, to serve the phase;
 - Project trunk lines for sewers;
 - Access road into the project;
 - Collector and residential roads to serve the phase;
 - 773 residential units;
 - Driving range;
 - Emergency communications and cable television repeaters;
 - Emergency access road to Lake Herman Road.
- *Phase II*
 - Community services to serve the phase;
 - Roads in the residential and commercial areas;
 - 624 residential units;
 - Village commercial area;
 - Swimming, tennis and fitness center;
 - Child care.
- *Phase III*
 - Community services to serve the phase;
 - Residential roads;
 - 84 residential units;
 - Restaurant.

■ *Phase IV*

- Community services to serve the phase;
- Residential roads;
- 70 residential units;
- School / park;
- Tri-City and County recreational improvements.

FINANCING

The financing for the project's construction and maintenance will generally take four forms: private funds, maintenance district, Mello-Roos funds, and development fees and revenues. Each of these types is briefly explained below. Then each project facility and land use is listed along with the proposed type of construction financing and maintenance responsibility.

Private

The developer will secure his or her own funds without any involvement or commitment from the City of Vallejo.

Maintenance District

Private maintenance districts may be formed to maintain a variety of elements of the project, such as common landscaping. Only those who benefit from such maintenance will be required to pay for it.

Mello-Roos

The Mello-Roos Community Facilities Act allows local governments to create districts for financing the construction and/or maintenance of public facilities. Money is raised by a district by levying a special tax on units or uses within the district only.

Development Fees and Revenues

The City of Vallejo charges a number of fees during the development process. These fees help mitigate the costs of providing new services to new development. In addition, new projects create revenues for the City through sales and property taxes. These revenues also support the expansion of services.

Homeowners' Association

Some of the residential areas may use homeowners' associations to provide maintenance for common private open space areas and/or private roads.

FIGURE 5: FINANCING TABLE

Facility / Use	Construction Responsibility	Construction Financing	Maintenance Responsibility	Maintenance Financing
Fire	City	City	Maintenance District	
Golf course, support facilities	Developer	Private	Private	Private
Golf club	Developer	Private	Private	Private
Open space (landscaped)	Developer	Mello-Roos	City	Maintenance District
Open space (undeveloped), trails, trailheads	Developer	Mello-Roos	City	Maintenance District
Open space (Orchards)	Developer	Private	City	Maintenance District
Other utilities	Developer	Mello-Roos	Utilities	Utilities
Park	GVRD	Mello-Roos	GVRD	Maintenance District
Park site	Developer	Mello-Roos	NA	NA
Residential (single)	Developer	Private	Private	Private
Residential (multi)	Developer	Private	Maintenance District or HOA	Maintenance District or HOA
Restaurant	Developer	Private	Private	Private
Roads	Developer	Mello-Roos	City	Maintenance District
School site	Developer	Private	NA	NA
School	VCUSD	Mello-Roos or mitigation fees	NA	NA
Sewers (on-site)	Developer	Mello-Roos	VSFCD	Maintenance District
Sewers (off-site)	Developer	Mello-Roos	VSFCD	Maintenance District, VSFCD
Storm drains, lakes, creeks (golf course)	Developer	Private, VSFCD	Private	Private
Storm drains, lakes, creeks	Developer	Mello-Roos	Maintenance District, VSFCD	Maintenance District, VSFCD
Tennis/swim center	Developer	Private	Private	Private
Village	Developer	Private	Private	Private
Water (off-site)	Developer	Development fees	City	Development fees
Water (on-site)	City	Mello-Roos	City	Maintenance District

SECTION 6. ADDITIONAL PROGRAMS AND STUDIES

The 1987 EIR identified additional programs and studies that have been completed as part of the development review process. These programs included: construction material transportation; geotechnical studies; landslide monitoring program; riparian habitat enhancement and maintenance program; grassland management program; construction impact mitigation program; emergency evacuation program; mercury contamination program; and alternate transportation program. The SEIR included other mitigation measures to be undertaken as part of the Orchards project. These measures are included in the Mitigation Monitoring and Reporting Program and are a condition of approval of the project.

APPENDIX 1:

Hiddenbrooke Conceptual Development Criteria

- . Single Family Detached
- . Single Family Small Lot Detached (4,000 - 5,000 sf)
- . Single Family Small Lot Detached (3,000 sf)
- . Hillside Lots
- . Courtyard Cluster
- . Single family Detached - Borrowed Easement
- . Terraced Zero-Lot
- . Zero-Lot
- . Carriage
- . Townhomes
- . Townhouse / Combo Condo
- . 8-Plex Attached Multi-Family

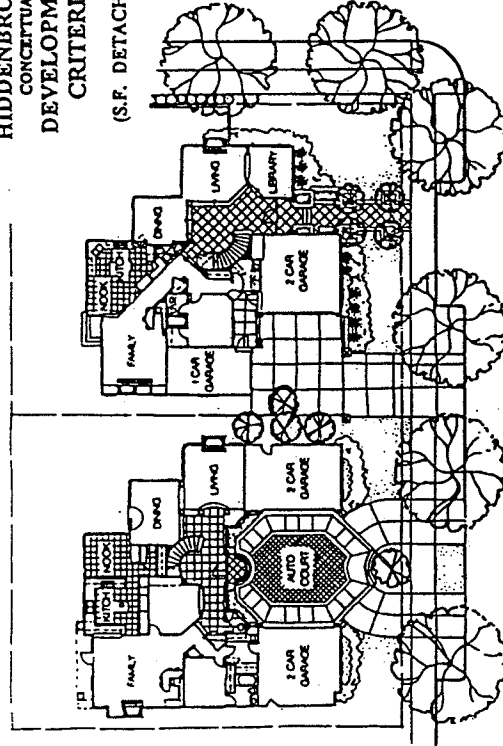
These criteria are offered as concepts only that could be presented to the City for consideration during the unit plan review process. Final design, including but not limited to unit types, setbacks, and lot coverage, will be determined through the unit plan approval process.

**DAHLIN GROUP
ARCHITECTS - PLANNERS**

1171 CROW CANYON ROAD
SAN MARCO, CA 94853
415-937-9286

**HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA**

(S.F. DETACHED)

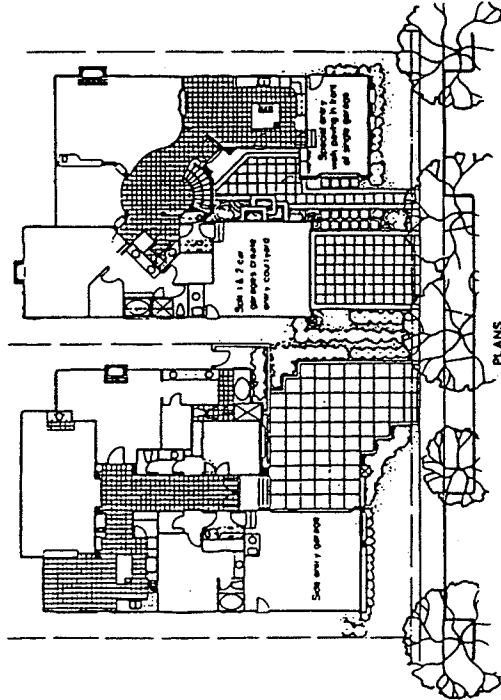


8000-12000, SQUARE FOOT LOTS

These are larger lot neighborhoods, typically with 8000 to 12000 square foot lots. With generally wider frontage, they can accommodate larger homes and more "spread out" plans. With wider frontage, plans can incorporate auto courts and "away" side garages to vary streetscape and de-emphasize garage doors. Roof forms may vary between cascading to first floor plates at the perimeter to more formal two-story perimeter plates.

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6000 SQUARE FOOT LOTS

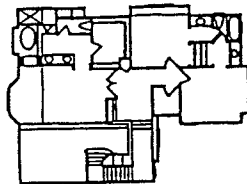
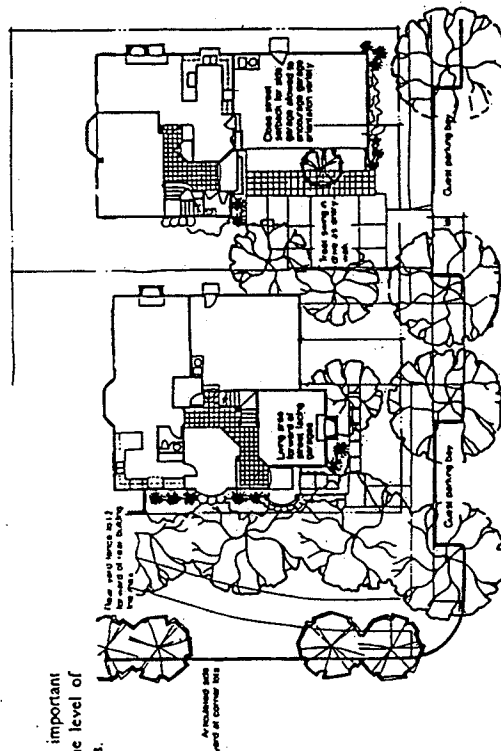
These are standard lot size, single family neighborhoods. These lots should generally be (60') wide at the building setback line. Key to the success of these neighborhoods is the articulation of building architecture particularly the front facade and side elevation of corner lots. Streetscapes should avoid the "three car garage, front door, living room window" repetition and employ side entry and split garages recessed back from the front of the home. Recessed garage doors and planting breaks between garage doors are required.

Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

To minimize garage door dominance of small lot streetscapes, front-facing garages set back from the home facade and side-entry garages are encouraged.

Building form and elevation should emphasize living areas and de-emphasize garage doors. Well articulated second stories pushed out over the garage doors are encouraged.

At corner lots, side elevations are very important and will be expected to have the same level of articulation and detail as front elevations.



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415/937-8784

HIDDENBROOKE CONCEPTUAL DEVELOPMENT CRITERIA

(S.F. DETACHED)

**S.F. SMALL LOT (DETACHED)
(4000-5000s.f. & SMALLER)**

Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

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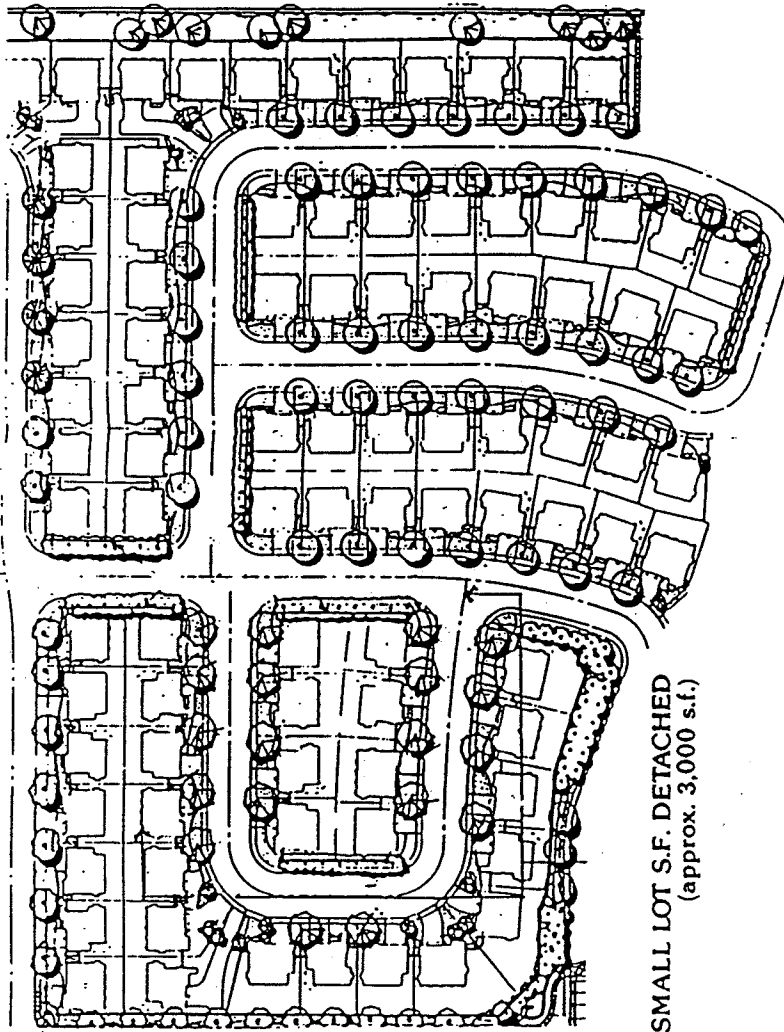
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DAHLIN GROUP
ARCHITECT-PLANNER

2611 CROW CANYON ROAD
SAN RAMON, CA 94583
415/937-3256

HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA

(S.F. DETACHED)



SMALL LOT S.F. DETACHED
(approx. 3,000 s.f.)

Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

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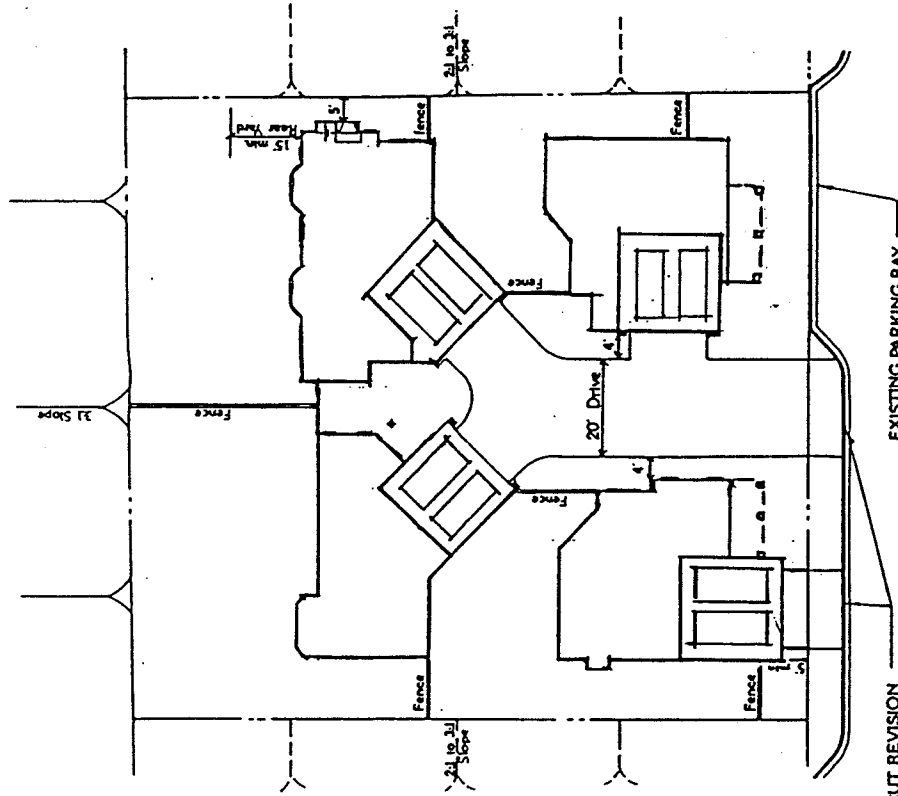
DAHLIN GROUP
ARCHITECTS-PLANNERS

871 CROW CANYON ROAD
SAN RAMON, CA 94583

(15431)-026

HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA

(S.F. DETACHED)



MINOR CURB CUT REVISION

Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

COURTYARD CLUSTER (S.F. DET.)

4 UNITS REPLACE 2 CONVENTIONAL LOTS (S.F. DET.)

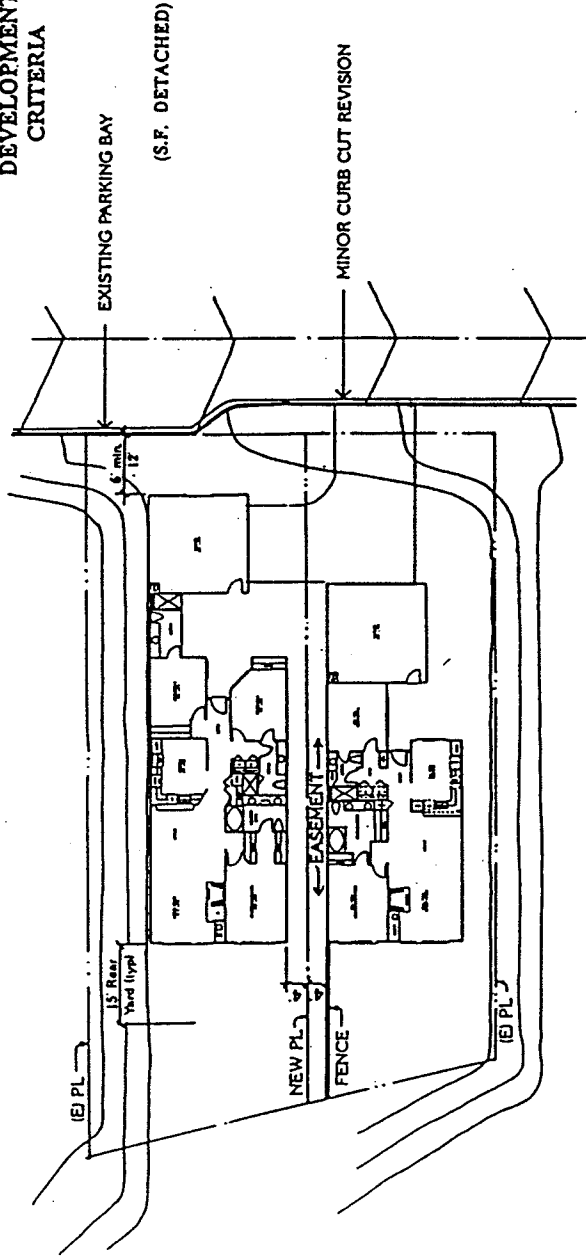
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DAHLIN GROUP
ARCHITECT-PLANNERS
3931 CROW CANYON ROAD
SAN RAMON, CA 94583
415/437-8286

HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA



SINGLE FAMILY DETACHED
BORROWED EASEMENT
28' WIDE PRODUCT ON 35'(MIN) PAD

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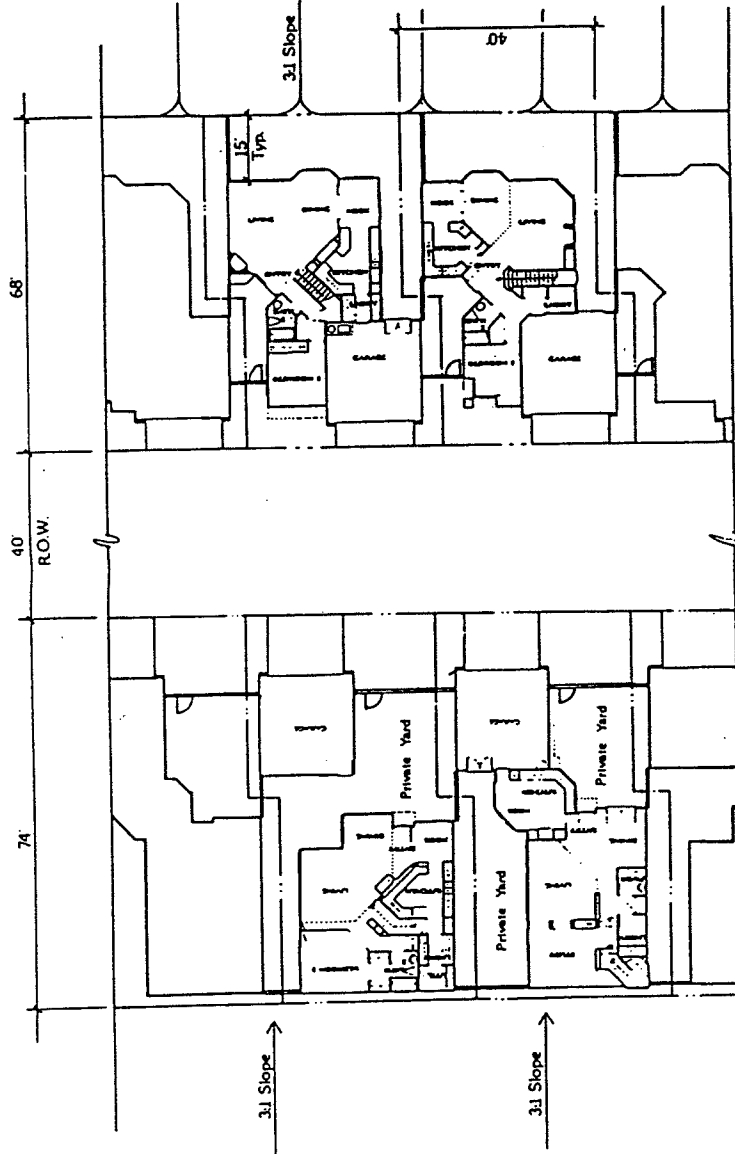
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CRITERIA

(S.F. DETACHED)



TERRACED Z-LOTS
(ZERO LOT LINE PRODUCT)
2 REAR FACING VIEW LOTS
2 FRONT FACING COURTYARD LOTS

Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

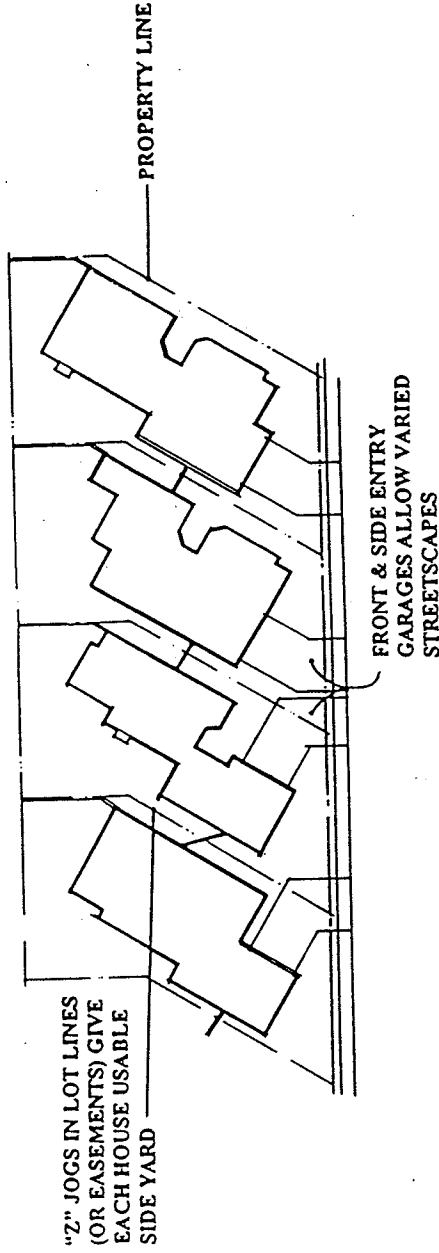
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DAHLIN GROUP
ARCHITECTS - PLANNERS
1411 CROW CANYON ROAD
SAN RAMON, CA 94583
415/437-8286

HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA

(S.F. DETACHED)



"Z" LOT S.F. DETACHED

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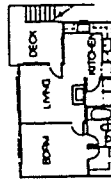
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DAHLLIN GROUP
ARCHITECTS - PLANNERS
 3871 CROW CANYON ROAD
 SAN RAMON, CA 94583
 415/937-4286

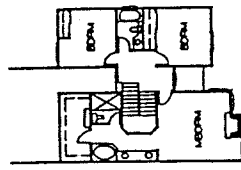
HIDDENBROOKE
 CONCEPTUAL
 DEVELOPMENT
 CRITERIA

(S.F. ATTACHED OR
 DETACHED)

These homes offer an alternative housing mix. Single family homes may, on their own lot, include a second unit. This unit may be used for adult members of an extended family household, domestic help, or simply as a rental unit. These secondary units can be located above rear-loading, rear lot side-loading, or semi-attached garages.



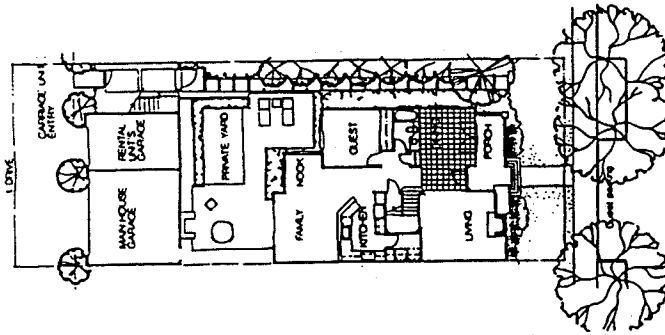
RENTAL OR CONDOMINIUM
 UNIT O' 3 CAR GARAGE



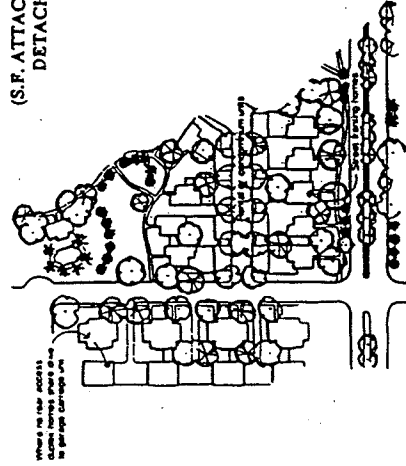
SECOND FLOOR

Alternatives in these areas may include a mix of smaller attached, larger single family detached, and duplex for-sale units.

Detached rear-loading or back of lot garages allow the neighborhood streetscape to present a traditional row of home facades where living area windows, second story balconies, entry doors, and front porches create an open, welcoming, and neighborly environment for the pedestrian stroller.



CARRIAGE HOME
 REAR ENTRY GARAGE ACCESS
 FRONT DOOR TO STREET



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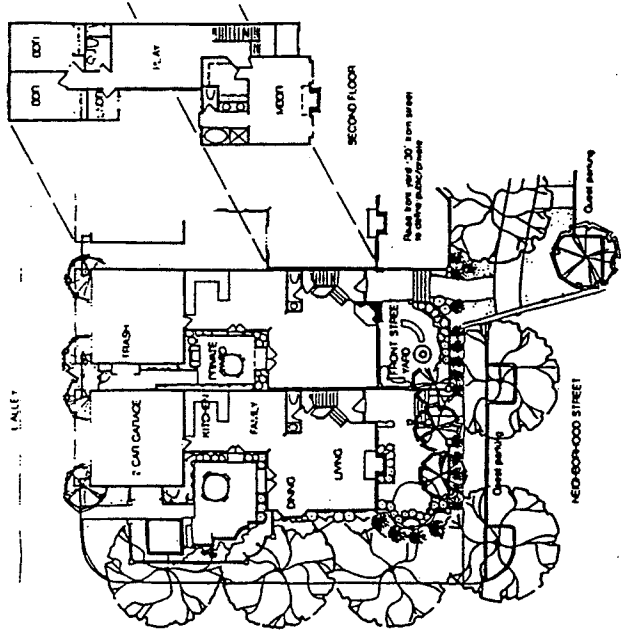
Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

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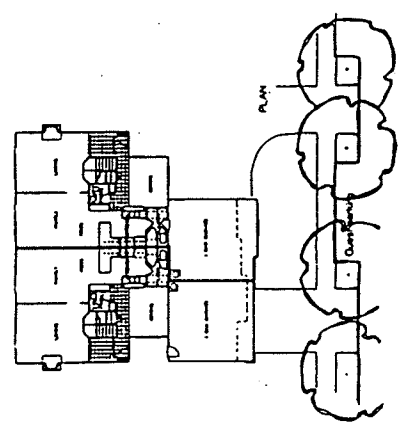
DAHLIN GROUP
ARCHITECTS - PLANNERS
1471 CROW CANYON ROAD
SAN ANTONIO, TX 78203
(512) 371-1181

**HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA**

(S.F. ATTACHED)
&
(MULTI-FAMILY
ATTACHED)



TOWNHOMES



DUPLEX

Duplexes allow a substantial increase in density while each two unit building presents the same height and mass of the surrounding single family buildings. Building form, fenestration, entries, and garage configurations that alternate front- and side-facing garages should emphasize this single family appearance rather than a two-unit row house.

Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

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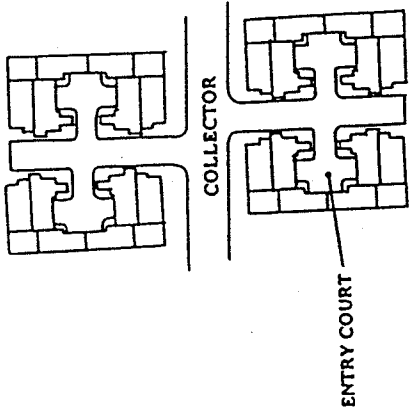
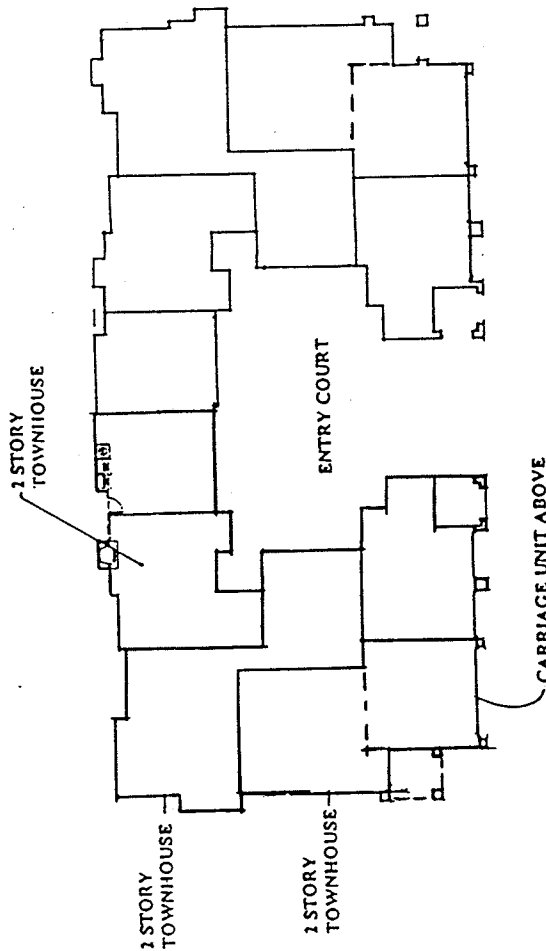
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ARCHITECTS - PLANNERS

1411 CROW CANYON ROAD
SAN RAPHAEL, CA 94901

415/437-1234

HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA

(MULTI-FAMILY
ATTACHED)



CONCEPTUAL SITE PLAN

8 PLEX TOWNHOME/COMBO CONDO
WITH CARRIAGE UNIT ABOVE

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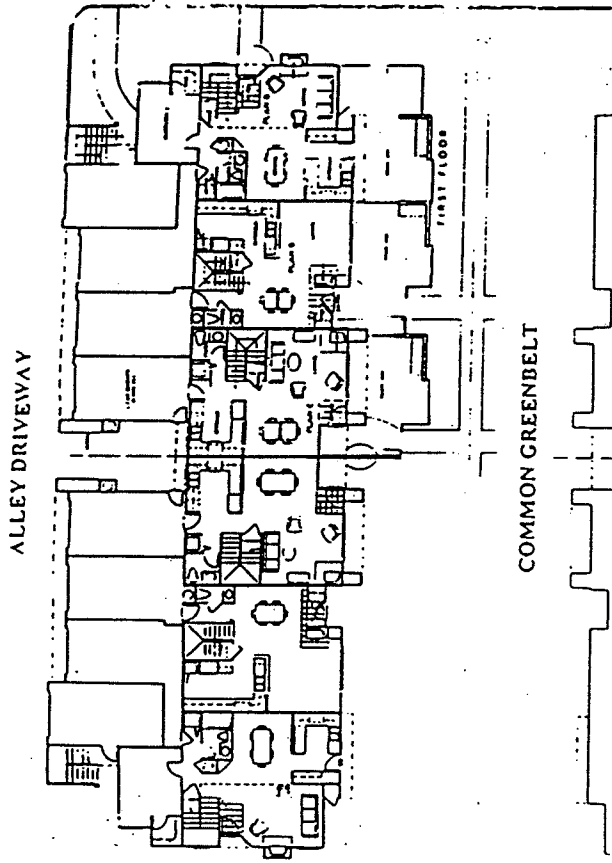
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1171 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 371-1244

**HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA**

(MULTI-FAMILY
ATTACHED)



8 PLEX ATTACHED MULTI-FAMILY

This higher density neighborhood combines two-story townhomes and flats into eight-plex buildings with each unit having a single enclosed garage. All units are accessed from and front onto a common green belt space. The townhomes have a private yard space whereas the flats have a private deck

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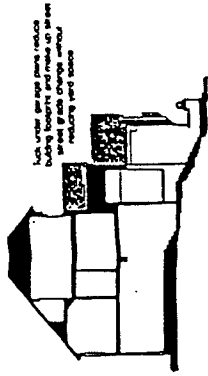
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DAHLIN GROUP
ARCHITECTS - PLANNERS

1871 CROW CANYON ROAD
SAN RAMON, CA 94583
(415) 371-0164

**HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA**

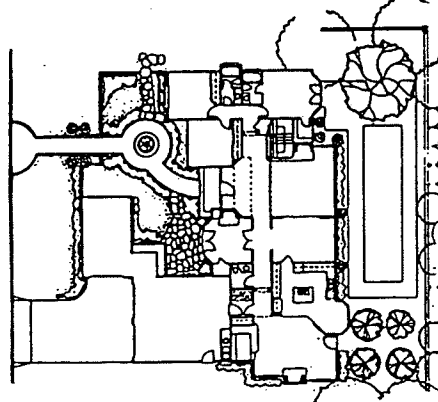
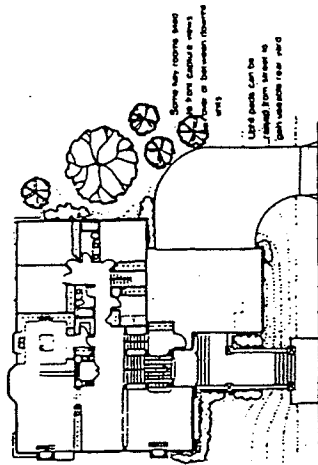
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HILLSIDE LOTS

These neighborhoods generally serve as a transition to open space. While these homes can enjoy spectacular views they are also the most visible homes. Street-facade architecture is as important here as other neighborhoods and the same articulation and de-emphasis of garage doors through split and side garages apply. Upslope split lots are encouraged to lessen grading impact. Particular attention shall be paid to lots on the downhill side of the street. These homes will present very visible rear elevations.

Visible rear elevations shall present a well-articulated architectural form. Generally on flat pad sites, second story areas should be limited to (60%) of the length of the rear elevation. Masses should be broken up and roof lines should cascade down to first floor plates at the sides. On downhill split pads where main living areas are on the second floor decks over first floor areas or first floor roof bands should be used to create a terracing mass stepping down the hill. Screen planting at rear yard should help to soften the view of the home from below while framing views from the house. Such planting should cascade down the hill and in some instances' transition into open space.



DOWNHILL HOME SECOND FLOOR PLAN

Consideration of floor area to increase second story for elevation impact

Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

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