



Hiddenbrooke

Specific Plan

Willie H. Waheed
160 Del Norte Drive
San Bruno, CA 94506

November 7, 2003

Re: Preliminary Review - proposed Minor Subdivision at 1797 Durrow Court, Lot 14
in Hiddenbrooke; APN 0182-204-050

Dear Mr. Waheed:

The City of Vallejo has completed the Preliminary Review of your proposal for a Parcel Map to split a 1.05 acre site into two parcels. One parcel is proposed to contain 0.55 acres, while the other parcel would contain 0.50 acres. Unfortunately the Planning Division cannot support the proposed subdivision for the following reasons.

1. The intent of the Hiddenbrooke Specific Plan is to have a wide range of lot sizes for single family homes. There are already a very limited number of large custom single family home lots in Hiddenbrooke that are at least one acre or larger. This proposal would serve to reduce this number even more.
2. The proposal is not in conformance with the land use designations in the Hiddenbrooke Specific Plan. The Hiddenbrooke Specific Plan identifies the area that this lot is located in as "SD", which allows custom or semi-custom single family homes. Subdividing this one acre site into two lots would serve to limit this site from being developed in the future with a one large custom single family home. The City would like to see this site be developed in the future with one large custom single family home.
3. Allowing this lot to be subdivided would set an unwanted precedent in Hiddenbrooke. If the City supported this request, other land owners would submit similar applications in the future requesting approval to subdivide their custom lots into smaller lots.

We hope this letter provides direction that will assist you in determining whether or not a Parcel Map application will be filed in the future.

Sincerely,

Rod Barger
Senior Planner



Hiddenbrooke

Specific Plan

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

Amended February 9, 1999

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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>
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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>
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OPEN SPACE

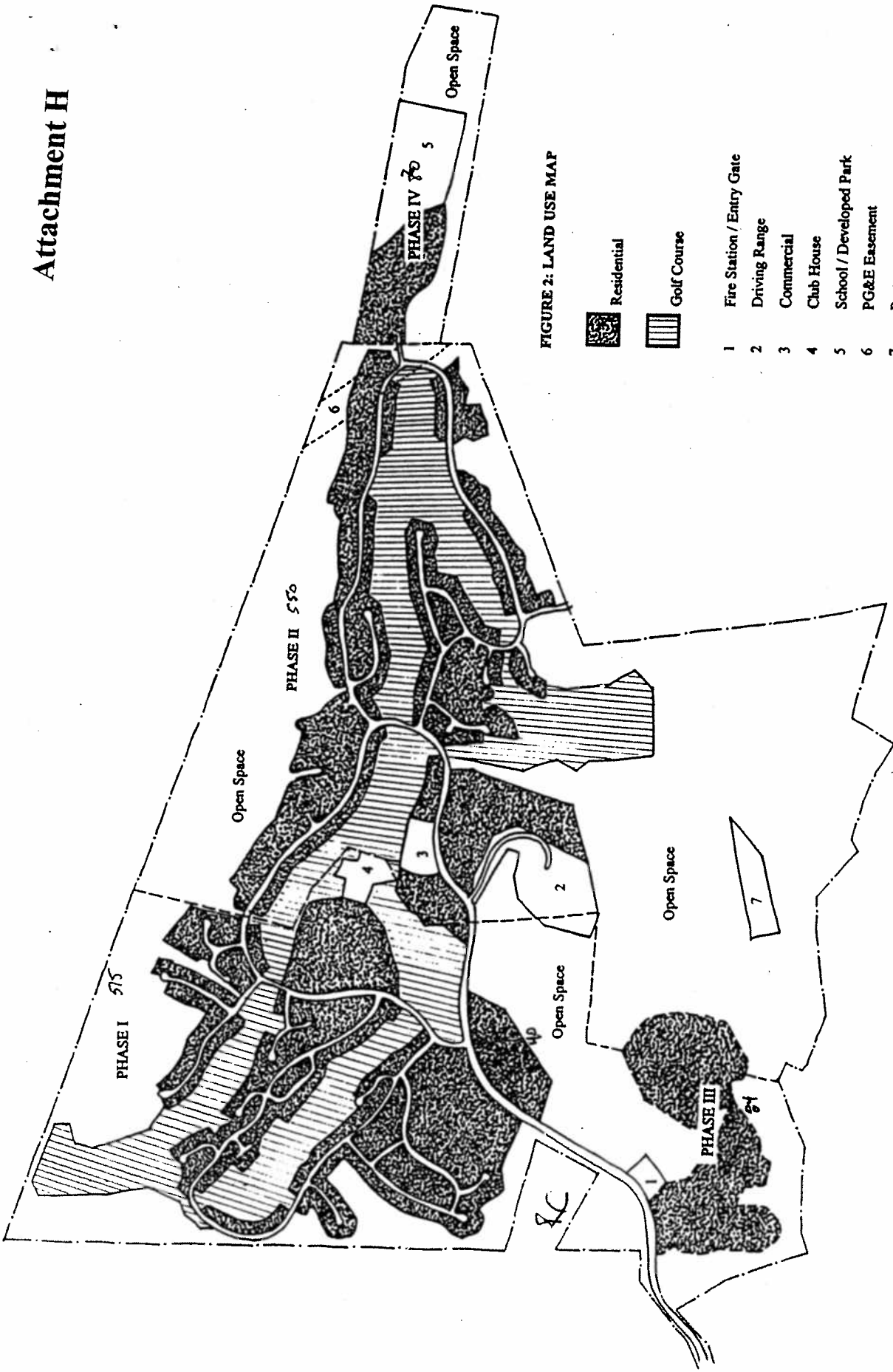
Public Open Space	659.0 acres
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OTHER

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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Attachment H



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 ryes. 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 1

SUMMARY OF LAND USES

RESIDENTIAL

Estate (2 acres)	15 units	30 acres*
Custom (11,000 sq. ft.)	483	122
Semi-custom (8,000 sq. ft.)	185	34
Zero-lot-line (5,000 sq. ft.)	156	18
Townhouse	292	45.5
<u>Total</u>	<u>1,131 units</u>	<u>249.5 acres</u>

COMMERCIAL

Village Center (20,000 sq. ft.) and Firehouse		3.5 acres
Condominium Hotel	350 units	8.5
Restaurant (10,000 sq. ft.)		3
<u>Total</u>		<u>15 acres</u>

RECREATIONAL

Golf Course		170 acres
Golf Club		3
Swim and Tennis, Child Care		6
School/Park		26
<u>Total</u>		<u>205 acres</u>

OPEN SPACE

Community Commons		110 acres
Public Open Space		520
<u>Total</u>		<u>630 acres</u>

OTHER

Streets, riparian corridor, neighborhood open space, public open space, trails, reception		239.5 acres
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PROJECT TOTAL

1,339 Acres

*These acreages are for general descriptive purposes. The final acreages will be determined during the subdivision process.

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

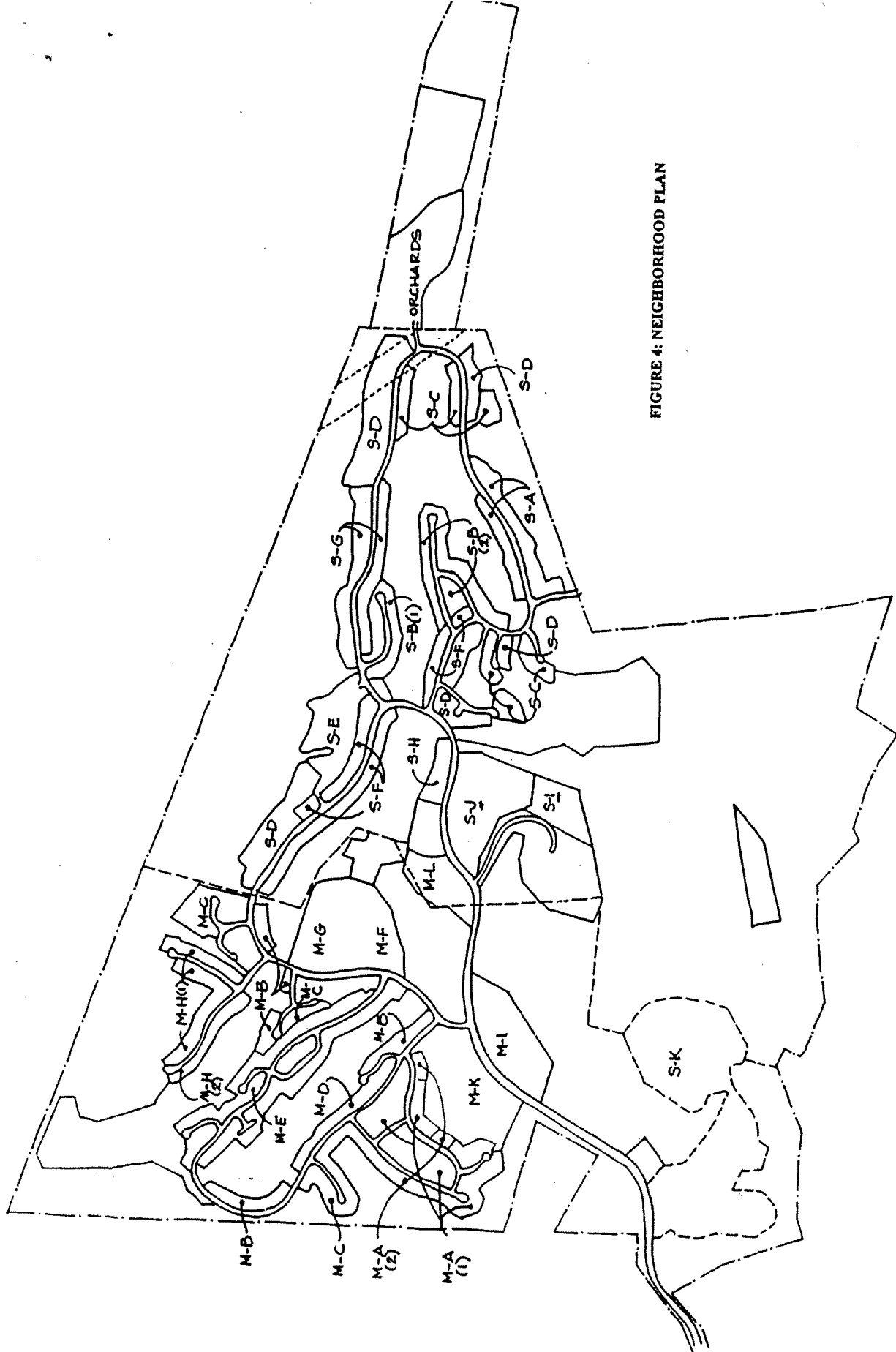


FIGURE 4: NEIGHBORHOOD PLAN

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:

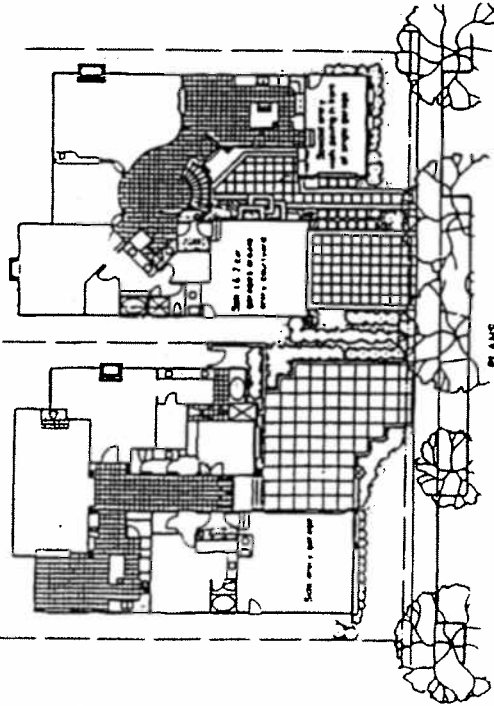
Hiddenbrooke Conceptual Development Criteria

- . 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.

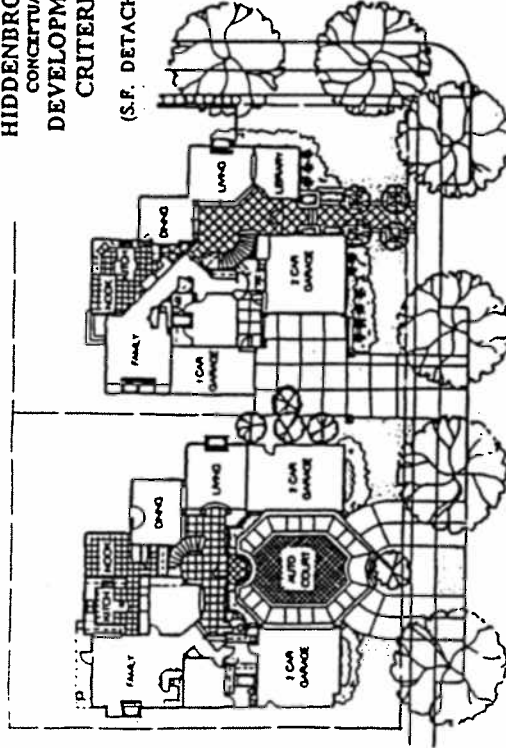
DAHLIN GROUP
ARCHITECT-PLANNERS
 1871 CROW CANYON ROAD
 SAN RAMON, CA 94583
 925/337-8284

HIDDENBROOKE
 CONCEPTUAL
 DEVELOPMENT
 CRITERIA
 (S.F. DETACHED)



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 planing breaks between garage doors are required.



8000, 10000, 12000, SQUARE FOOT LOTS

These are larger lot neighborhoods, typically with 8000 to 12000 square foot lots. With generally wider frontages, they can accommodate larger homes and more "spread out" plans. With wider frontages, 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.

DESCRIPTION | DATE | DRAWN
 REVISION | DATE | DRAWN

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.

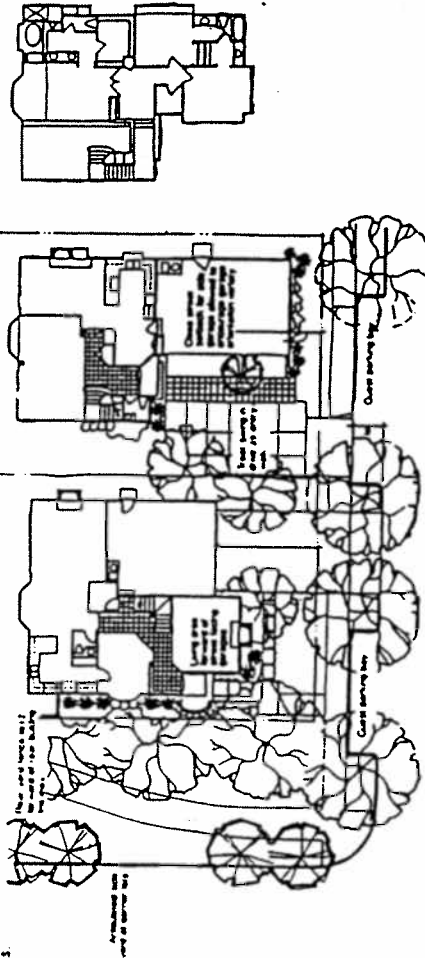
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 DATE | 02

10-11-12

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



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.

DAHLIN GROUP
ARCHITECT-PLANNERS
1471 CROW CANYON ROAD
SAN RAMON, CA 94583
415/237-8964

HIDDENBROOKE CONCEPTUAL DEVELOPMENT CRITERIA

(S.F. DETACHED)

DESCRIPTION DATE DRAWN
REVISION

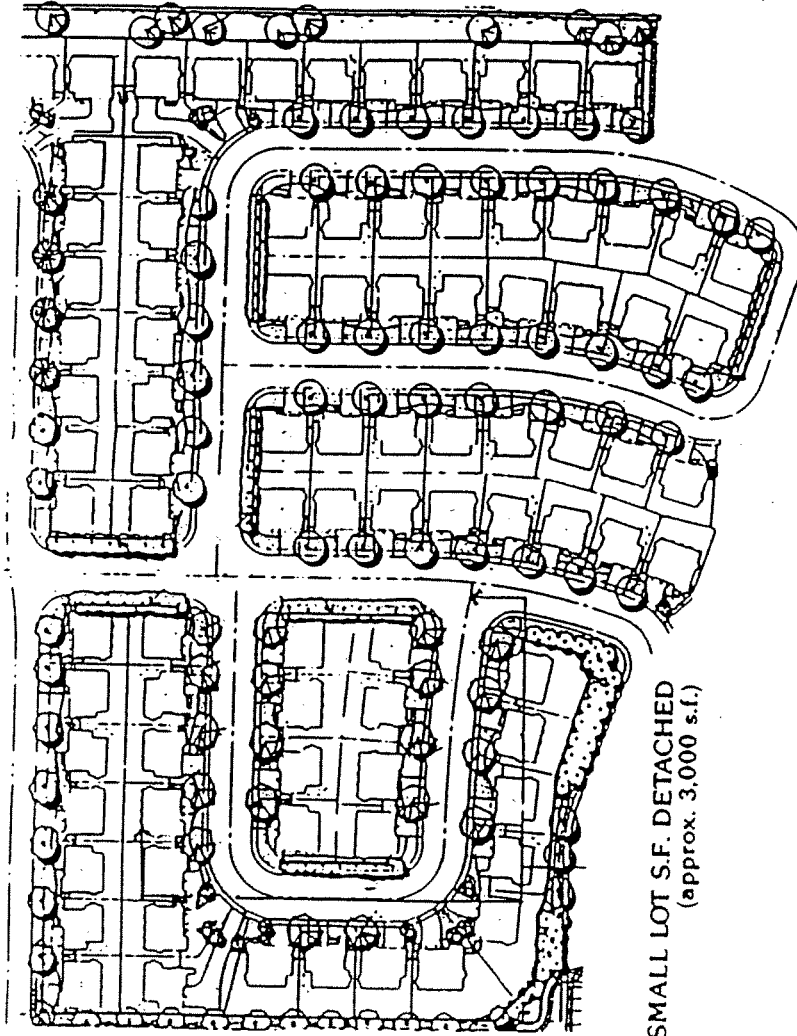
DESIGN	DATE
REVISION	DATE

DAHLIN GROUP
ARCHITECT-PLANNER

1171 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 371-4284

**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.

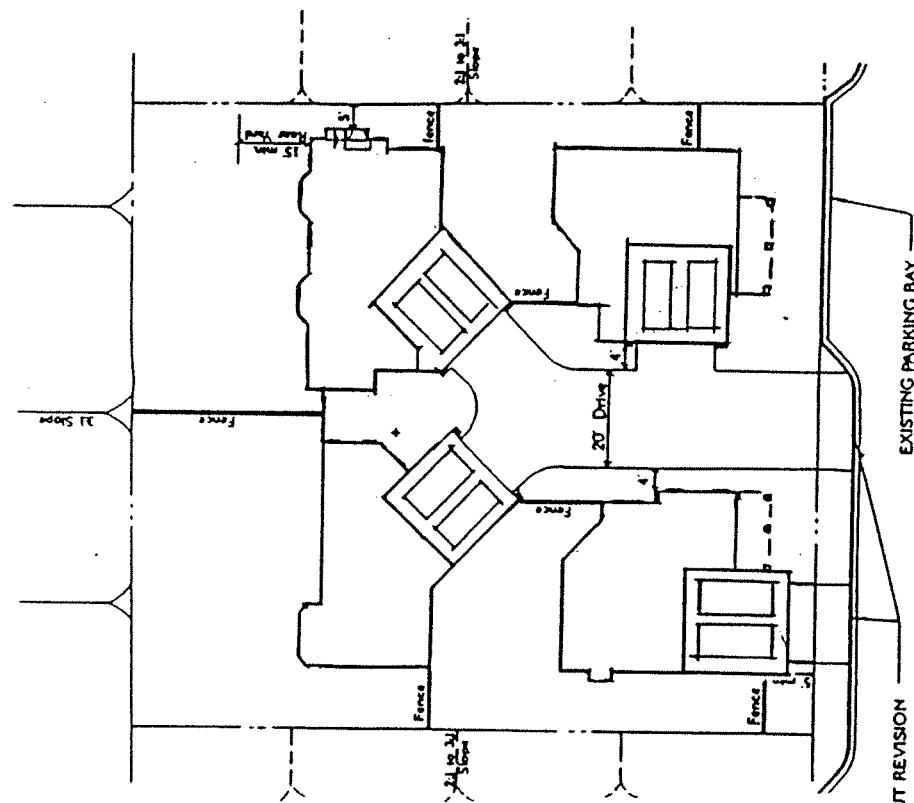
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BY: [Signature]

DATE: 11/10/03
BY: [Signature]

DAHLIN GROUP
ARCHITECTS - LANDSCAPE
1515 CROW CANYON ROAD
SAN RAMON, CA 94583
415/437-8284

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.

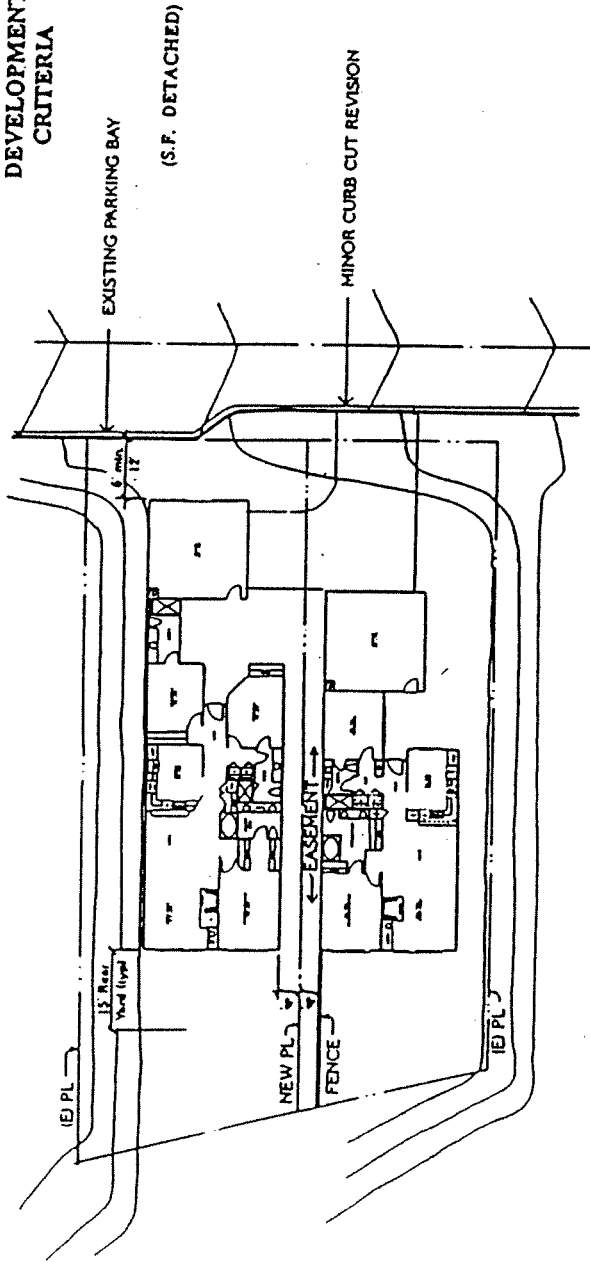
EXISTING PARKING BAY
COURTYARD CLUSTER (S.F. DET.)
4 UNITS REPLACE 2 CONVENTIONAL LOTS (S.F. DET.)

RESOLUTION DATE DRAWN
BY: 03/03/03

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CHECKED BY: [signature]
DATE: 03/03/03

DAHLIN GROUP
ARCHITECTS-PARCHALL
 1071 CROW CANYON ROAD
 SAN RAMON, CA 94583
 925/321-4384

HIDDENBROOKE
 CONCEPTUAL
 DEVELOPMENT
 CRITERIA



SINGLE FAMILY DETACHED
 BORROWED EASEMENT
 28' WIDE PRODUCT ON 36' (MINI) PAD

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

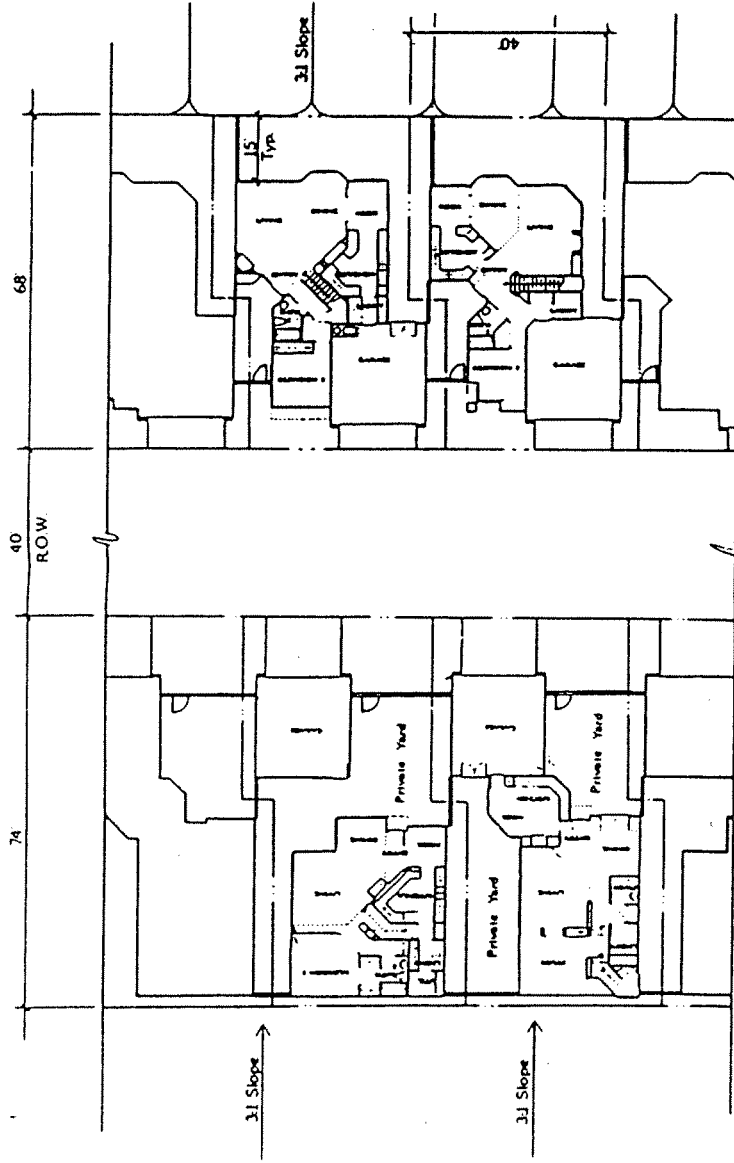
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DAHLIN GROUP
ARCHITECTS - PLANNERS
1571 CROW CANYON ROAD
SAN RAMON, CA 94583
415/937-2264

HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
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

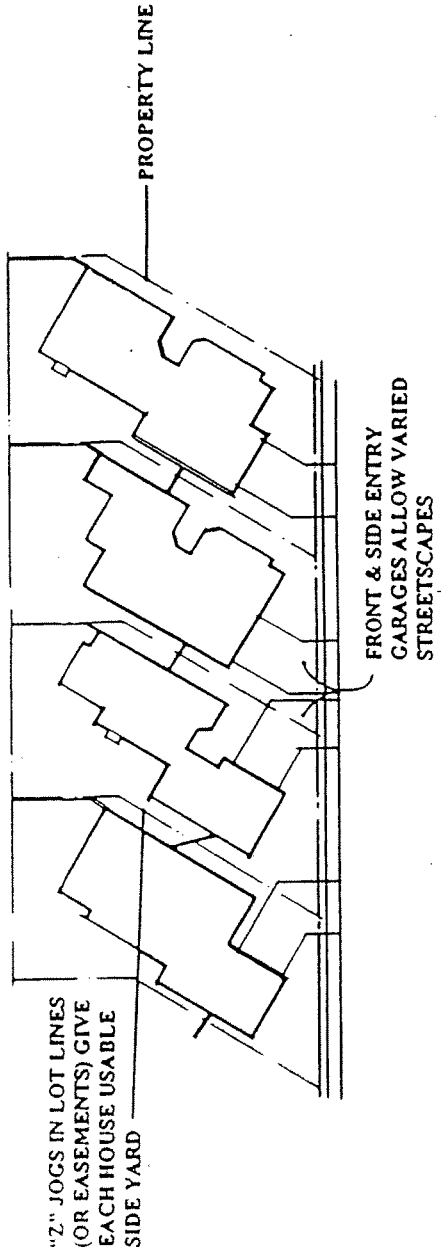
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DATE 9-2-21
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SCALE 1/20 DATE 02

DAHLIN GROUP
ARCHITECTS-PLANNERS
1871 CROW CANYON ROAD
SAN RAMON, CA 94583
415/327-8284

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CONCEPTUAL
DEVELOPMENT
CRITERIA

(S.F. DETACHED)



"Z" LOT S.F. DETACHED

DESCRIPTION	DATE	DRAWN
1/18/08		

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.

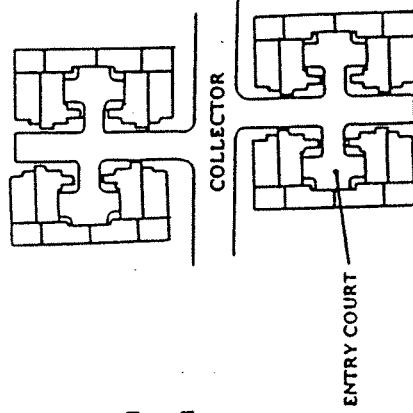
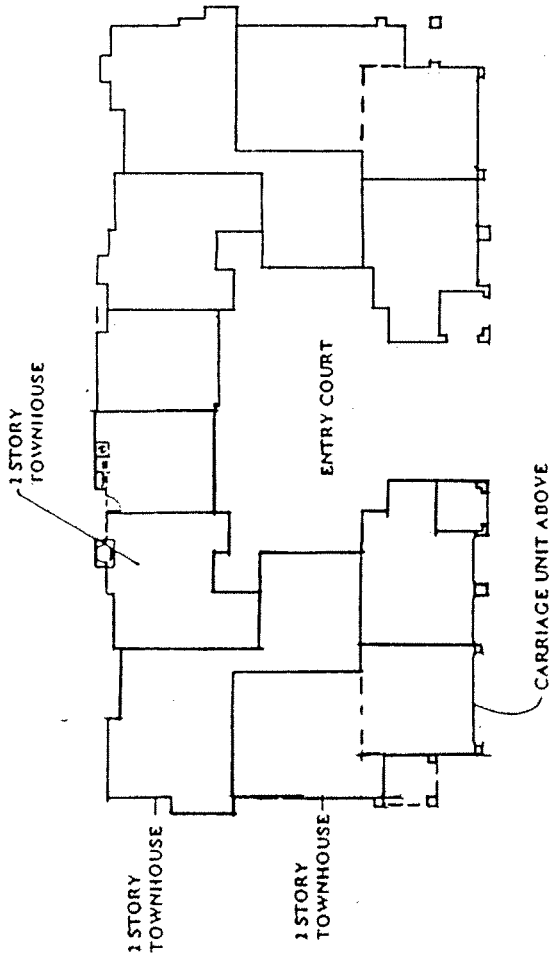
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CHECK	
DATE	02

DAHLLN GROUP
ARCHITECTS - PLANNERS

1111 CROW CANYON ROAD
SAN ANTONIO, TX 78203
(512) 371-2100

HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA

(MULTI-FAMILY
ATTACHED)



CONCEPTUAL SITE PLAN

8 PLEX TOWNHOME/COMBO CONDO
WITH CARRIAGE UNIT ABOVE

DESCRIPTION | DATE | DRAWN BY
HYDRA

SCALE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

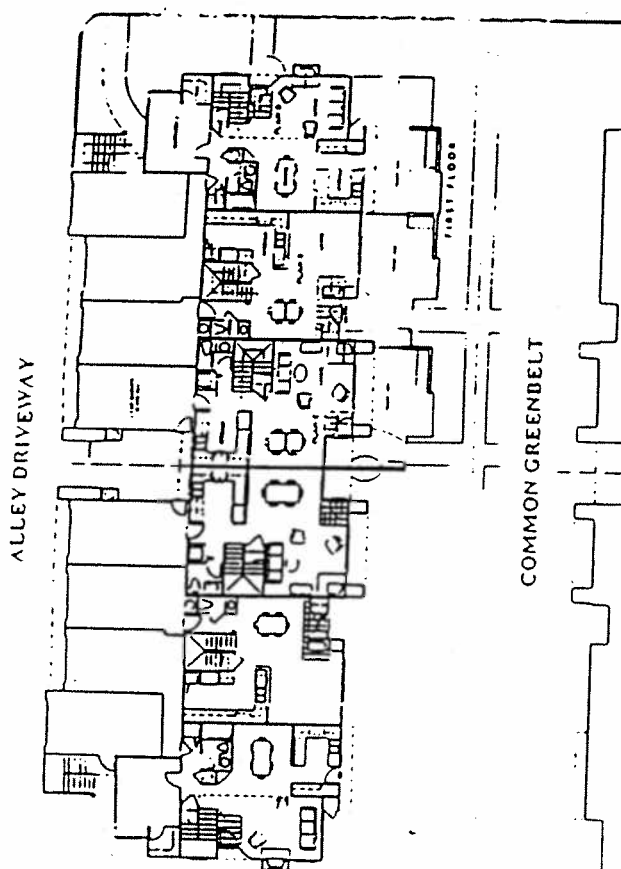
DAHLIN GROUP
ARCHITECTS - CLAREMONT

1111 Ohio Street, Suite 200
San Francisco, CA 94103

415/321-8104

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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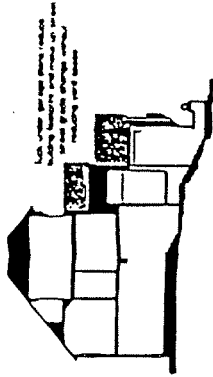
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DAHLLIN GROUP
ARCHITECTS - PLANNERS

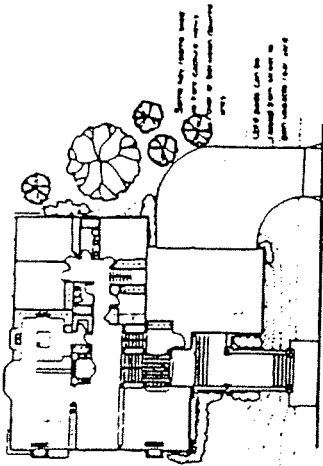
1111 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 371-8984

HIDDENBROOKE CONCEPTUAL DEVELOPMENT CRITERIA

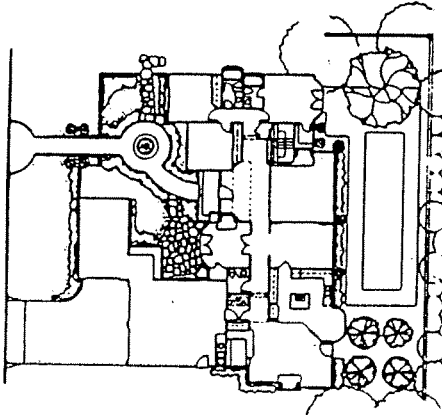
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SITE SECTION



DOWNHILL



DOWNHILL HOME SECOND FLOOR PLAN

Screen planting on hill
and driveway to rear
yard to provide privacy
and security (typical)

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.

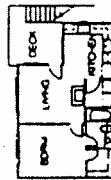
Visible rear elevations shall present a well-articulated architectural form. Generally on flat pad sites, second story areas should be limited to (60%) of the length of the rear elevation. Masses should be broken up and roof lines should cascade down to first floor plates at the sides. On downhill split 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.

DESCRIPTION | DATE | DRAWN
HIDDENBROOK

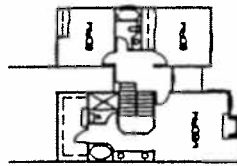
Lot size, lot count, street frontages, lot coverage, minimum square footage, and setbacks (front, side and rear), shall be determined during unit plan review of individual projects.

DESIGN NO. 9-217
DRAWN BY
CHECKED BY
DATE 02

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

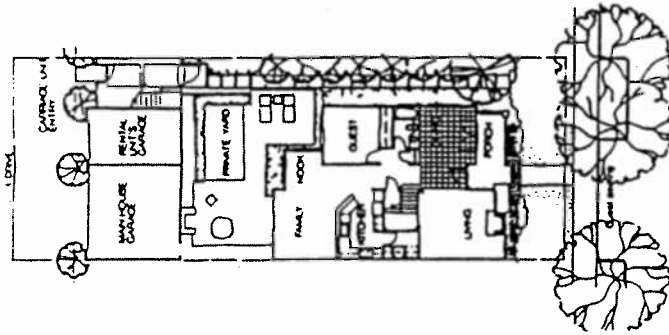


SECOND FLOOR

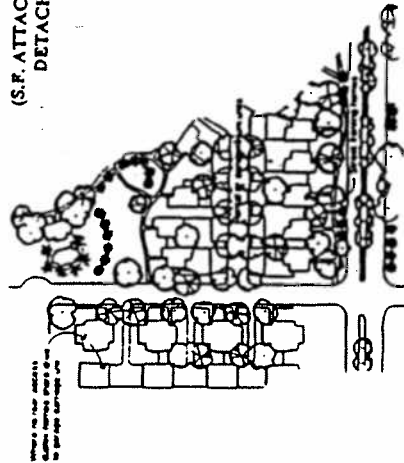
Alternatives in these areas may include a mix of smaller attached, larger single family detached, and duplex for-sale units.

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.

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.



CARRIAGE HOME
REAR ENTRY GARAGE ACCESS
FRONT DOOR TO STREET



(S.F. ATTACHED OR DETACHED)

DAHLIN GROUP
ARCHITECTS - PLANNERS
1211 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 377-8284

**HIDDENBROOKE
CONCEPTUAL
DEVELOPMENT
CRITERIA**

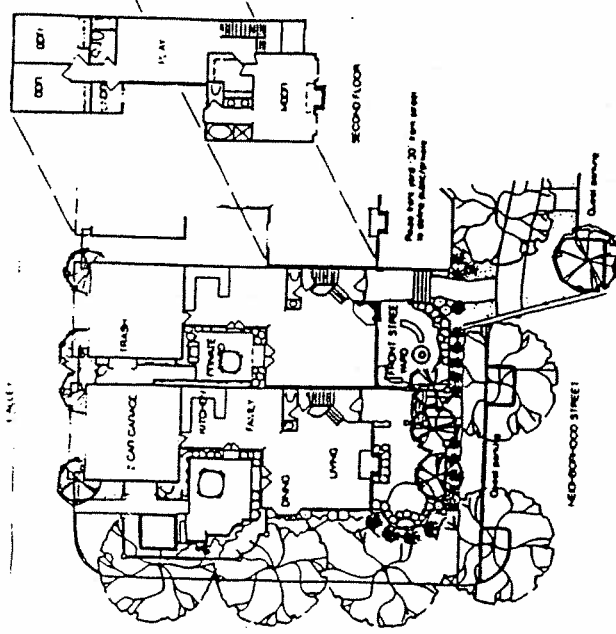
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REVISED		

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DESIGNED	
DATE	
BY	

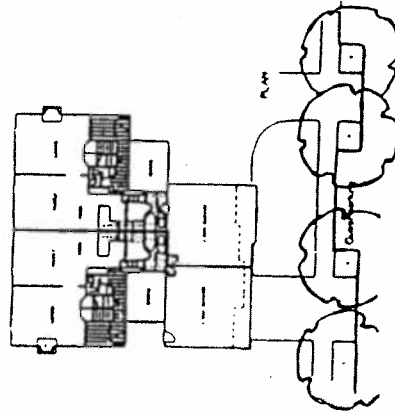
DAHLIN GROUP
ARCHITECTS-PLANNERS
 2575 CROW CANYON ROAD
 SAN RAMON, CA 94583
 (415) 371-1234

**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.

DESCRIPTION DATE DRAWN
 TOWNHOMES

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Hiddenbrooke

Design Guidelines

for

**Homebuilders
and Homeowners**

at

HIDDENBROOKE

Vallejo, California

January 1999



April 30, 1999

Gary Leach
City of Vallejo
555 Santa Clara St.
Vallejo, CA 94590

1095 HIDDENBROOKE PLUM.
94591

557-1184

557-1187 FAX

Re: Hiddenbrooke Street Tree Installation

Dear Gary,

Pursuant to our prior discussions, and including recent input from our production builders at Hiddenbrooke, this letter is written seeking confirmation of the following:

1. All street trees to be installed by Hiddenbrooke production builders (e.g. Greystone, Castle, Davidon) will be sized at 15 gallons. This size of tree makes sense because the trees will have a higher degree of success with grow-in over the years. All existing Letters of Credit for street trees being substituted by the builders are adequate to secure 15 gallon trees.
2. All the above referenced street trees will be pre-approved on site by the City's landscape inspector prior to installation by the builders.
3. Per agreement between the City Planning Department (Mike Meiring) and the Hiddenbrooke Architectural Review Committee, all production builders will be required to fully landscape front yards in conjunction with installation of the street trees.

Thank you for your cooperation in this matter, please do not hesitate to call me if you have any questions. I look forward to receiving your confirmation as soon as possible.

Sincerely,

Curt Johansen
Executive Vice President
Triad Communities L.P.

Cc: Bob Weiss, Greystone
Steve Garrett, Castle
Jeff Thayer, Davidon

Acquisition
Renovation &
Development

1615 Alaskan Way
Suite 220
Seattle, WA 98101

206.426.6744
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Prepared for Hiddenbrooke
by
Dahlin Group
Architects • Planners
and
Nuvis
Landscape Architects & Planners



Hiddenbrooke

Introduction

Hiddenbrooke is planned as a cohesive, high identity country club community made up of individual neighborhood developments and custom homes. Through the use of a winding Arnold Palmer Signature 18-hole golf course, entry statement, strong common facility architecture, hardscape and landscape, and through refined architectural design of individual homes, *Hiddenbrooke* is intended to achieve a memorable identity and image.

These Design Guidelines will assure that neighborhood builders, as well as custom home builders and individual homeowners, have the guidance to carry out this concept for home construction and landscape installation, as well as, future improvements.

A Hiddenbrooke Architectural Review Committee (H.A.R.C.) has been established to review and approve development plans and ensure that they comply with the goals of the overall project as stated in this document. All development plans must also comply with setback and other standards established for *Hiddenbrooke* by the H.A.R.C. and the City of Vallejo through the Hiddenbrooke Specific Plan, as well as, all applicable building codes. Any variances from these standards will be reviewed by the H.A.R.C., and approved or denied based on the goals of the overall project.

In Chapter 6, at the end of this document, is an overview of the process for a developer / homebuilder to obtain Hiddenbrooke Architectural Review Committee (H.A.R.C.) approval to build and/or landscape a home at *Hiddenbrooke*. Please contact the Architectural Review Committee to obtain the current procedures outline for all lots detailing application procedures, timing, and fees. Only after review and acceptance by the H.A.R.C. can a developer/homebuilder proceed to obtain required approvals and building permits from the City of Vallejo. Example H.A.R.C. forms are found in the Appendix.



Hiddenbrooke

Neighborhood Identity

Hiddenbrooke is currently organized into a variety of neighborhoods. Individual neighborhoods are encouraged to be built with a unified theme or character. When points of entry allow, the development of neighborhood gateway monuments to give each its own identity is encouraged (subject to review by the H.A.R.C. and the City of Vallejo).

Hiddenbrooke maintains flexibility in regards to specific development standards. Merchant builders are encouraged to explore creative housing concepts and present those concepts to the H.A.R.C. and unit plan review process.



Hiddenbrooke

Goals

In order to achieve a memorable image and identity at *Hiddenbrooke*, we ask that you and your architect adhere to the following architectural and landscape goals. We feel that given the broad range of vocabulary available within these guidelines, along with suggested options, lot owners, custom builders, as well as merchant home builders, will have the guidance to carry out these concepts.

- Goal #1* To ensure that the individual neighborhoods and homes enhance and complement the overall community identity while expressing their own high quality individuality.
- Goal #2* To ensure a coherent hierarchy to the streetscape at *Hiddenbrooke*.
- Goal #3* To ensure that, where publicly visible, individual homes settle gracefully into their sites.
- Goal #4* To ensure that landscape, fencing, hardscape and other site design elements enhance the overall quality of the community and, where appropriate, ease transitions to neighboring properties, the golf course, and adjacent open space.
- Goal #5* To create individually identifiable neighborhoods within the overall *Hiddenbrooke* community.
- Goal #6* To ensure excellence in architectural design.



Hiddenbrooke

Architectural Guidelines

A-1 General Architectural Character

In order to create a strong, memorable and appropriate architectural vocabulary at *Hiddenbrooke*, a series of encouraged architectural styles has been established to guide merchant builders and individual lot owners and their architects or designers. This vocabulary has its historical roots in the villas and villages of the inland French and Italian Mediterranean regions of Provence and Tuscany whose topography, vegetation and climate is very similar to *Hiddenbrooke*, and has a strong historical precedence here in the Bay Area and Napa Valley.

While this vocabulary is clearly derived from traditional, historical precedent, highly differentiated interpretations are also encouraged at *Hiddenbrooke* to create a community of individually outstanding architectural statements that, when viewed together, produce a pleasant environment. Architectural expressions can range from the earth hugging stucco and stone compositions of the contemporary southwest, to the muted rose pastel and terra cotta of the coastal Mediterranean, to the cascading gothic roof lines of grand English country homes, to the Craftsman style of the Bay Area.

The following pages illustrate the recommended architectural character and styles the H.A.R.C. anticipates will be proposed at *Hiddenbrooke*. Key details and building elements are illustrated to provide some insight into the H.A.R.C.'s concern for quality, detailing, and a sense of proportion.

Deviations from the recommended vocabulary (such as New England, Cape Code, Georgian, geodesic domes, redwood or cedar log homes, Victorian, as well as other styles not expressly illustrated here) are discouraged. Consulting with the H.A.R.C. at the predesign conference is highly recommended.

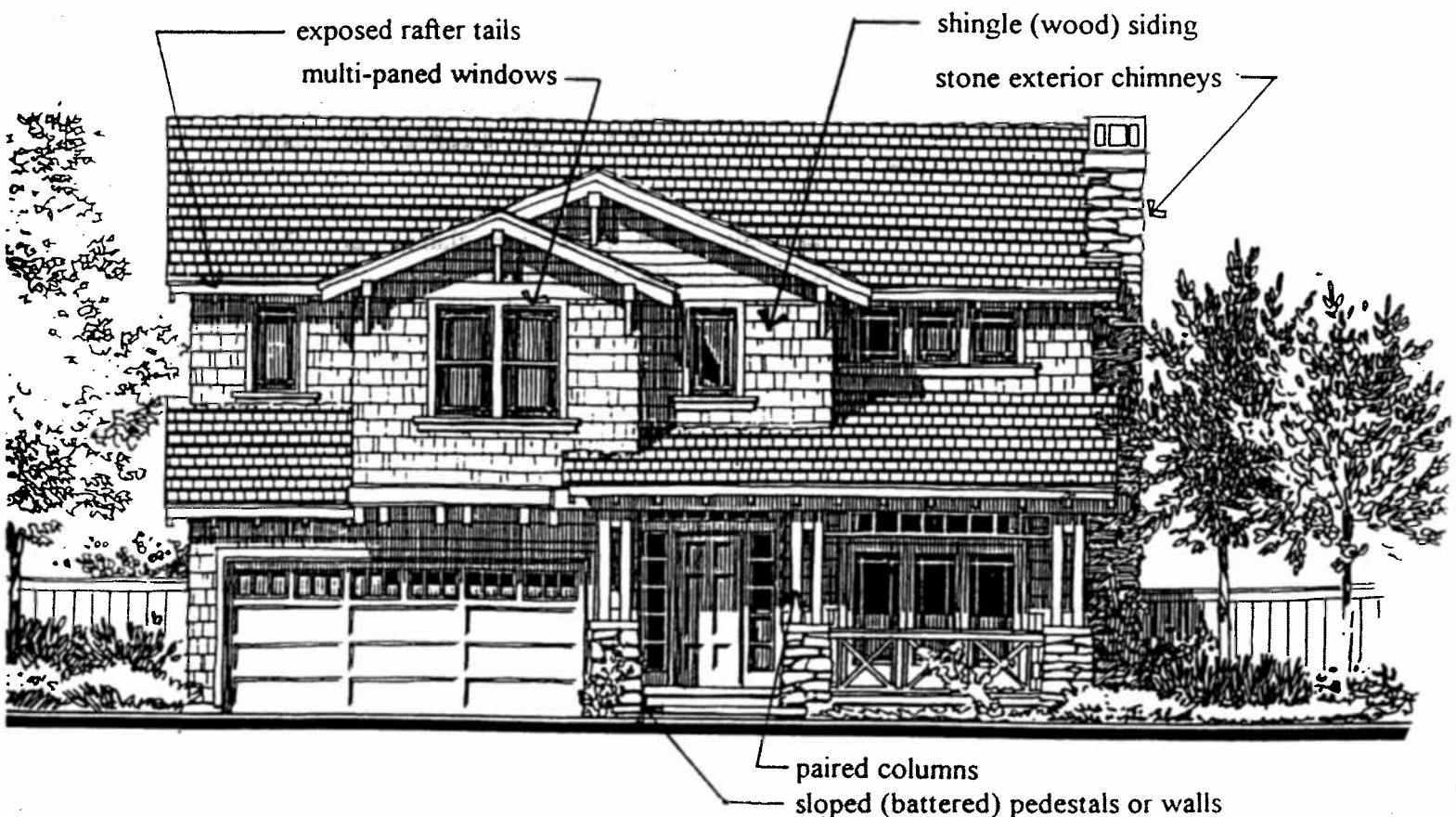
Craftsman / Bay Area Traditional

The sketch elevations below graphically describe the major characteristics of the vocabulary of the Craftsman / Bay Area Traditional style.

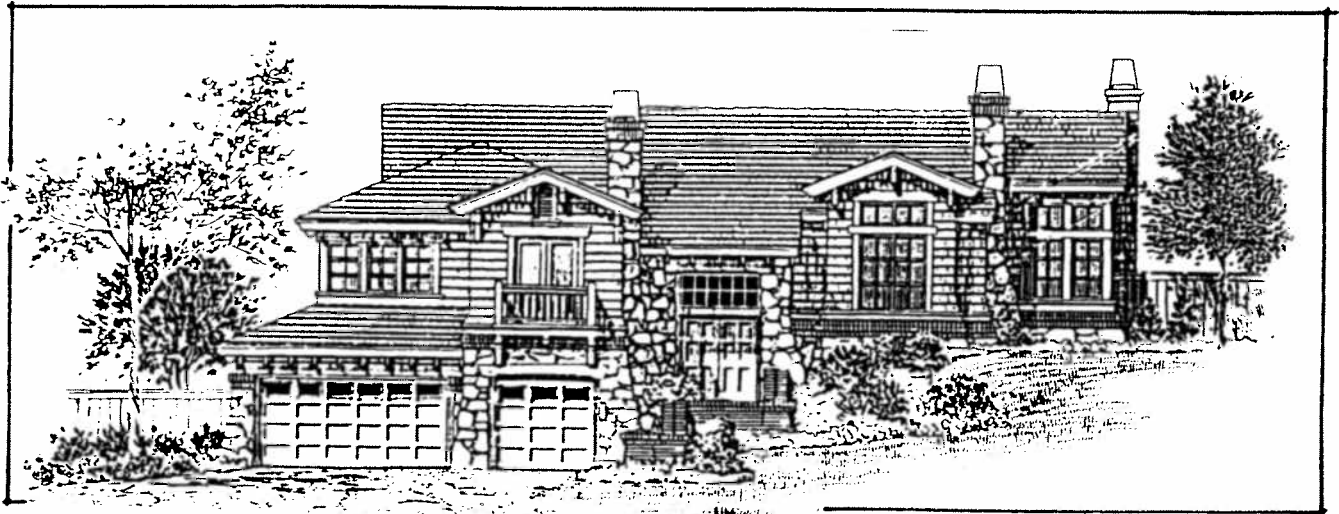
This was the dominant style for smaller houses built throughout the country from about 1905 until the early 1920s. The Craftsman style originated in southern California (inspired primarily by the work of two California brothers--Charles Sumner Greene and Henry Mather Greene) and most landmark examples are concentrated there.

Elevations typically consist of:

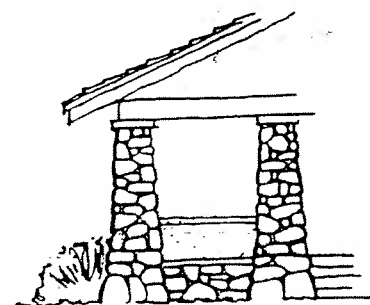
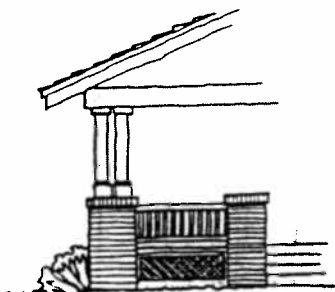
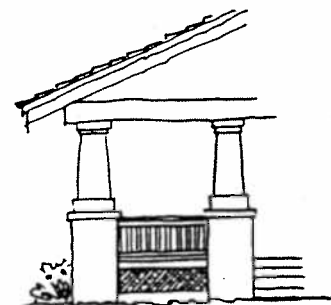
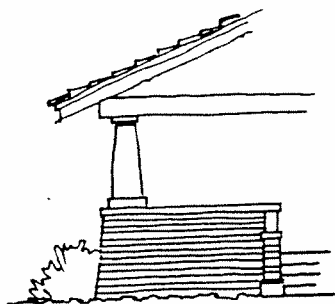
- Low pitched, gable roof (occasionally hipped) with wide, unenclosed eave overhang
- Roof rafters are usually exposed
- Decorative (false) beams or braces are commonly added under gables
- Porches, either full or partial width, with roof supported by tapered square columns
- Columns or pedestals frequently extend to ground level (without a break at level of porch floor)



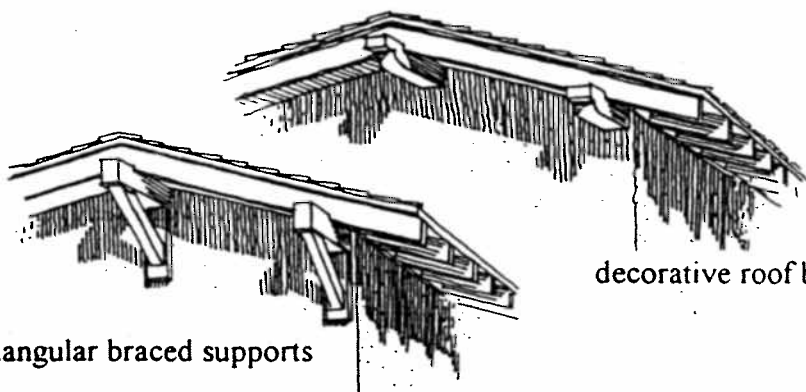
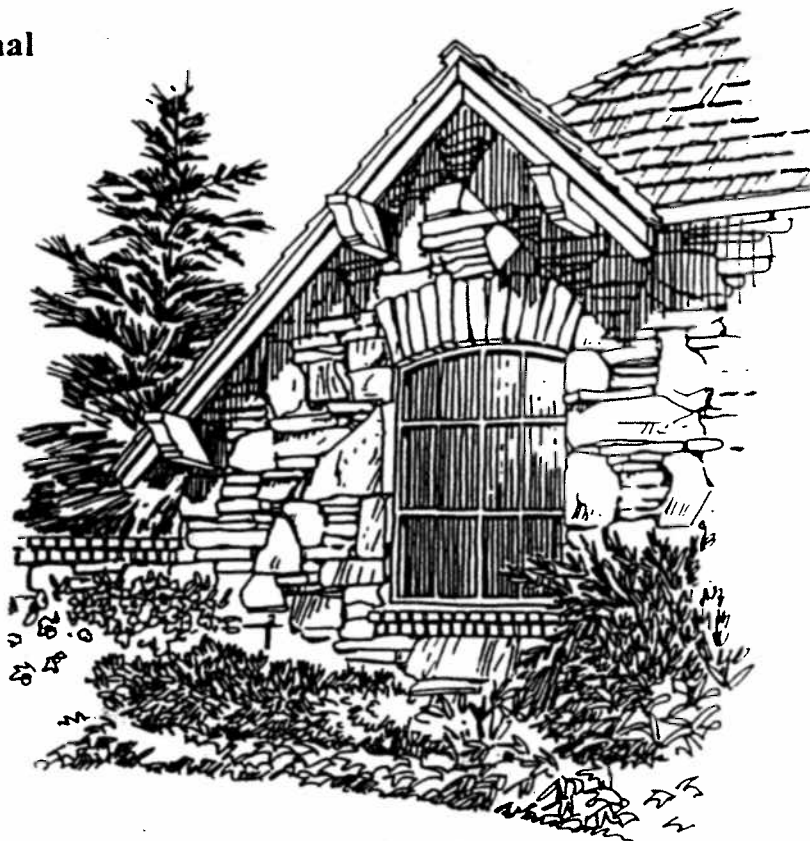
**Craftsman / Bay Area Traditional
Additional Examples**



Craftsman / Bay Area Traditional Additional Examples



PORCH EXAMPLES



triangular braced supports

decorative roof beams



BUNGALOW STYLE

Early California

(California Ranch / Monterey / Spanish Eclectic)

The sketch elevations below graphically describe the major characteristics of the vocabulary of the California Ranch / Monterey / Spanish Eclectic style house. Although three distinct styles, they are treated as one in this chapter due to their many similarities.

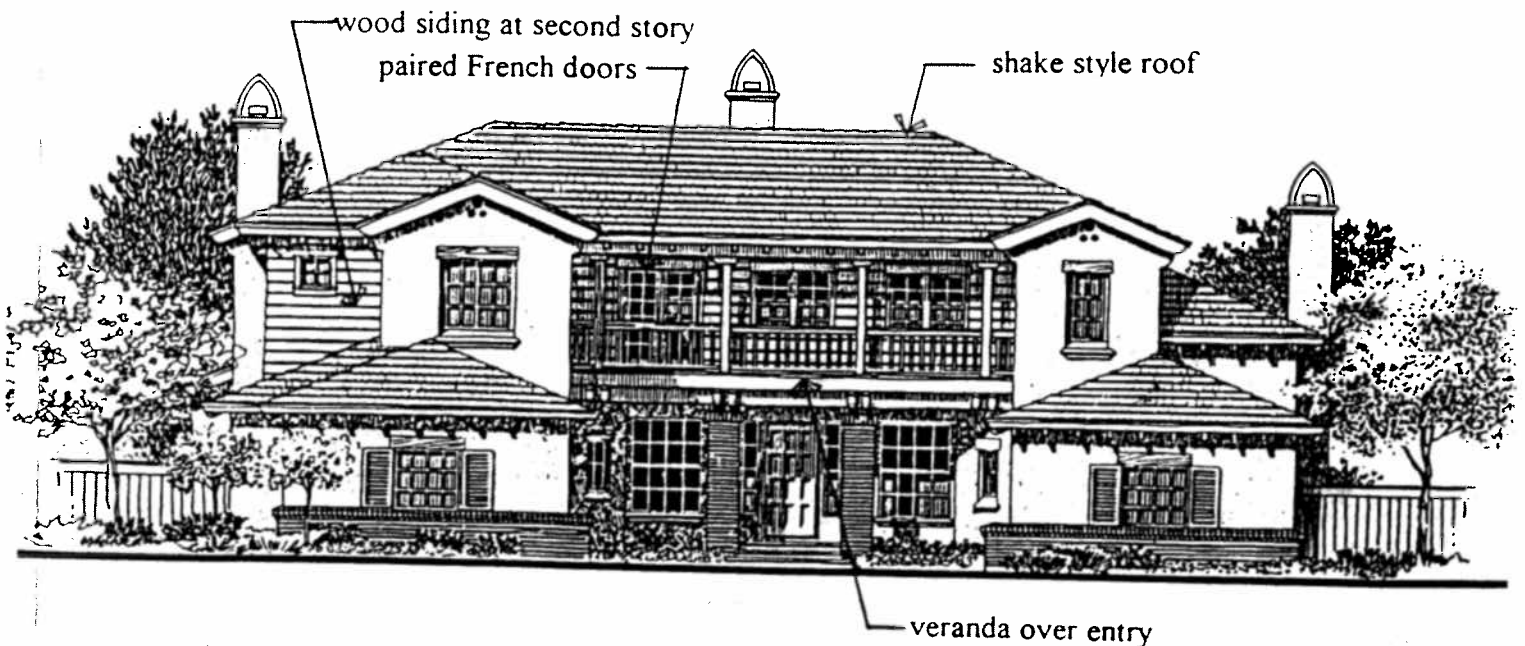
The California Ranch house was adopted from the early southern California adobes. Popularized by Cliff May, it uses simple, single story forms, and is characterized by the use of thick stucco walls, and inspired by Spanish colonial prototypes.

The Monterey style house was also adopted from the early California and Mexican adobes, but was adopted with "colonial" style details in Monterey.

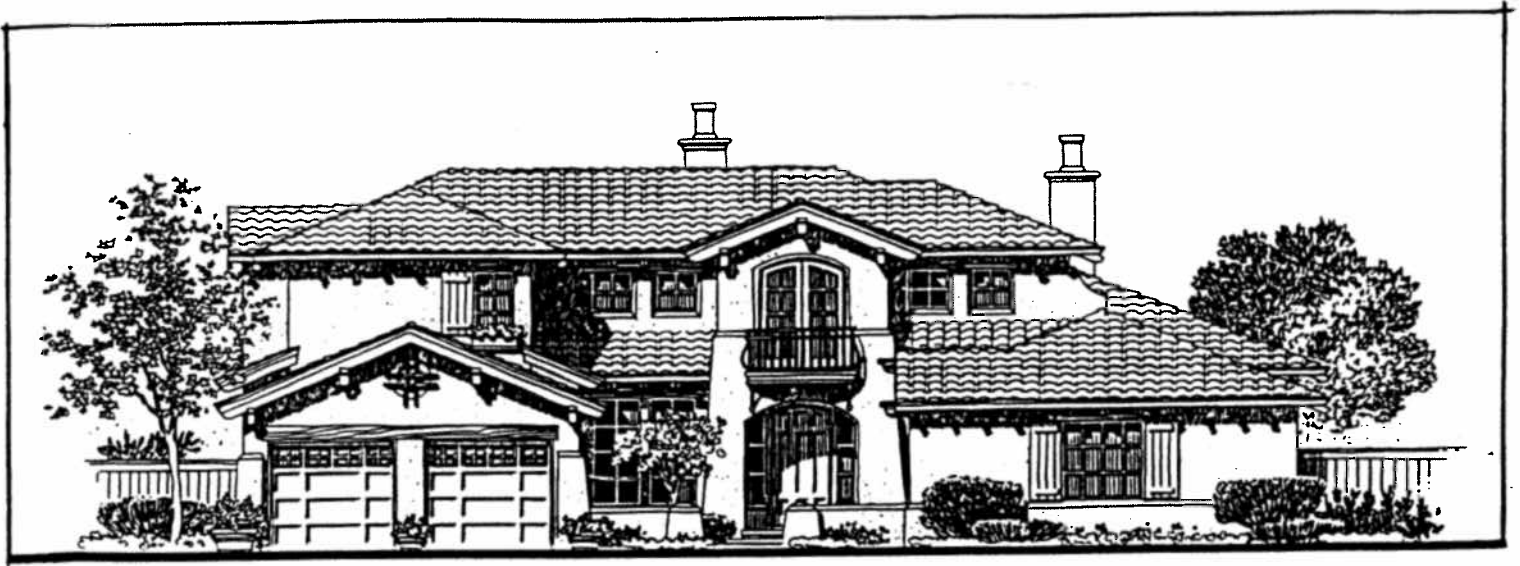
The Spanish Eclectic style is most common in the southwestern states, particularly in California (notably Santa Barbara).

Although balconies are more characteristic of the Monterey style, the notion of a veranda or loggia, and its use as an indoor/outdoor room, is a prime characteristic of all styles.

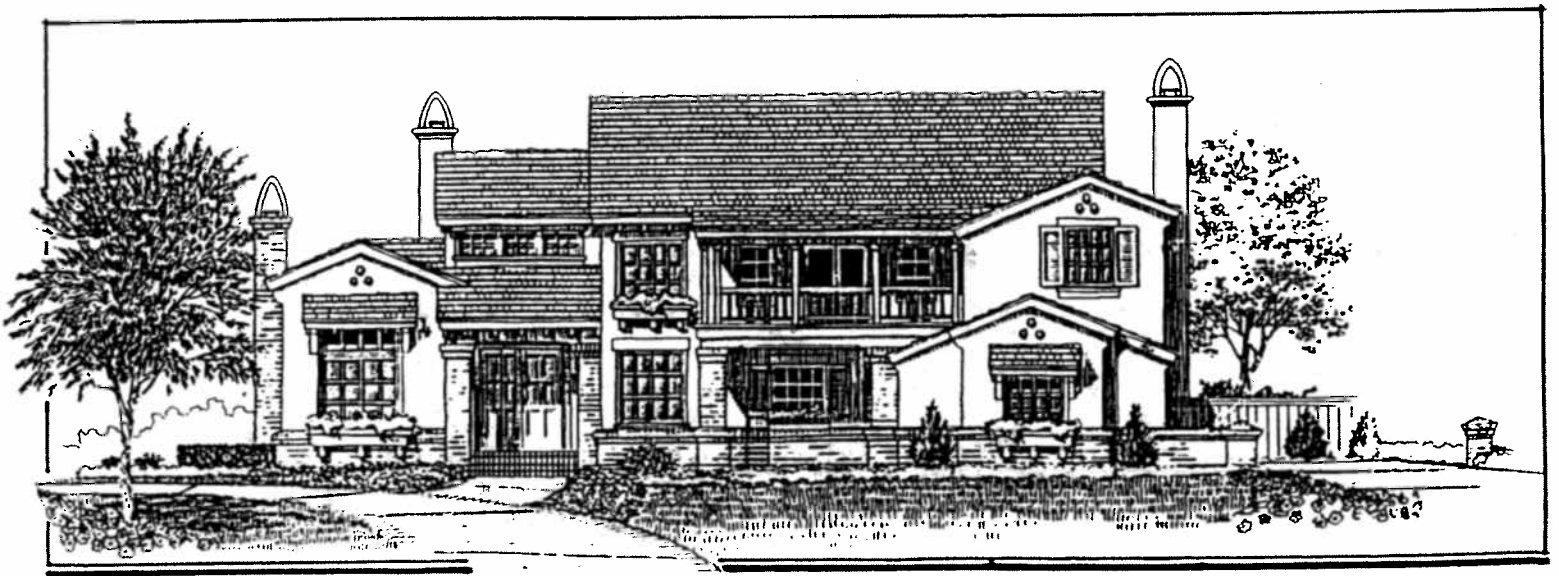
Plans are typically single story in the Ranch style, two story in the Monterey style, and single and two story elevations in the Spanish Eclectic. All styles are most adaptable to an informal type of floor plan.



Early California
(California Ranch / Monterey / Spanish Eclectic)
Additional Examples

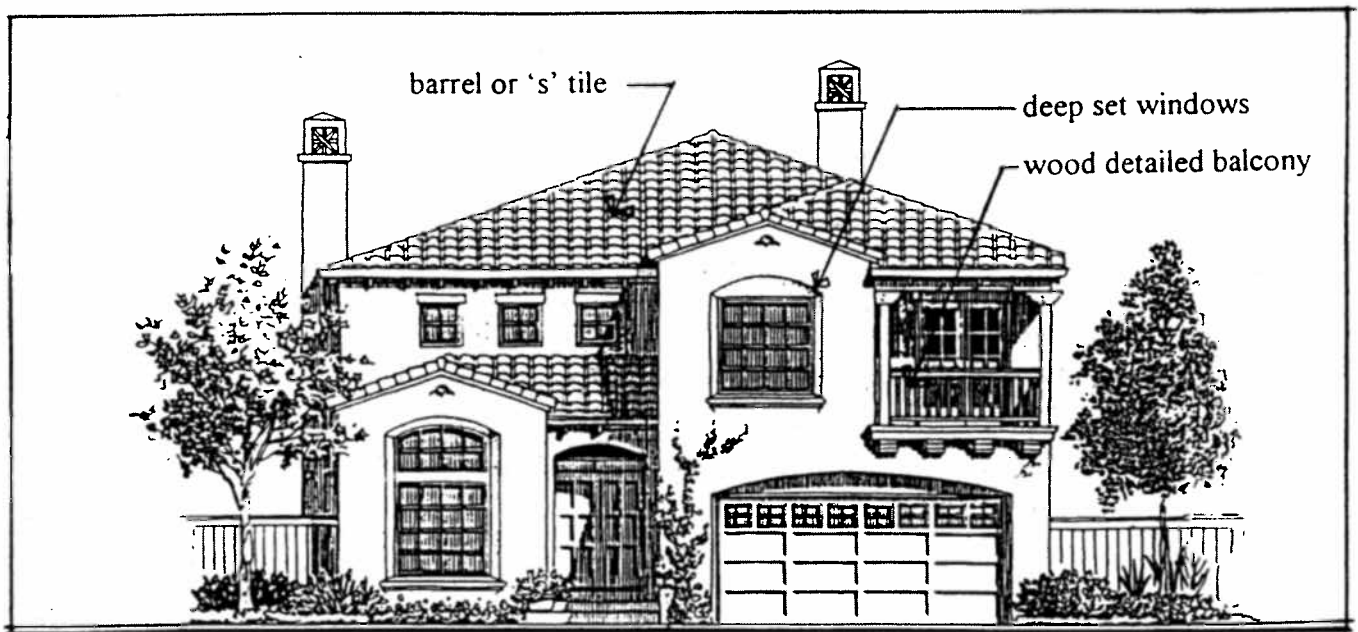
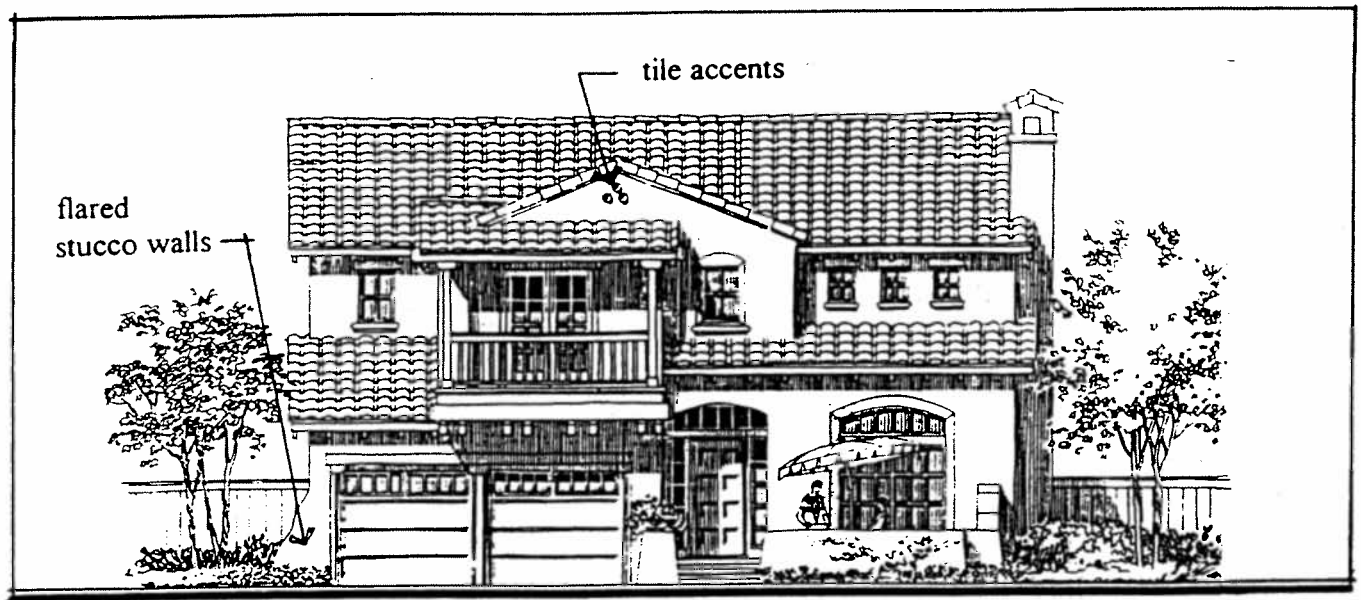


EARLY CALIFORNIA

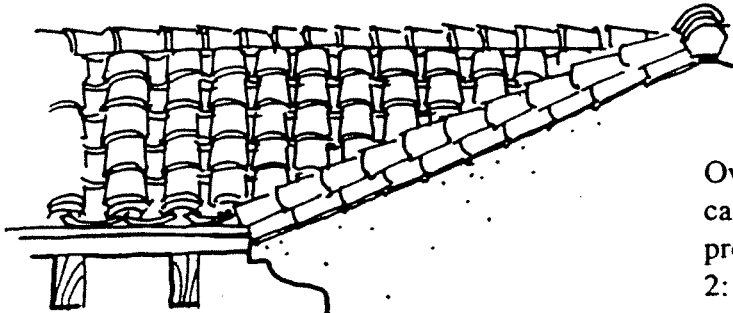


MONTEREY

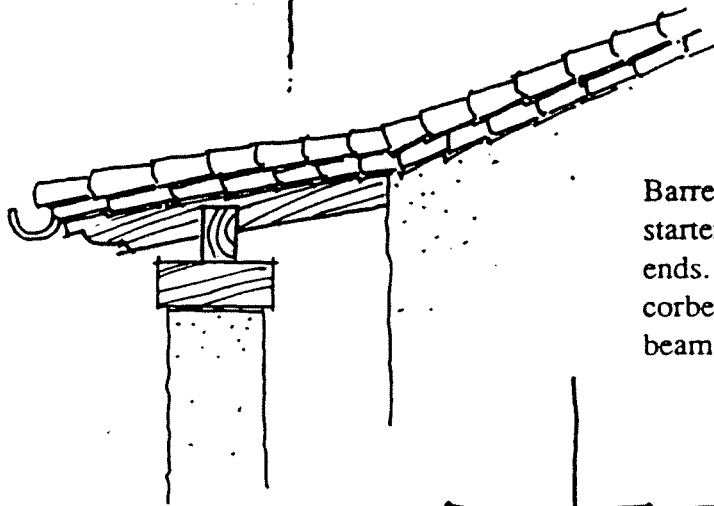
Early California
(California Ranch / Monterey / Spanish Eclectic)
Additional Examples



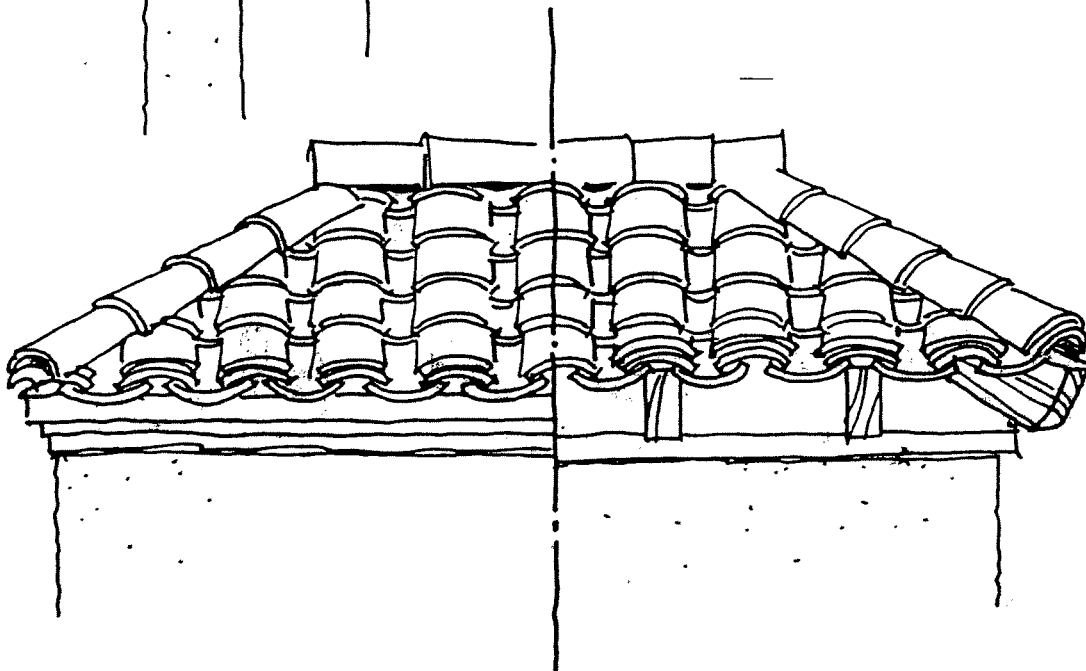
Early California
(California Ranch / Monterey / Spanish Eclectic)
Additional Examples



Overhanging beams shaped at ends; gutter can be used as fascia trim. Openings protected by overhangs, roof pitch can be 2:12 over balconies or loggias.



Barrel tile roof 4:12 pitch. Double or triple starter tiles; no fascia board or rake at gable ends. Double tile rake flush with wall or corbeled. Eaves flush with wall or exposed beams-barrel tile ridge.

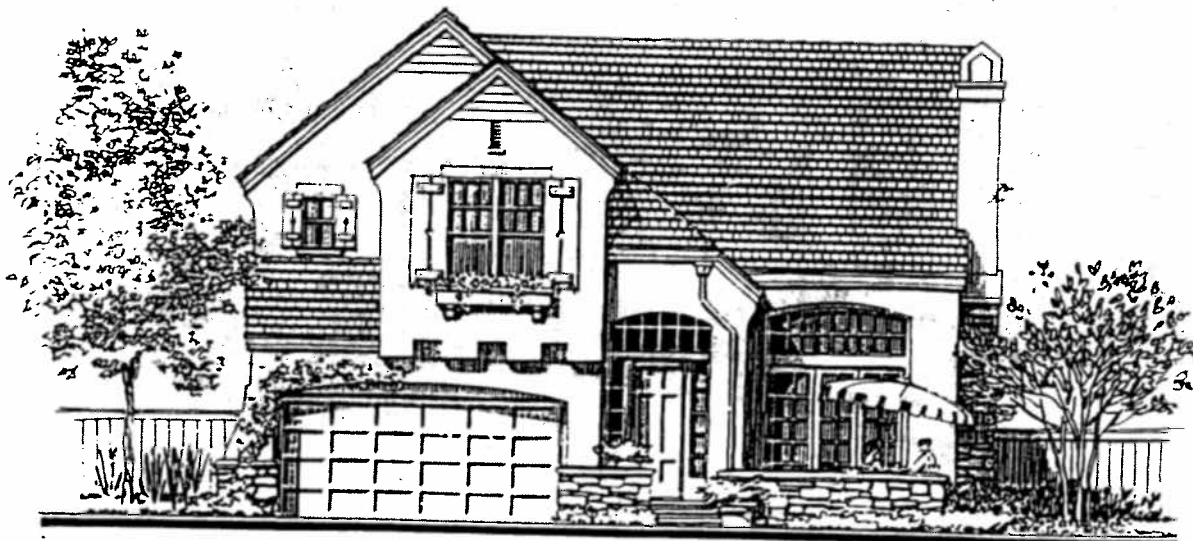
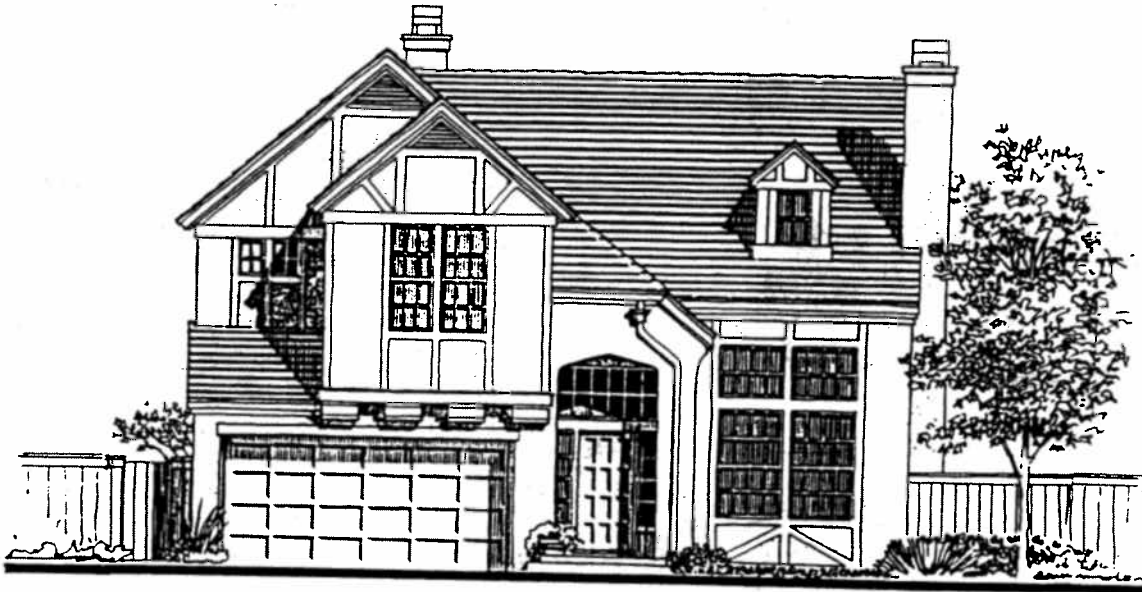


English Country

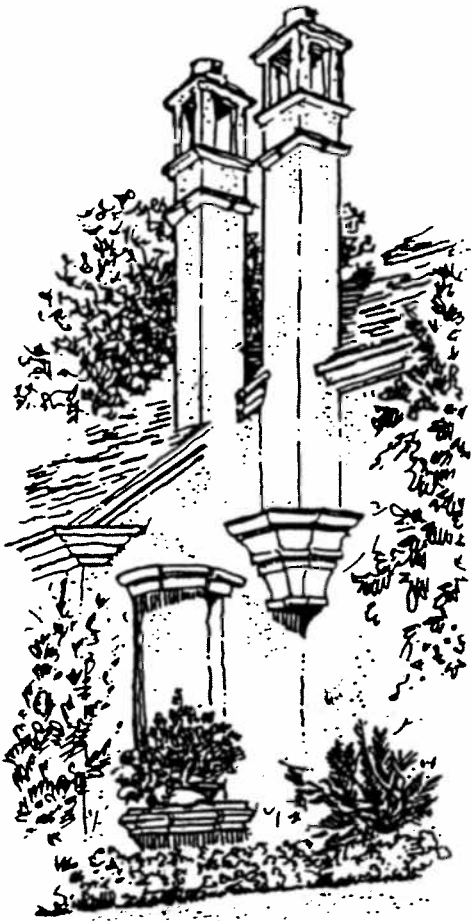
The sketch elevation below graphically describes the major characteristics of the vocabulary of the English Country style house. This dominant style of domestic building was used for a large proportion of early 20th century suburban houses through the country. The style is loosely based on a variety of late medieval English prototypes, ranging from thatch roofed Tudor cottages to grand manor houses.

Identifying features typically consist of:

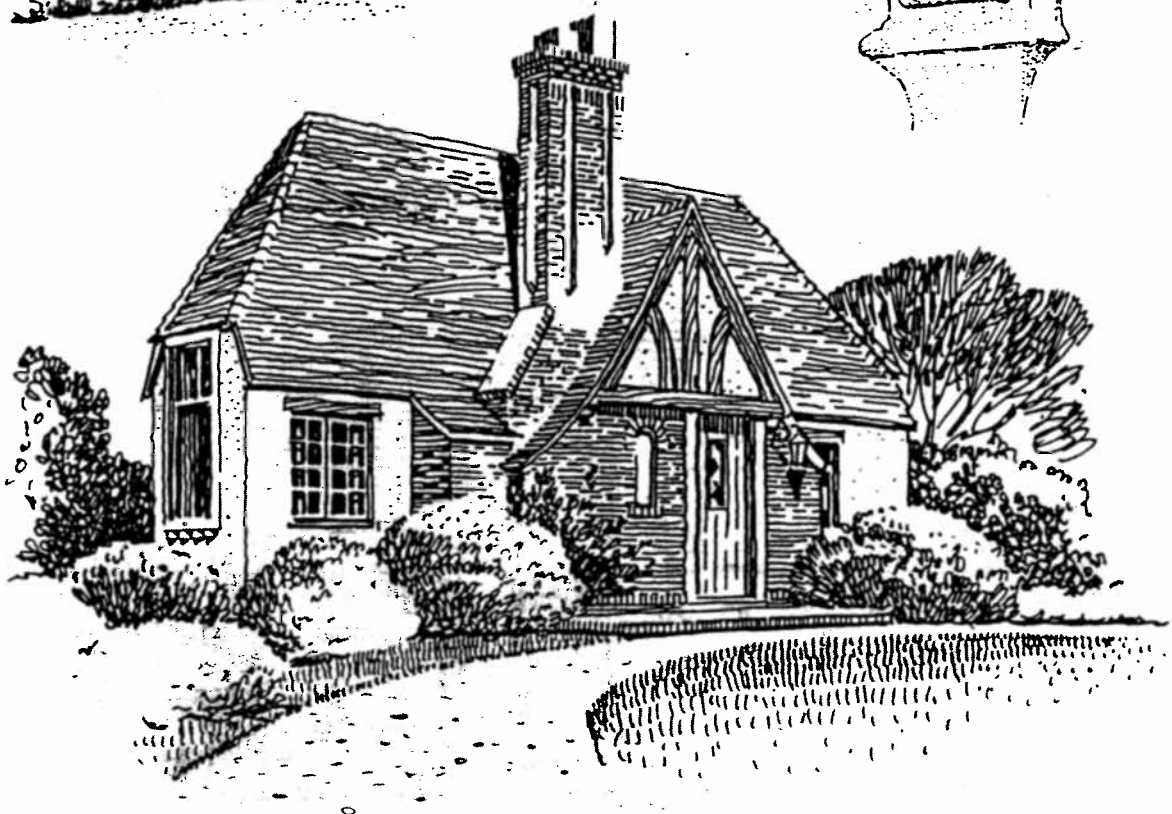
- Steeply pitched roofs, usually side gabled (less commonly hipped)
- Facade is dominated by one or more prominent cross gables, usually steeply pitched
- Decorative half timbering present on many examples
- Tall, narrow windows usually in multiple groups and with multi-pane glazing
- Massive chimneys, commonly crowned by decorative chimney pots
- Extensive use of masonry on facades



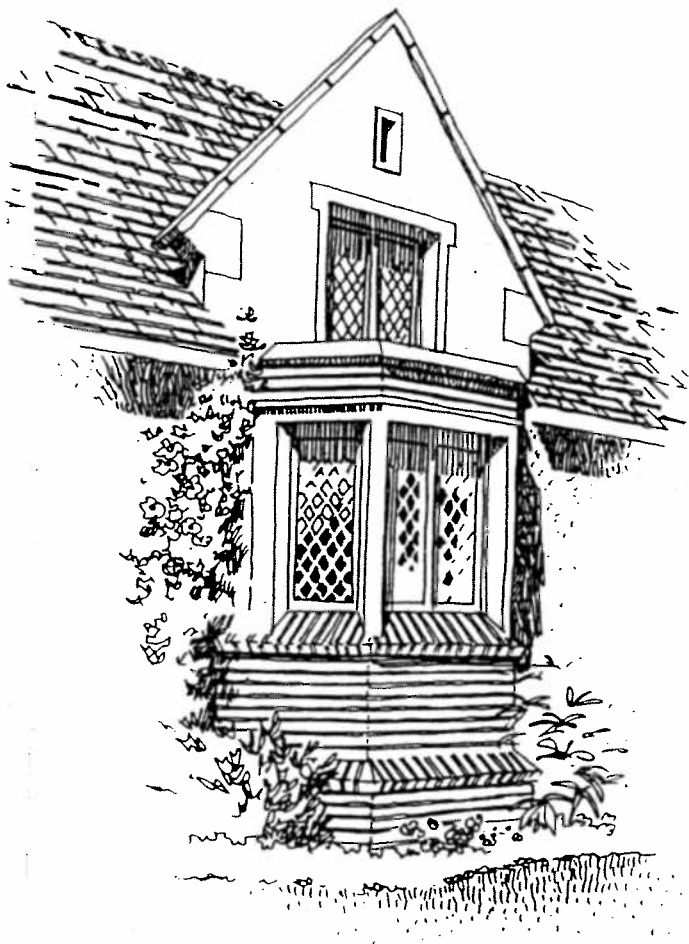
English Country Additional Details



cascading roof with curved rake



English Country Additional Details



dormers and end gables are used in varying combinations to provide variety for the steeply pitched roofs



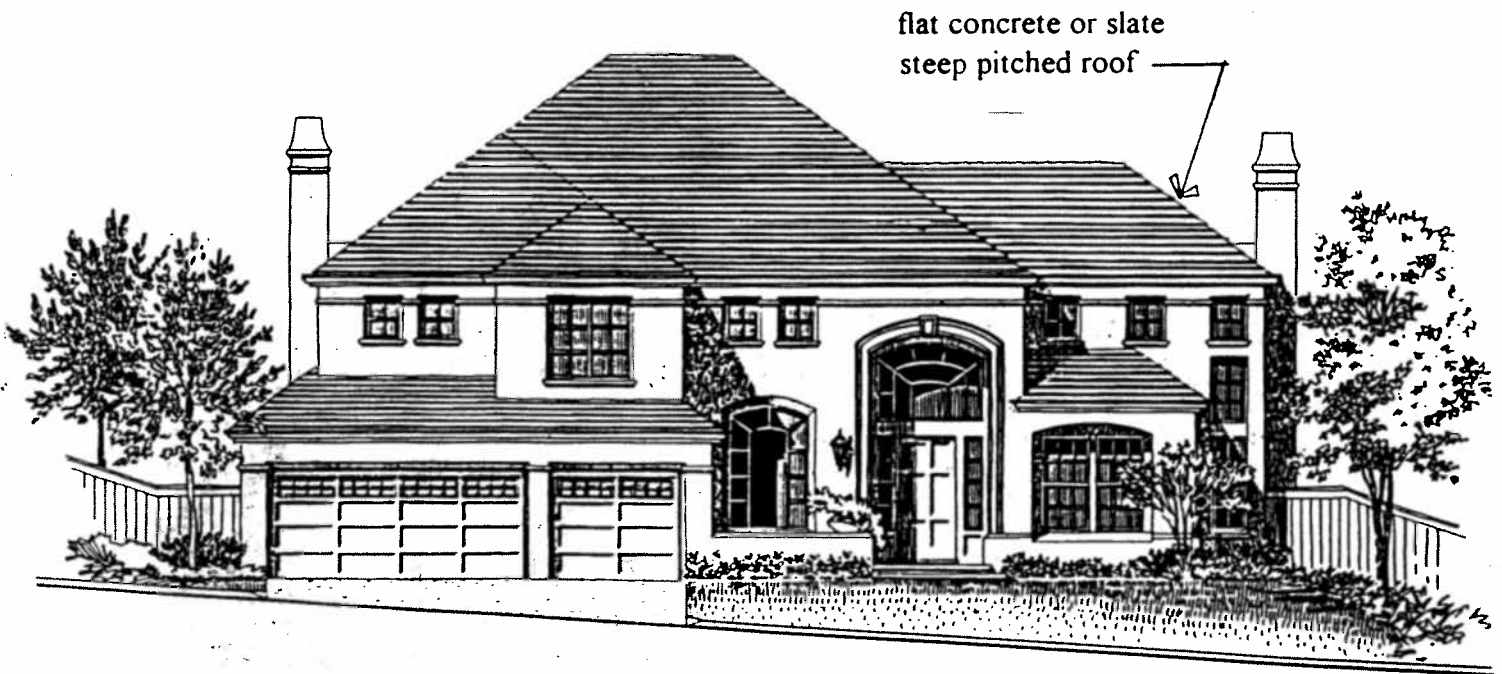
French Eclectic

The sketch elevation below graphically describes the major characteristics of the vocabulary of the French Eclectic style house.

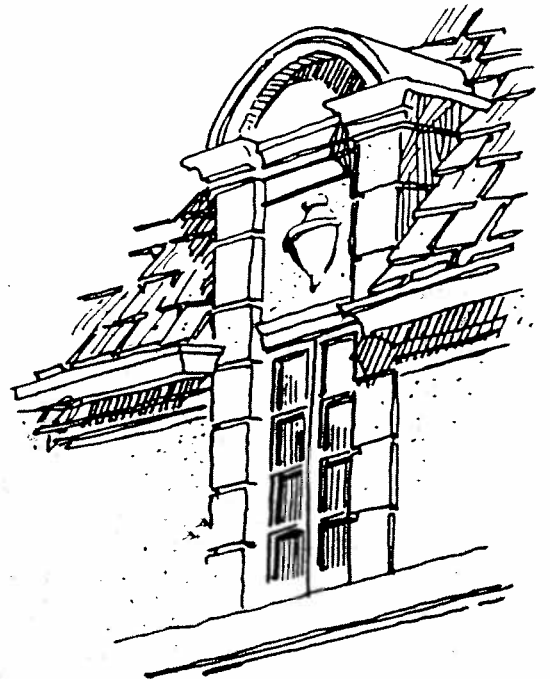
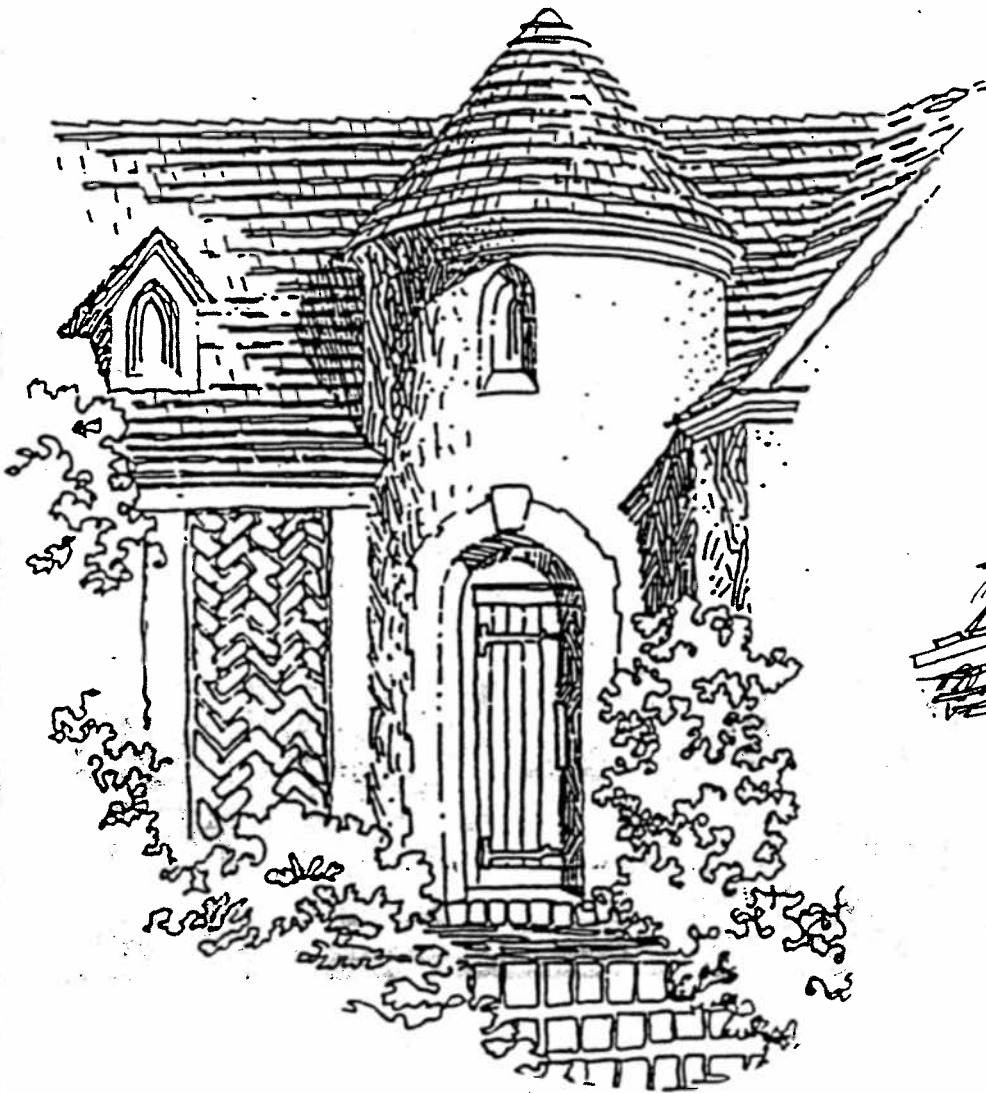
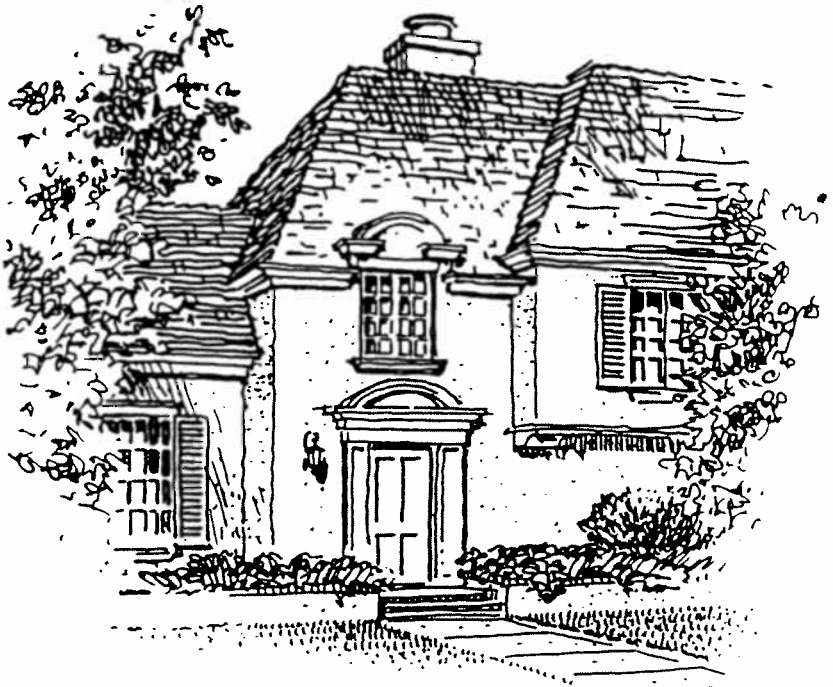
This relatively uncommon style is found throughout the country in eclectic suburbs of the 1920s and 30s. Based upon precedents provided by many centuries of French domestic architecture, the style shows great variety in form and detailing but is united by a characteristic roof. The use of half timbering with a variety of different wall materials, as well as roofs of flat tile, slate, stone, or thatch, are common. As a result, French eclectic houses often resemble the English Tudor style. French examples, however, normally lack the dominant front facing cross gables characteristic of the Tudor. Many French eclectic houses show formal renaissance detailing resembling that of the English Georgian.

Identifying features typically consist of:

- Tall, steeply pitched hipped roofs with extensive use of roof dormers
- Eaves are commonly flared upward at roof-wall junction
- Brick, stone, or stucco wall cladding, sometimes with decorative half timbering
- Occasionally steeply pitched entry towers



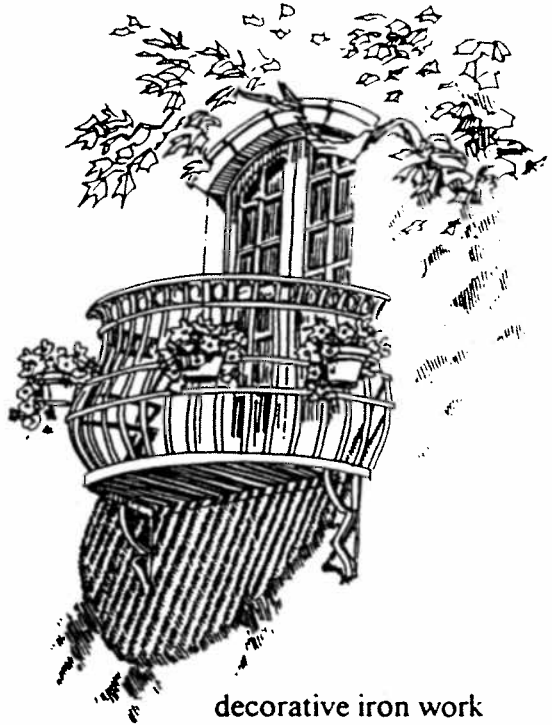
French Eclectic Additional Details



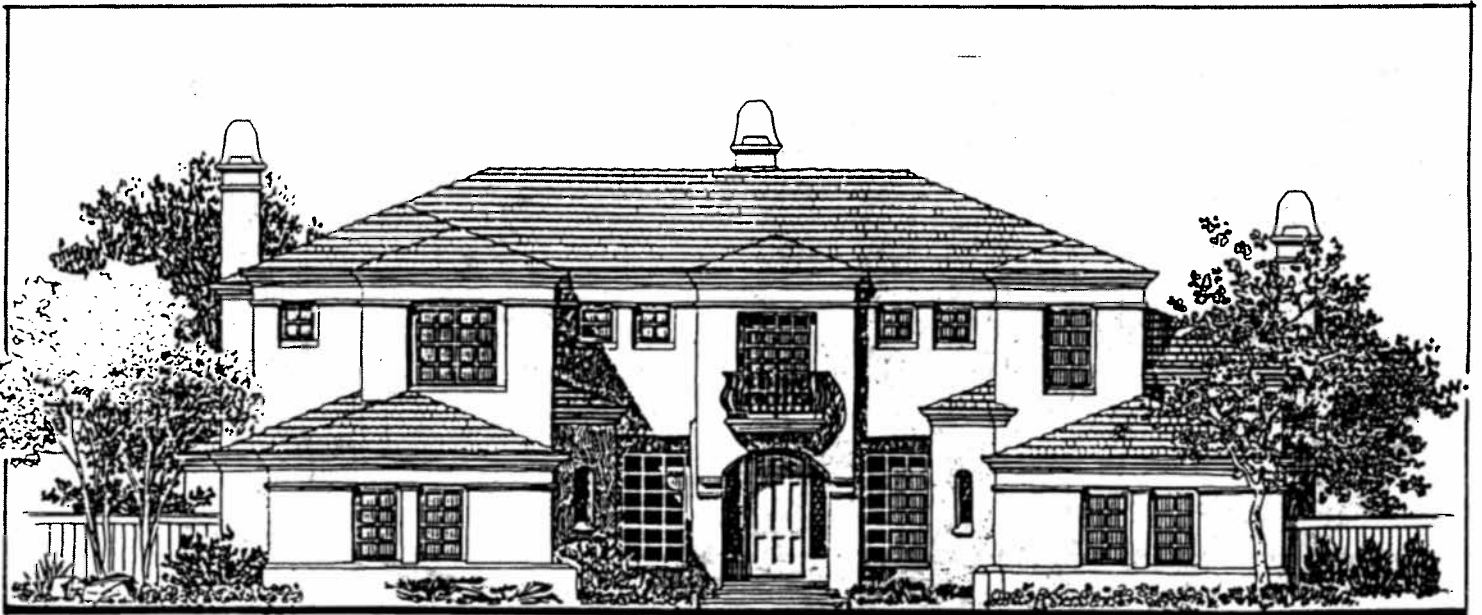
French Eclectic Additional Details



extensive use of hipped dormers



decorative iron work

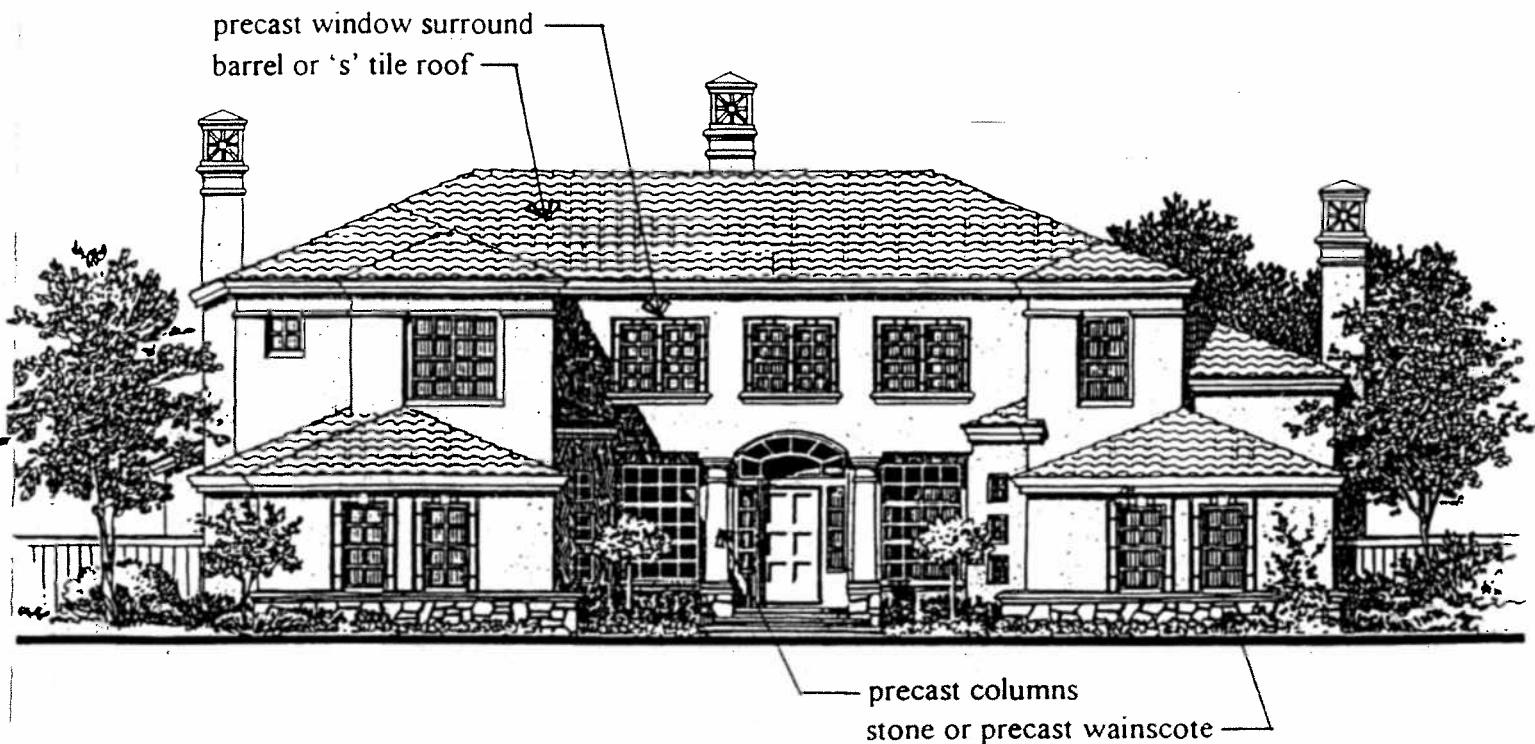


Tuscan / Mediterranean

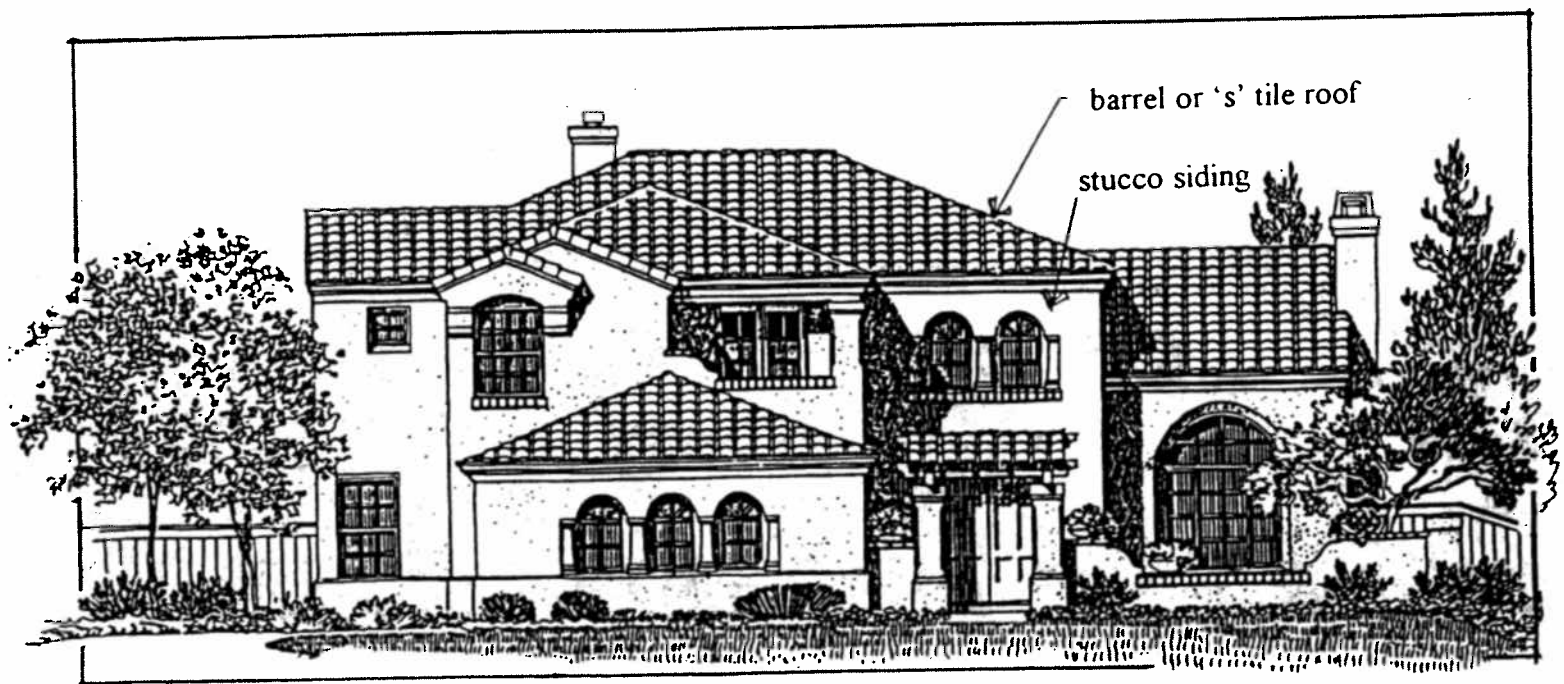
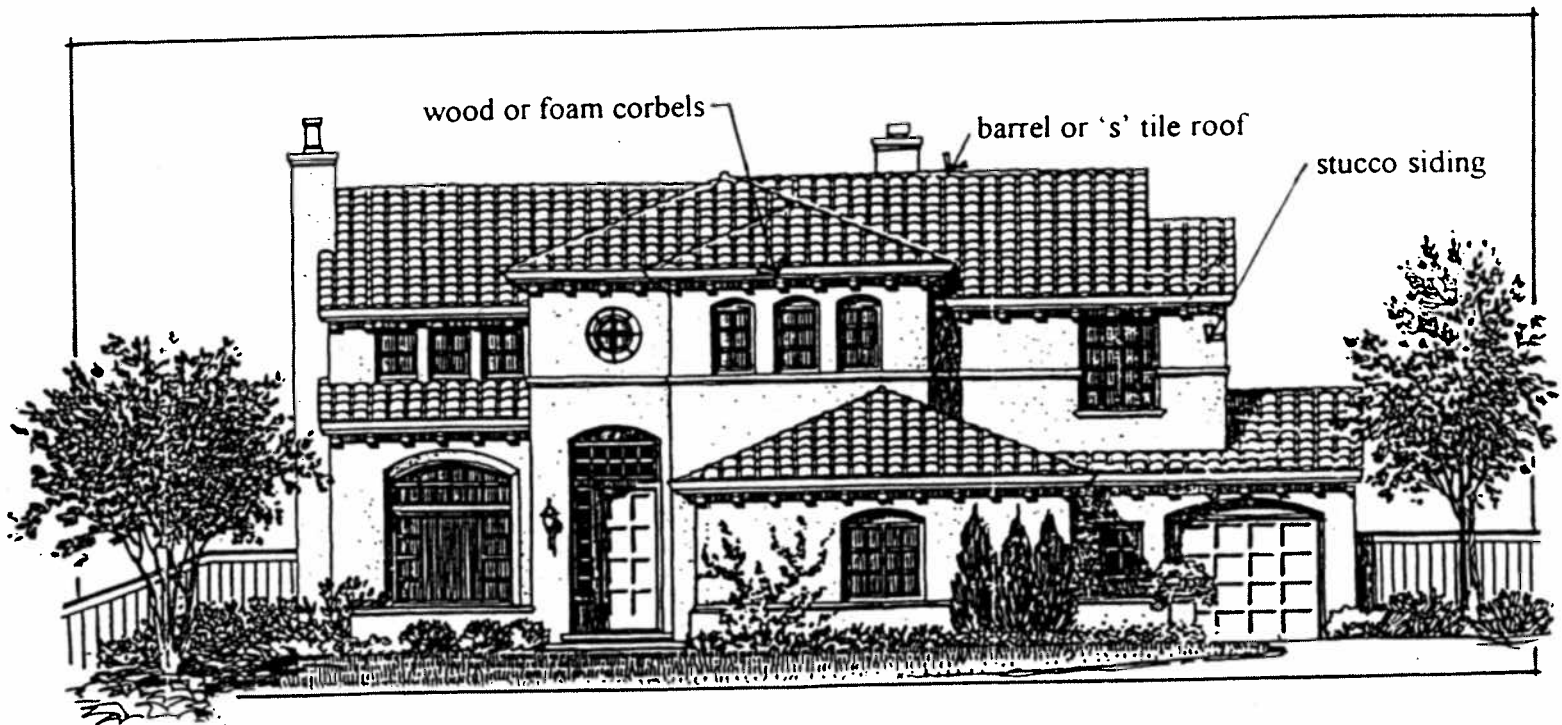
The sketch elevation below graphically describes the major characteristics of the vocabulary of the Tuscan / Mediterranean style house. Although two distinct styles, they are treated as one in this chapter due to their many similarities.

This vocabulary has its historical roots in the villas and villages of the inland French and Italian Mediterranean regions of Provence and Tuscany whose topography, vegetation and climate is very similar to *Hiddenbrooke*. This palette of cut and rustic stone with hues of rose, buff and ochre, ornamental carved or cast stone, terra cotta roof tile, awning shutters, detailed iron work, and plants potted in terra cotta has a strong historical precedence in the Bay Area, the Stanford University campus being perhaps the single most cohesive example.

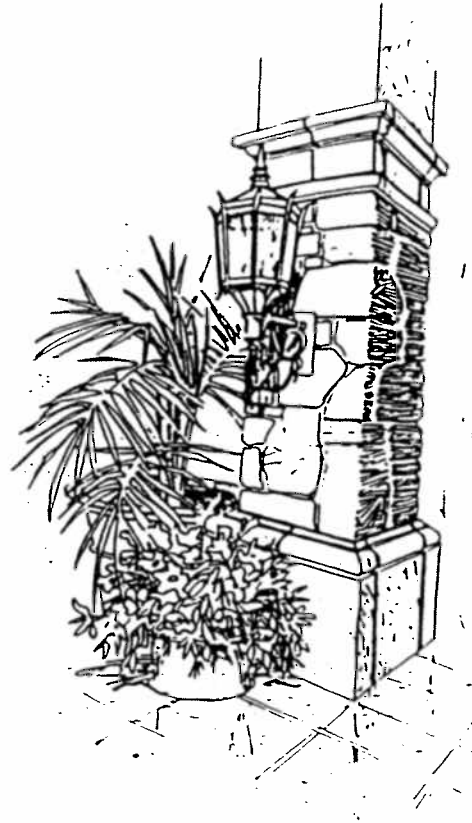
- Walls are generally stucco, smooth and in warm earth tone colors
- Roofs are typically barrel tiles and 4/12 pitch
- Doors and windows are generally recessed into thick walls
- Accents include tile surround, wrought iron and turned wood
- Extensive use of stone window and door surrounds
- Extensive use of stone columns with trellis above



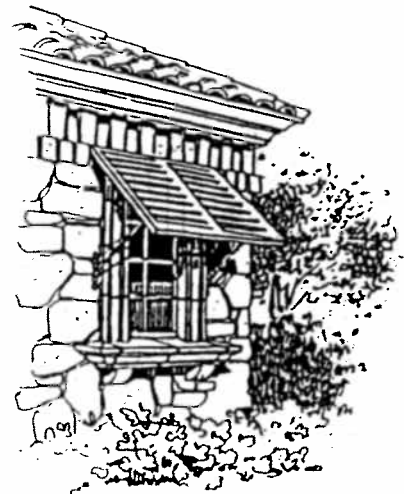
Tuscan / Mediterranean Additional Examples



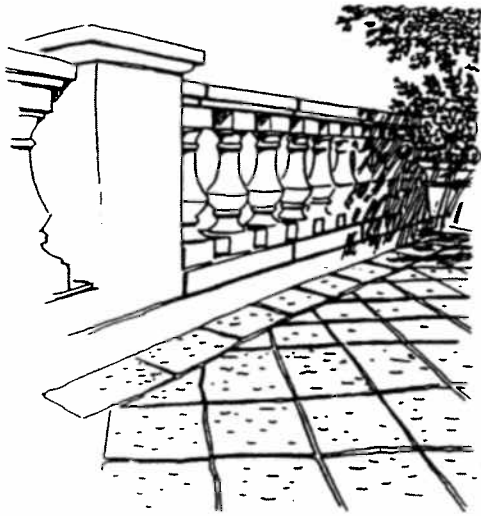
Tuscan / Mediterranean Additional Examples



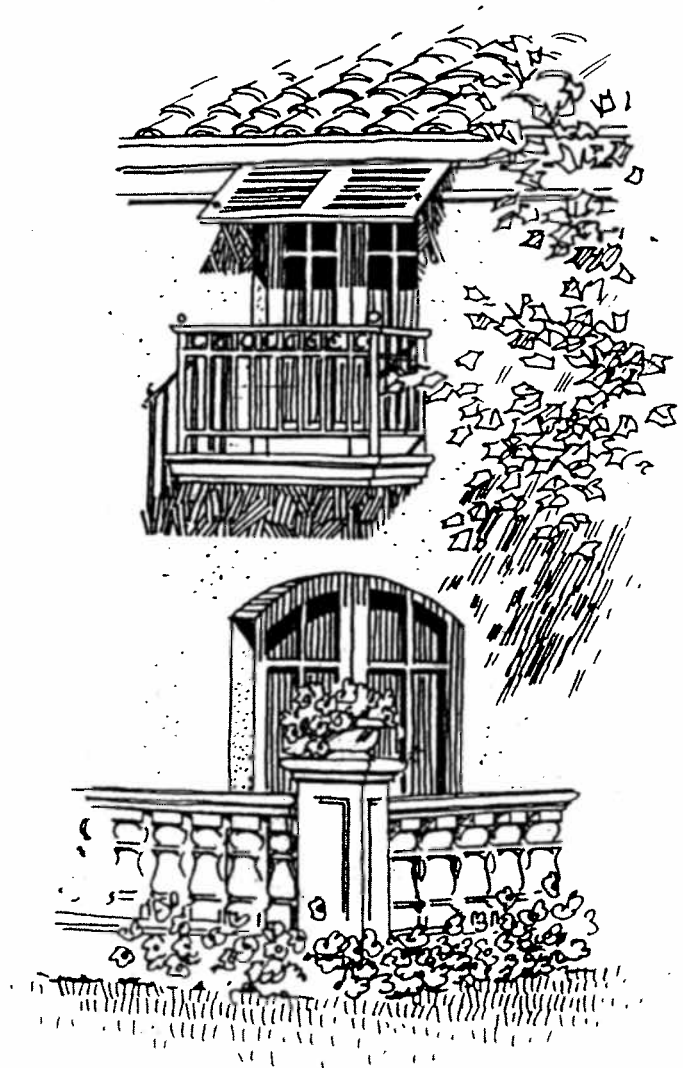
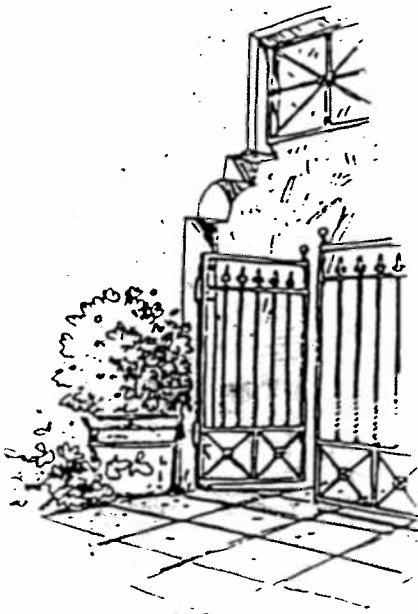
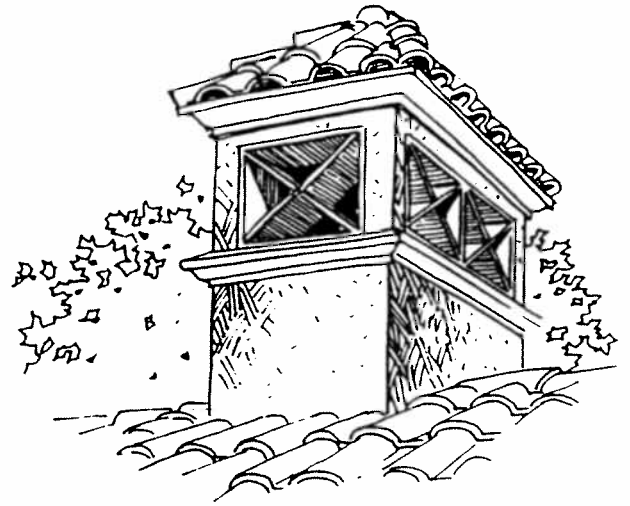
wood shutters used as awnings



Tuscan / Mediterranean Additional Examples



precast or stone balustrades



A-2 Materials & Building Elements

In an effort to maintain a continuity of identity, high quality, and high material integrity, the following materials and building elements are *encouraged* or *discouraged*. For the purposes of these Guidelines, the term "discouraged" shall mean not allowed unless owner, builder and/or architect can give compelling reasoning to allow a variance from the H.A.R.C.

1. Foundations

Soils report requirements, as specified by the project soils engineer, should be incorporated into all home designs. See individual soils reports for additional information. The City of Vallejo may require supplemental soils reports as per the Specific Plan. See Appendix (A-15) for information regarding subsurface drains located within 15' of the finished grade.

2. Exterior Walls

Encouraged: Cement plaster, trowel applied synthetic plaster (i.e., Dryvit), stone or brick masonry, cast concrete trim, shaped plaster and tile are encouraged. Dimensional lumber siding is allowed but requires adequate painting, staining, preserving and maintenance to insure against uneven weathering, "sprinkler scallops", black mold or severe checking and splitting. Sheet siding such as plywood or Masonite may be allowed (sparingly), but must be used in conjunction with sufficient masonry and trim accents to maintain an overall high quality appearance. Quoins, when utilized in the design, should be used on the side and rear elevations, as well as the front.

Discouraged: False fiber board stucco, vinyl siding, unfinished wood, exposed plain concrete block, sheet siding such as plywood, metal, or Masonite.

3. Roof Materials & Accessories

Encouraged: Barrel, "S", and flat terra cotta clay tile; barrel, "S", and flat integral color concrete tile, and slate. Flat roofs are allowed where appropriate to an acceptable architectural form, however, all visible areas, including areas viewed from hills above, are considered critical to the overall design. Therefore, rooftop material and color, as well as flashing details, vents, and mechanical equipment, must be approved. All roofs must be non combustible.

Discouraged: Wood shake or single, composition shingles or sheet roofing, metal roofing, synthetic wood shakes or shingles, high glazed clay tile or glossy painted concrete tile, fiberglass, asbestos or hard board shingles, unless specific product is approved. Roof mounted solar collectors, air conditioning units, and other mechanical equipment are prohibited.

All exposed metal roof accessories (stack vents, roof flashings, attic ventilators, skylight curbs, etc.) shall match roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. Exposed gutters used as an architectural feature shall be colored to match the surface to which they are attached, except for copper or specialized finishes where appropriately designed. (All gutter down spouts are to be connected to underground drain pipes to carry water to curb drains.)

4. Doors, Windows and Skylights

Encouraged: Clear or tinted glass, dark anodized or painted aluminum frames, vinyl or wood frames, clear or tinted skylights integrated into architecture and with frames that blend with the roof, multi-paned windows. Multi paned windows are highly encouraged on front elevations and side elevations and encouraged at the rear. All openings should be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. Wood or metal roll up garage doors must blend unobtrusively with the facade.

Discouraged: Reflective glazing, clear anodized or mill finished aluminum frames, white or frosted plastic bubble skylights. Second story windows along rear or side yards that would violate the privacy of the private open space of adjacent structures are discouraged. Solid panel lift up garage doors.

5. Colors

Encouraged: Warm toned colors including creams, rusts, buffs, rose beige, and terra cotta. Light shades of gray and olive green are also appropriate. Trim colors should accent body colors. Color blocking (two body colors) is encouraged.

Discouraged: Stark blue/white; bright pastels; bright, intense pure colors in large expanse, bright contrasting trim colors.

6. Massing

Long uninterrupted exterior walls should be avoided on all structures. All structural walls should have relief to allow interplay of landscaping shadows. Unrelieved two-story walls at corner lots shall be discouraged. Integration of varied textures, relief and design accents (bay windows, entry courts, dormers, projections, roof ridge jogs, overhangs, etc.) on buildings can soften the design and assist in achieving a balance of statement between structure and terrain.

In two-story structures, varied and horizontally offset floor plans should be used to produce exterior building and roof plan articulation. Scale and vertical transition can be created in the front of the structure by "stepping back" the second story and providing a partial roof or trellis at the top of the first floor level. This eliminates a continuous two-story vertical building plane.

All buildings shall achieve a level of detail on the sides and backs of the buildings compatible with the front. All windows shall be trimmed with wood or foam surround.

7. Masonry

Encouraged: Brick and stone with a color range and texture that is consistent with the home's design. Placement shall complement and enhance the architectural quality. Manufactured stone and brick may be used and is subject to H.A.R.C. approval, as some styles may not be appropriate at *Hiddenbrooke*. Full size samples may be required prior to approval. Masonry or stone on the front of the residence should return around a corner to a logical point of termination, such as an inside corner, good neighbor fence location, or preferably carry entirely around the residence.

Discouraged: Exposed plain concrete block. Ending a veneer at an outside corner which would expose the edge of the material.

8. Chimneys

Chimneys should be properly located and in correct proportion to the mass of the home. Chimneys should be designed with appropriate breaks for character.

9. Porches and Decks

Porches and decks over three feet (3') in height (or roofed) are considered to be part of the house and must incorporate materials which relate to the residence, such as brick, stucco or stone. If wood posts are used, they should be a minimum of 6" x 6" with a base and capital detailing.

10. Miscellaneous

All units shall have an alarm system. All units shall have lighted 4" high street numbers.

A-3 Setbacks

The City of Vallejo has established minimum standards for building setbacks for various types of residential structures. However, final lot size and setbacks shall be determined during the unit plan approval process and based on the type of unit designation for a specific neighborhood as well as street width and type.

<u>Minimum Building Setbacks</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
<u>Front</u>				
Living Area	25	20	20	20
Garage (front facing)	25	20	18	10 or 18
Garage (side entry)	25	12	12	10
<u>Side</u>				
Minimum	20	10	10	0 or 4
Minimum at corner lot	30	15	15	15
<u>Rear</u>				
Non-Golf lot	50	20	20	15
Golf Lot	-	25	25	25

A = Typically lots larger than one (1) acre.

B = Typically lots between 11,000 square feet and one (1) acre.

C = Typically lots between 8,000 - 11,000 square feet.

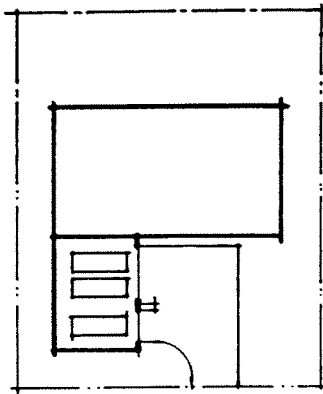
D = Typically small or zero lot homes between 3,500 - 8,000 square feet.

A-4 Height & Size Requirements

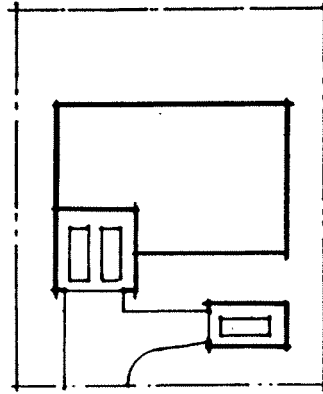
The height of any home shall be measured vertically from the natural grade to the maximum height of the roof. More stringent restrictions may be imposed on given lots, such as lots located on ridge tops, where necessary to protect the aesthetic integrity of the community. The maximum height of any home shall not exceed 35' as defined in the Vallejo Municipal Code.

A-5 Streetscape

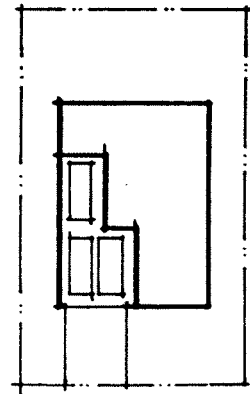
Minimizing the visual impact of garage doors on the front elevations is strongly encouraged. Merchant builders are encouraged to mix their product to provide a variety of garage placements relative to floor plan and site plan. By providing a mix of side facing or angled garage doors, garage doors set back further than living areas and garage doors that tie into courtyard entry portals, as well as by setting street facing garage doors back a minimum 18" into structures, this impact can be minimized. To encourage streetscape variety, side facing garages may in some cases reduce front yard setbacks so as not to prohibit buildable square footage. Tandem (two deep) garages are encouraged so as to cut down on the number and width of garage doors facing the street. Front facing garage doors are encouraged to be single width and must strive to reduce driveway paving. Encouraged garage layouts:



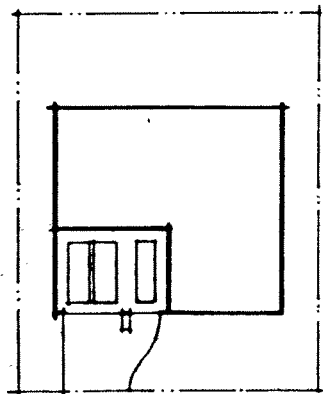
SIDE-ENTRY GARAGE



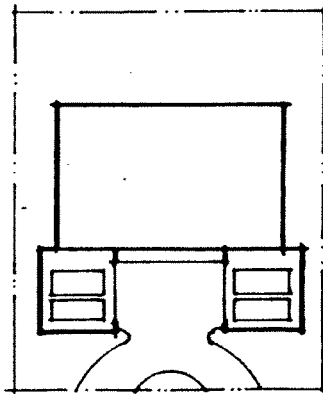
SPLIT GARAGES



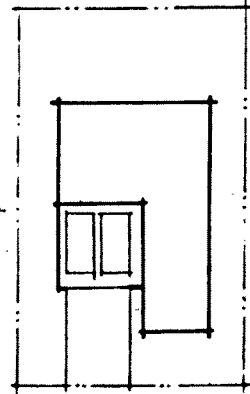
TANDEM GARAGES



FRONT ENTRY GARAGE
(with reduced paving)



SPLIT GARAGES



LIVING FORWARD

A-6 Siting

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs and also be sensitive to the property's unique characteristics and inherent design opportunities.

The larger home sites and open vistas of the community and golf course will mean that most residences will be seen from many different angles and views. It is, therefore, important that the three dimensional character of each home be carefully studied.

The Hiddenbrooke Architectural Review Committee shall consider each site independently and give extensive consideration to the individual impact of each plan upon adjacent home sites, common areas, and the appearance from the golf course. Care must be taken to locate the landscaping and each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures, home sites, and natural amenities of the land.

Merchant builders are encouraged to develop creative integrated siting techniques such as zero lot line plans with landscape easements, or four, five and six units clustered off an entry lane, to maximize the outdoor enjoyment and privacy available to each resident.

A-7 Side and Rear Elevations

Side and rear elevations will be judged critically during the review process. These elevations will require design of form, materials, and detailing. This may include carrying the same level of finish to side and rear elevations. Flat two-story wall elevations are discouraged. See A-2, Item #6, Massing. Corner lot side elevations shall be treated as a front elevation with careful attention to proportion and detail.

A-8 Split Lots/Upslope/Downslope/Upgraded Lots

Individual home designs and finish lot grading should act to soften the composition of buildings stepping up or down along a sloping roadway. Front yard side slope areas should be finish graded so as to "feather" the slope and landscaping from lot to lot. Building form should avoid high blank side walls at the top of side slope banks. Pony walls and skirt walls supporting structures cantilevered over the tops of side slope banks are discouraged in favor of retaining walls dug into the toe of upslope banks. Pony walls, skirt walls, and retaining walls shall be finished with the same or complementary materials used on the homes.

On large, upslope ungraded lots buildings should step up the hill. Care should be taken in the design of front elevations, entry porches and stairs, as well as street front landscaping and hardscape, to settle these homes into their sites.

Downslope and side slope ungraded lot homes should have stepped floor levels to keep them close to natural grade. Particularly where downslope rear elevations are visible, they should be kept low and have elevational interest. Pony walls should be minimized and screened with adequate planting. Retaining walls to create level yard areas, where appropriate and approved, should be compatible in finish with home and screened by planting. Alternatively, battered boulder retaining walls may be used as part of an overall landscape scheme and as transition to open space when integrated with transitional plant materials.

A-9 Ancillary Structures

The *Hiddenbrooke* Design Guidelines apply to all structures constructed on the home sites. This includes ancillary structures such as gazebos, storage sheds, detached garages, pool houses, garbage enclosures, etc. Detailed construction plans will be required for any ancillary structure, including a site plan, elevations, material selections, colors, etc.

The design of all ancillary structures must be compatible with the architecture of the home. Materials and color selections should utilize the same elements used on the home. Siting is critical as views of these structures from streets or the golf course will be reviewed carefully by the H.A.R.C.

Per the amended *Hiddenbrooke* Specific Plan, no individual accessory structure shall exceed 1,200 square feet for single family detached lots and 800 square feet for duplex and cluster units. The cumulative square footage of all accessory structures shall not exceed 50% of the lot's total front, side, and rear yard area. All ancillary structures shall comply with the *Hiddenbrooke* setback requirements, as well as requirements set forth by the City of Vallejo Planning and Building Division.



Hiddenbrooke

Landscape Guidelines

L-1 General Landscape Guidelines

The overall design concept at *Hiddenbrooke* is to complement the natural beauty and awaken an appreciation of the secluded valley by all residents and visitors. *Hiddenbrooke* will create a total community theme by blending natural and man-made elements into a cohesive design reflecting the rural character of the site. The site offers a secluded valley environment of open grassland with widely dispersed groves of oak, bay and eucalyptus trees. Each **merchant builder** will further intensify this community theme in particular neighborhood areas so that each will have their own identity within the larger setting. Finally, the consummation of the total community concept lies with the **homeowner**. The following parameters have been established to produce the desired aesthetic results while maintaining a distinct identity for each individual residence.

Two major design themes are prominent in the development of *Hiddenbrooke*. The first of which is to mirror and complement natural features of the site. The **homeowner/homebuilder** (homebuilder is defined as the merchant builder and custom lot owner) plays a vital role in conveying the aesthetic potential of the community. Architectural and hardscape elements have specific guidelines for types of materials and finishes that have been suggested to complement the natural environment and to promote characteristics which are representative of the community, *Hiddenbrooke*. Secondly, plant material used in common area and the home landscape should conform to certain standards which enhance the individual lots ability to blend in with the total neighborhood environment.

To ensure that the overall beauty of the community is preserved and enhanced, the Hiddenbrooke Architectural Review Committee (H.A.R.C.) has the authority to approve or disapprove landscape plans submitted by the **homeowner/builder** for neighborhood entries, production slopes and common areas, and front and rear yards.

The following text outlines the landscape design principles to be followed by each **homeowner/homebuilder** to insure that regardless of individual appearance or preference, all of the homes will complement each other and fit into the total design framework at *Hiddenbrooke*.

L-2 Existing Vegetation and Natural Features

The predominate natural features of *Hiddenbrooke* are the rolling grassland hills with clusters of oak, bay, and eucalyptus trees. In some cases, common areas and homesites may contain existing trees and every effort should be taken by your design team to preserve them. In those cases the following conditions apply to the respective homeowner/homebuilder.

1. No naturally existing trees or shrubs may be removed without the written consent of the H.A.R.C. and the City of Vallejo Planning Division. It is the responsibility of the homeowner/homebuilder to obtain a permit from the City of Vallejo if removal is necessitated.
2. Trees to be preserved shall be permanently identified by a metal numbered tag and a temporary fence shall be erected at the drip line of an existing tree during construction if it is located precariously close to any building construction or lot grading. Tree masses can be protected with a fence surrounding the entire tree mass.

Trees to be removed shall have a permanent marking either with spray paint or survey flag and shall not be protected with fences.
3. Existing oak, bay and eucalyptus groves in open space areas shall be protected and maintained by the following methods.
 - a. Existing grades shall not be altered.
 - b. Alteration of existing groves shall be avoided where feasible, especially when they provide nesting for raptors.
 - c. Unhealthy trees, as determined by an arborist, shall be removed and replaced with saplings of appropriate species.
4. Oak trees are particularly sensitive to development. The following activities shall not be allowed within the dripline of any existing oaks:
 - a. Trenching, grade cutting, filling, soil compaction, or rototilling unless approved by a certified arborist.
 - b. Landscaping with plant materials which require spray irrigation. (Drip irrigation may be permitted).

- c. Paving with materials of limited permeability. Use of porous materials such as brick over sand may be allowed to allow sufficient water penetration and gas exchange.
- d. Newly constructed barriers (concrete foundations, swimming pools, garden walls) can act as dams that trap water and cause root or crown rot. Should such a barrier be proposed, the landscape plan must provide for the necessary drainage mitigation to ensure continued health of the existing oak tree.
- e. Sometimes, for remedial procedures proposed by an arborist, some limited infilling may be allowed. Boring or hand digging (in place of trenching) may limit damage to tree roots if a pipe or electrical line must be installed.

Other natural features which exist on the site consist of bedrock outcroppings. Should the rock outcroppings occur within common areas or a lot, they are to be preserved in their natural state.

L-3 Views and Screening

The master plan developed for *Hiddenbrooke* responds to the natural beauty of the area. Most lots have been situated to optimize the view potential of each homesite. Each **homeowner/homebuilder** is responsible for creating a dramatic foreground which accentuates the immediate as well as distant views, preserving view corridors and considering views of neighbors and the community when planting. Trees and shrubs should be selected to fit specific situations, keeping in mind the eventual size in relation to the architecture and spatial characteristics of the total landscape scheme.

When screening of undesirable views is necessary, the same principles should be employed, always keeping in mind the long term effect on the total community. Planting should be massed and combined with gentle mounding to enhance the aesthetic qualities as opposed to creating a "wall" of plant material.

Walls and fences which occur on private property should be softened by the use of shrubs, vines and espaliers. However, plant material and architectural elements must be compatible with one another. Consulting a landscape architect is encouraged and advisable to ensure the continuity of the character desired for *Hiddenbrooke*.

L-4 Neighborhood Entry Monumentation

Entry monumentation may be desired by a **merchant builder** to provide identification of his/her neighborhood within the community. Although it is important that key elements from the community entry be repeated in the form of materials and finishes, each **merchant builder** within the parameters of the guidelines will be allowed the opportunity to determine the style of their neighborhood entry. (Refer to the Neighborhood Entry Monumentation in the Appendix for a conceptual design which is reflective of the community character). All designs must be submitted and approved by the H.A.R.C. prior to construction.

A. Monumentation Types

Two types of neighborhood monumentation may be allowed within the community of *Hiddenbrooke*: one is an identification pilaster and the other a sign wall. They can be used either singularly, in pairs, or any combination of pilasters and walls.

1. A simple pilaster may be used to announce entry into a neighborhood. The size of the pilaster may not exceed five feet six inches (5'-6") in height with a width of relative proportion. An ornamental plaque may be placed on the pilaster with the neighborhood name and/or logo.
2. Where space allows, a sign wall may be placed at the entry to a neighborhood. The size of the wall may not exceed three feet six inches (3' - 6") in height with decorative pilaster terminating the wall four feet (4' - 0") in maximum height. An ornamental plaque may be placed on the wall with the name and/or logo. The height of the letters shall not exceed eight to ten inches (8 - 10") in height.
3. All entry monumentation must be placed outside of the Landscape Maintenance Easement and shall conform to the City of Vallejo guidelines for maintaining site distance clearance at intersections.

B. Community Theme Wall and Pilaster

To retain the open feeling of *Hiddenbrooke* long views of solid walls are discouraged. However, if a **merchant builder** requires a highly visible solid wall for privacy or screening within a neighborhood, they may be allowed but must be compatible with existing community elements. Therefore, a community theme wall and pilaster has been established. In no instance may the wall exceed a height of six feet (6' - 0").

C. Materials

Materials for entry monumentation community theme wall pilasters shall reflect those used at the community entry at Sky Valley Parkway. Stone shall be incorporated into identification pilasters and decorative pilasters which terminate the ends of a sign wall or community theme wall. The size and type of stone shall be identical to that used at the community entry.

Stucco shall be incorporated into the sign wall and community theme wall with flexibility in choice of color and texture. It is suggested that community walls be treated with an anti-graffiti sealant. Colors reflecting the architecture and local environment such as earth tones are desirable. Allowing a diversity of colors for each neighborhood will provide visual interest and uniqueness while unifying the architecture and entries with their settings. An architectural concrete cap should be placed on top of the wall.

L-5 Walls and Fences

The site elements designated for *Hiddenbrooke* complement the natural rolling terrain. Elements such as walls and fences play a vital role in promoting harmony and continuity of the home within the development. Due to the high visibility of walls and fences, their location and design will have a direct effect on the overall appearance of the site. Without exception, it is essential that the patterns and textures chosen complement the surrounding architecture.

The homeowner/homebuilder is responsible for three (3) general types of fences within the confines of a lot: Rear Yard View and Golf Course Fencing; Side Yard Fencing; and Non-Perimeter Yard Walls and Fences.

All walls and fences shall comply with these Design Guidelines and shall be subject to the approval of the H.A.R.C.. All walls and fences approved by the H.A.R.C. and constructed by a homeowner/homebuilder shall also comply with the regulations and ordinances of the City of Vallejo, including, but not limited to, any applicable restrictions with respect to the height of front yard fencing.

A. Materials for Walls and Fences

All finish materials for walls and fences must be submitted and approved by the H.A.R.C. prior to construction.

Wall and Fence Materials Encourage:

1. Walls finished with cement plaster, trowel applied synthetic plaster, stone or brick

- masonry, cast concrete, shaped plaster and tile.
- 2. Fencing and ornamental iron painted in muted blended colors.
- 3. Dimensional lumber siding for fencing. Painting or staining is subject to H.A.R.C. approval.

Wall and Fence Materials Prohibited:

- 1. False fiber board stucco, metal siding, chain link, vinyl siding, unfinished wood, exposed plain concrete block.
- 2. Solid fences adjacent to undeveloped open space and the golf course.
- 3. Sloped areas with solid fencing.

B. Rear Yard View and Golf Course Fencing

View fences are encouraged where lots open onto the golf course, open space or where solid side yard fencing would block a view which would be desirable.

The height of this fence type shall be a minimum of eighteen inches (18") or the minimum height required per code to restrict access to a pool or spa should these improvements be proposed. Such fences or walls should terminate in masonry pilasters which conform to the project standard pilaster.

The construction of rear yard view and golf course fencing should be in accordance with the following criteria.

Lots where rear or side yards face onto the golf course or open space and are highly visible may utilize the following fence types:

- 1. Low stone wall between eighteen and thirty inches (18" and 30") in maximum height. See Appendix - Fence "A".
- 2. Ornamental iron fence on low stone wall, total six feet (6') in maximum height - See Appendix - Fence "B".
- 3. Ornamental iron fence between two feet six inches (2' - 6") and six feet (6') in maximum height. See Appendix - Fence "C".

Lots where rear yards do not face onto the golf course or are not highly visible from public view with the rear property line at top of slope may utilize the following fence types in addition to those listed above:

- 1. Three foot (3') wood and three foot (3') wire screen view fence. See Appendix - Fence "D".

C. Side Yard Fencing

Side yard fencing may be constructed of wood, stone, plaster, concrete, or a combination of those materials listed. The homeowner/homebuilder, with approval of the H.A.R.C., may choose the particular side yard fence design; however, it should complement the architecture of the homes and fit into the overall design guidelines. If wood is used for a common side yard fence, the fence must be a "good neighbor" style, which does not display a bare framework and looks equally good from either side. "Naturally weathering" wood fences will be permitted in these areas. Staining or painting both sides of wood fences is subject to H.A.R.C. approval. See Appendix - Fence "E" and Fence "G".

Wood fencing should not be used on high exposure lots where a side yard fence is adjacent to a street and or any other public view. In these instances the community theme wall, fence "B", or fence "C" would be more appropriate.

Upon mutual written consent, two adjoining neighbors may substitute the following fence types for side yard fencing (up to a maximum distance of fifteen feet (15' - 0") from the rear fence): fence "C" if the rear fence is "C" and fence "D" if the rear fence is "D".

D. Non-perimeter Yard Walls and Fences

Non-perimeter yard walls and fences must be an integral part of the architecture as well as the surrounding landscape elements. Should the end of a fence or wall be publicly visible the end should "return" to expose a minimum eighteen inch (18") dimension or a minimum twelve inch (12") square pilaster. Hedges, in lieu of solid fences, are encouraged.

1. Non-perimeter yard walls and fencing shall be six foot (6' - 0") maximum height.
2. Pool enclosure fencing/wall shall be four foot (4' - 0") minimum height or current City of Vallejo requirements at time of installation. Six foot (6' - 0") is recommended.
3. Detached front yard walls within building set back shall be three foot (3') maximum height.
4. Attached front yard walls designed as a part of the house covering no more than 1/3 of the house frontage shall be six foot (6' - 0") maximum height.

E. Retaining Walls

Retaining walls should be an integral part of the surrounding landscape elements. Retaining walls shall be a maximum height of three feet (3') setback a minimum three feet (3') from the property line. Retaining walls constructed of wood are not allowed. Retaining walls should be planted at the base and top to "settle" them into the landscape.

ELIZABETH BURKE
OF TRIAD LAND THIS DOES NOT
ALWAYS WORK AND TO ALLOW GREAT
FLEXIBILITY IN
RETAINING WALL HEIGHTS THROUGHOUT
ALL VARIOUS R-1, R-2, S-18-20

L-6 Grading and Drainage

It is the homeowner's/homebuilder's responsibility not to alter grades in such a way that would affect the overall drainage pattern of each individual lot. It is however, encouraged that grading be used to create a private garden(s) which is pleasing. Mounding and earth ^{berms} are encouraged if they fit into the homeowners landscape design and accommodate prescribed lot drainage. Grading plans indicating drainage must be submitted to the H.A.R.C. with the landscape package and to the City of Vallejo for review and approval. All grading plans which change a lots drainage pattern should be prepared by a landscape architect, soils engineer, or a civil engineer to ensure proper design.

1. Positive drainage shall be maintained away from all surrounding property lines and on-site buildings.
2. Surface drainage swales within lots shall be designed such that no silt or erosion is allowed to flow over public sidewalks. Where possible, create drainage swales to use the natural surface run off for plant irrigation.
3. Retaining walls over eighteen inches (18") in height shall be of masonry or poured in place concrete construction. Walls over three feet (3') shall not be installed without structural calculations developed by a structural engineer. Retaining walls must be setback three feet (3') from the property line. All retaining wall locations, height and finish require approval of the H.A.R.C. and the City of Vallejo.
4. These are guidelines and consultation with a soils engineer, landscape architect, or a civil engineer is encouraged.

See Appendix - "A 15" for information regarding subsurface drains located within fifteen feet (15') of the finish grade.

L-7 Planting

The goal of the planting concept for *Hiddenbrooke* is to preserve the spatial sense of the valley while conveying a sense of privacy and seclusion. This has been accomplished by preserving the grassland hillsides and ridges and reintroducing oaks while developing a mantle of irrigated and drought-resistant landscape on the lower hillside and valley.

The rural character of the entry road into the community is reflected in an open oak woodland landscape. Widely dispersed groves of native *California Live Oak* and groves of mature *Olive* trees act as theme trees simulating a previous agricultural settlement while enhancing the overall landscape. Massed plantings

of native understory shrubs such as *Ceanothus* and wildflowers planted throughout the community reinforce the rural character. It is this character that should be maintained and enhanced throughout the community by the **homeowner/homebuilder**.

Drought-resistant landscaping, as required by the City of Vallejo, 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. **Homeowners** may be allowed to incorporate more ornamental plants as specialized features within their gardens, although drought-resistant landscaping is strongly encouraged. (Refer to Chapter 6 for a listing of recommended plants for neighborhood entries, production slopes and common areas, and front and rear yards).

A. Landscape Plan Submittals and Required Installation Time

Landscape plans shall be submitted by the **homeowner/homebuilder** to the H.A.R.C. for approval prior to commencement of home construction. Upon approval of the H.A.R.C., **merchant builders** will also be required to submit landscape plans for neighborhood entries, production slopes and common areas to the City of Vallejo for approval. Certain lots contain slopes which are subject to further design criteria by the City of Vallejo. See attachment for a listing of those lots.

The **homeowner/homebuilder** is responsible for submitting plans drawn to scale that include all information which will help justify the landscape desired. Refer to Chapter 7 "Submittal and Approval Process" for additional information. A landscape architect is a good source for recommendations for additional plant material species or hardscape treatments. No bare ground, except for naturally occurring areas on natural or ungraded lots is allowed as part of a landscape design submittal.

Installation of fencing and/or landscape for neighborhood entries, production slopes and common areas and front yards must be completed prior to conveyance of a lot or issuance of a certificate of occupancy.

B. Planting Requirements

Minimum planting requirements have been established for the **homeowner/homebuilder**. Plans for the following shall be submitted for review and approval by the H.A.R.C.

1. Minimum Street Tree Requirements

A street tree program has been established to create a canopy effect throughout the community of *Hiddenbrooke* with each neighborhood having a primary unifying tree. It is the responsibility of the **homeowner/homebuilder** to install street trees within their neighborhood or custom lot. Street trees shall be selected from the Recommended Plant Material List in Chapter 6.

Post-it Fax Note

To <i>Carl Johanson</i>	From <i>Mark Day</i>
Co/Dept	Co.
Phone #	Phone #
Fax # <i>707/557-1197</i>	Fax #

- a. Street trees shall be planted at an average ratio of one (1) tree per fifty feet (50') of lineal street frontage, or at least one (1) street tree per residential lot, whichever is the greater quantity. At least three (3) street trees shall be planted at each corner lot, one (1) tree in front of the lot and two (2) trees on the side. Location of street trees planted on corner lots shall take into consideration site distance lines.
- b. When planted adjacent to open space areas street trees shall be planted at an average ratio of one (1) tree per fifty feet (50') of lineal street frontage.
- c. Street trees shall be placed five feet (5') behind the back of the sidewalk or nine feet (9') behind the back of curb where a sidewalk does not exist.
- d. Street trees shall be a minimum 15 gallon in size.
- e. Street trees shall be planted in accordance with the City of Vallejo's "Street Tree Standards and Details."
- f. The homeowner/homebuilder shall be required to obtain a posted security from the City of Vallejo for the installation of required street trees upon issuance of a building permit. Refund to be made one year following issuance of Certificate of Occupancy.

2. Minimum Neighborhood Entry Requirements

Neighborhood entries should be planted by the merchant builder to create a sense of arrival. The landscape should consist of colorful trees, shrubs and groundcovers with the quantity determined by the scale of the entry and the amount of landscaped area. If more than one entry exists within a neighborhood, a consistent theme should be established with the chosen plant materials. Plants should be selected from the Recommended Plant Materials List within Chapter 6

Minimum Tree Requirements

- a. Trees should be a minimum twenty-four inch (24") box in size. Merchant builders are encouraged to plant larger trees.
- b. Trees should be selected to provide a variety of seasonal interest.
- c. Trees should complement architectural style and massing.

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- b. Trees should be selected to provide a variety of seasonal interest.
- c. Trees should complement architectural style and massing.

Minimum Shrub and Groundcover Requirements

- a. Shrubs shall be a minimum of five (5) gallon in size. Shrubs viewed as ground cover and perennials will be allowed in one (1) gallon containers. Groundcovers planted from flats are discouraged. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

3. Minimum Production Slopes and Common Area Requirements

Merchant builders shall landscape all production slopes and common areas which may occur within their neighborhood. Slopes shall be fully landscaped with trees, shrubs, and groundcovers selected for their ability to control erosion. When locating trees and large shrubs, special consideration should be given to maintaining view corridors. Plant materials should be selected from the Recommended Plant List within Chapter 6. Drought-resistant and fire resistant materials shall be used in all developed open space areas.

Minimum Tree Requirements

- a. Thirty percent (30%) of the trees should be a minimum twenty-four inch (24") box in size. **Merchant builders** are encouraged to plant larger trees.
- b. Trees should be selected to provide a variety of seasonal interest and provide shade in the summer while allowing warmth in the winter. Trees should complement architectural style and massing.

Minimum Shrub and Groundcover Requirements

- a. Shrubs shall be a minimum of five (5) gallon in size. Shrubs viewed as ground cover and perennials will be allowed in one (1) gallon containers. Groundcovers planted from flats are discouraged. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

4. Minimum Landscape Requirements for Designated Lots with Steep Slopes

Merchant builders/homebuilders are required to irrigate and landscape all steep slopes as designated by the City of Vallejo prior to final acceptance. The **merchant builder/homebuilder** shall refer to the Hillside Development Design Guidelines adopted by the City Council of Vallejo

on November 21, 1977 for specific requirements pertaining to improvements of steep slopes. The general intent of the City's Guidelines for landscape improvements of slopes is the planting of trees, shrubs, and groundcovers to provide erosion control and to mitigate the affect of major exposed banks.

Definition of Steep Slopes

- a. Steep slopes are defined by the City of Vallejo as those in excess of ten percent (10%) gradient.
- b. Designated lots include:
 - Cirrus Lane - Lots 202, 203, 204, and 205
 - Vega Court - Lots 215, 216, 217, and 218
 - Overlook Crescent - Lots 177, 178, 179, 180, 181, and 182
 - Vernal Court - Lots 142, 143, 144, 145, and 146

Minimum Tree Requirements

- A. One (1) tree selected from the recommended plant list must be planted per one thousand (1,000) square feet of slope area. Thirty percent (30%) of trees should be a minimum twenty-four inch (24") box in size. **Merchant builders** are encourage to plant larger trees.
- B. Trees should be placed to maximize views and create the appearance of a more naturalized planting.
- C. All trees shall be planted in pits which are at a depth equal to the size of the tree container and a width twice the size of the rootball. Backfill mix shall be appropriate to site conditions. Basins shall be created to maximize the amount of water retained at the rootball.

Minimum Shrub and Groundcover Requirements

- A. Thirty percent (30%) of shrub and groundcover planting shall be shrubs selected from the recommended plant list.
- B. The remainder of slope planting shall consist of groundcovers with varying heights selected from the recommended plant list and shall be planted no further than 48" on center based on recognized standards.

- A. Shrubs shall be a minimum of five (5) gallon in size. Shrubs viewed as groundcover and perennials will be allowed from one (1) gallon containers. All specified sizes shall comply with recognized standards for plant materials established by the American Nursery Association.

5. Minimum Front Yard Requirements

Front yards are required to be landscaped by each **homeowner/homebuilder** and are subject to the review and approval of the H.A.R.C.

Minimum Tree Requirements

- a. One (1) tree selected from the recommended plant list must be planted on the site per one thousand (1,000) square feet of lot area. Street trees may be included in the minimum tree requirement. Of the required trees thirty percent (30%) should be a minimum twenty-four inch (24") box in size. Trees otherwise required shall be credited to this requirement.
- b. **Homeowners/homebuilders** are encouraged to plant larger trees and the following credits will be granted:
 - 1. A thirty-six inch (36") box tree will be given credit for two (2) twenty-four inch (24") box trees.
 - 2. A forty-eight inch (48") box tree will be given credit for three (3) twenty-four inch (24") box trees.

Credits will not be permitted to reduce the number of trees required as street trees or in the golf course transition zone.

- c. All trees shall be planted in pits which are at a depth equal to the size of the tree container and a width twice the size of the rootball. Backfill mix shall be appropriate to site conditions.

Minimum Shrub Requirements

- a. Shrubs shall be a minimum of five (5) gallon in size. Shrubs viewed as ground

cover and perennials will be allowed in one (1) gallon containers. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

Minimum Slope Planting Requirements

- a. Planting and irrigation for slopes within lot lines should be installed with an erosion control ground cover, trees, and shrubs to enhance and stabilize these areas.

6. Minimum Rear Yard Requirements

Rear yards are required to be landscaped by the **homeowner/homebuilder** and are subject to the review and approval of the H.A.R.C..

Minimum Tree Requirements

- a. One (1) tree selected from the approved plant list must be planted on the site per one thousand (1,000) square feet of lot area. Street trees may be included in the minimum tree requirement. Of the required trees thirty percent (30%) should be a minimum twenty-four inch (24") box size. Trees otherwise required shall be credited to this requirement.
- b. **Homeowners** are encouraged to plant larger trees and the following credits will be granted:
 - a. A thirty-six inch (36") box tree will be given credit for two (2) twenty-four inch (24") box trees.
 - b. A forty-eight inch (48") box tree will be given credit for three (3) twenty-four inch (24") box trees.
- c. All trees shall be planted in pits which are at a depth equal to the size of the tree container and a width twice the size of the rootball. Backfill mix shall be appropriate to site conditions.

Minimum Shrub Requirements

- a. Shrubs shall be a minimum of five (5) gallon in size. Shrubs viewed as ground cover and perennials will be allowed in one (1) gallon containers. All specified

sizes must comply with recognized standards for plant materials established by the American Nursery Association.

Minimum Slope Planting Requirements

- a. Planting and irrigation for slopes within lot lines should be installed with an erosion control ground cover, trees, and shrubs to enhance and stabilize these areas.

7. Golf Course Transition Zone

Each **homeowner/homebuilder** with a lot abutting the golf course will be required to include in their landscape plan an area in the rear of the lot for a golf course transition zone. This area must be landscaped so that it promotes a harmonious transition between the golf course and the formal landscaping of the lot. Landscape plans for the golf course transition zone are subject to the review and approval of the H.A.R.C..

C. Fire Buffer Zone

A minimum of one-hundred feet (100'), from back of house to open space, of fire resistant landscaping and/or maintained grassland is recommended to be incorporated into lots which are adjacent to open space.

D. Soil Amendments

As required by the City of Vallejo six inches (6") of top soil (imported from outside the project area or mixed on-site) shall be provided to each residential lot by each **homebuilder** prior to occupancy of the residential unit. The imported soil shall meet the City of Vallejo's specification.

- c. Imported or mixed on-site top soil shall have a pH of 6.5 to 7.5; be free of rocks, clods, sticks, and vegetation greater than one inch (1") diameter in the top 4" of thickness; allow water to percolate through at a minimum rate of six inches (6") per hour, and be amended with fertilizer so as to support plant life when the plants are beginning to grow (ie 1,000 lbs of 10-2--20 per 500 cubic yards of soil).

During the planning stages of the landscape an agricultural soil suitability test should be obtained by the **homeowner/homebuilder**. The soils test results should include recommendations for amending and preparing the soil for planting operations. A general soil amendment program to remedy any adverse conditions might be as follows:

1. Rototill existing soil to a depth of six inches (6") except under existing oak trees where roots would be damaged. Remove all large stones and weeds. Depressions caused by the removal of objectional materials should be backfilled with top soil equal to the surrounding soil.
2. Apply amendments according to types and quantities per agricultural suitability soils report.
3. Blend all amendments by rototilling thoroughly into the top six inches (6") of soil or as

recommended by the agricultural suitability soils report. Bring to finish grade and level by rolling. Fill low spots.

4. Proceed with irrigation and planting.

L-8 Irrigation

At *Hiddenbrooke*, an irrigation system is required to establish and maintain landscape plantings at neighborhood entries, production slopes, common areas, and at each residential lot. All plantings should have a full coverage, automatic irrigation system(s) installed and maintained by the **homeowner/homebuilder**. The automatic irrigation system should be designed in accordance with all local and state laws, rules, and regulations governing or relating to irrigation systems. All irrigation systems should also be designed to meet all water conservation practices required by the City of Vallejo and the State of California. In addition, irrigation equipment installed within the Landscape Maintenance Easement by a homebuilder and maintained by a Homeowners Association shall match existing equipment already installed within the parkway.

The irrigation system for neighborhood entries, production slopes, common areas and individual lots should include and consider the following:

A. Backflow Protection

1. Irrigation connection to domestic (potable) water supply to plantings shall include a shut-off valve and backflow prevention device that is approved by the City of Vallejo. The preferred method of backflow protection is a reduced pressure principle backflow preventer.
2. Backflow prevention assemblies shall be installed in accordance with local codes and screened from view as much as possible by landscape design features.

B. Pressure Regulation

1. Water pressure shall be regulated if necessary to efficiently operate the equipment installed by using one or more of the following methods:
 - a. Pressure regulating valve installed in irrigation main to regulate entire system pressure.
 - b. Pressure regulating remote control valves for required irrigation control zones.

- c. Pressure compensating sprinklers or emitter outlets.

C. Automatic Irrigation Controls

1. Automatic irrigation controllers shall be capable of at least two (2) separate programs with a least three (3) start times for each program. Controllers shall be programmed for regular operation to occur during the evening between the hours of 8:00 p.m. and 8:00 a.m. Controllers shall be programmed to provide the minimum amount of water for healthy plant growth, and to use multiple start times for dividing up run times to allow water to penetrate the soil effectively to prevent run-off. Programming shall be adjusted on a regular basis in response to seasonable conditions.
2. Controllers shall be designed to activate low voltage (24 VAC) solenoid remote control valves that are installed to service the irrigation system.
3. An automatic rain sensor should be installed for each controller to automatically turn off each system when irrigation is not required due to precipitation.

D. Remote Control Valves

1. Remote control valve zones shall be developed with consideration for similar plant water use requirements (i.e. lawn separated from shrub and ground cover zones), and similar irrigation equipment uses (i.e. spray sprinkler separated from rotary sprinkler zones; rotary zones and spray zones separated from drip zones).

E. Irrigation Methods

1. The landscape design shall, as much as possible, create "hydrozones" (zones of plant material that have similar water requirements) which will be irrigated by a method of water application that is appropriate for healthy root establishment and plant growth.
2. Spray and rotary sprinklers may be used in turf, ground cover and combination ground cover/shrub hydrozones where uniform distribution of water over an entire hydrozone is appropriate.
 - a. Spray and rotary sprinklers shall use low volume nozzles where possible and shall have matched precipitation rates within each control valve zone.
 - b. Spray and rotary sprinkler nozzle radius, trajectory, and arc shall be appropriate

to avoid overspray onto hardscape, structures, and adjacent hydrozones with different water requirements. They should be spaced to provide head to head coverage.

- c. Spray and rotary sprinkler zones shall be controlled to apply water at an appropriate rate for infiltration into the soil and plant root zone and to avoid run-off or ponding.
3. Bubbler and drip emitters may be used in ground covers, shrubs, and combination ground covers/shrubs, and tree hydrozones where "point-of-emission" water application to planting within the hydrozone is appropriate.

Bubbler and drip emitter zones shall be controlled to apply water at an appropriate rate for infiltration into the soil and plant root zone, and to alleviate run-off or ponding.

4. Check valves shall be utilized in sprinkler bodies and/or lateral piping where necessary to prevent low outlet drainage and erosion after each control zone completes its programmed operation cycle.

F. System Maintenance

1. All irrigation systems shall be monitored by the homeowner/homebuilder on a regular basis; not less than once every two weeks during peak season operation, and not less than once per month during off season operation.
2. Maintenance monitoring shall include a valve-by-valve system observation sequence, with necessary adjustments or repairs noted and corrected. Seasonable programming adjustments shall be made at each monitoring session as well.

L-9 Hardscape and Paving (including Decks)

Hardscape refers to all components of a homesite other than the home itself, planted landscape areas and shade structures. All hardscape elements should be carefully planned in conjunction with the site and landscape plan to work functionally and blend in aesthetically with the architecture and landscape design.

The following requirements should be considered in the design of all proposed hardscape elements which shall be included as a part of the landscape plan design review package.

1. All paving and hardscape, including decks should blend with the architecture of the home.

Materials such as stone and brick are encouraged as well as exposed aggregate, stamped and/or colored concrete, or interlocking pavers. A combination of these materials may be acceptable. Large areas of untextured and/or uncolored concrete and decomposed granite will not be acceptable.

2. Non-pervious (hardscape and paving) surfaces shall not cover more than fifty percent (50%) of the frontyard setback.
3. All hardscape and paving, including decks, must be kept a minimum of three feet (3') from property lines.
4. Areas adjacent to driveways, patios, pool decks, and walks should be planted according to the minimum planting requirements in Section L-7.
5. Any proposed deck should have its structural support members concealed from view. It is preferred that masonry materials and/or dimensional wood siding be used to conceal the structural support members. (Lattice screening alone is not acceptable). To avoid unsightly views from below, all wood decks shall be no higher than three feet (3') above finish grade. In no instance will decks be allowed to encroach into the front yard.

L-10 Driveways

When a driveway takes on the size and character of a motor court, such as cluster homes and custom home sites, enhanced paving material is encouraged. Paving materials should be selected to complement the architecture and surrounding hardscape. Large expanses of plain unpatterned concrete are discouraged.

Due to the expansive qualities of the on-site soils, control joints are recommended to be placed at a minimum of ten feet (10') on center in both directions. Refer to the project soils report for additional information.

L-11 Pools and Spas

The location of pools, spas and other water features should address relationships between indoor and outdoor features, setbacks, wind, sun, and lot terrain. The size and shape of pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and manmade elements. Pools, spas, and water features and associated equipment enclosures must be architecturally related to the house and other structures in their placement, mass, and detail.

Pools and spas must be kept a minimum of ten feet (10') from the side and/or rear property line(s) for custom home sites and five feet (5') for production homes. The measurement should be taken from the property line(s) to the water line. Pools and spas are not allowed to encroach into the front yard. The front yard is defined as the area between the front elevation of the home and the curb.

Pool decks and equipment must be kept a minimum of three feet (3') from the side and/or rear property lines and must be properly housed or screened to prevent excessive noise and to minimize visibility from adjacent lots and the golf course.

L-12 Arbors and Shade Structures

Proposed arbors and shade structures must be designed to blend in with the home site. Construction materials, color and detailing should reflect the architectural style of the home.

Arbors (defined as a non-load bearing structure with a maximum width of 30") cannot encroach onto or over side and/or rear property line(s).

Shade structures, which include trellises and gazebos, must be set back a minimum of ten feet (10') from side and/or rear property line(s) for custom home sites and five feet (5') for production homes. There can be no encroachment into the front yard.

DETACHED 5' FROM MAIN STRUCTURE

The maximum height for an arbor or shade structure is ten feet (10'), as measured from finish grade to the upper most wood member edge.

L-13 Built-in Barbeques

Built-in barbeques are required to be set back a minimum of five feet (5') from the side and/or rear property line(s). Construction materials, color and detailing should reflect the architectural style of the home.

L-14 Trash Storage

Construction materials, color and detailing of trash enclosures shall reflect the architectural styling of the home(s).

All trash storage areas for clustered or individual homes must be located in appropriate areas screened and concealed from public view, including adjacent neighbors. Trash storage areas must be located five feet (5') from side and rear property lines and cannot encroach into the front yard.

L-15 Storage Sheds

All storage sheds must be compatible with the architectural styling of the home and surroundings and located in appropriate areas screened from public view, including adjacent neighbors. Storage sheds with a flat roof pitch are discouraged. Storage sheds must be a maximum height of ten feet (10') and located five feet (5') from side and rear property lines. Storage sheds cannot encroach into the front yard.

L-16 Mailboxes

Homeowner/homebuilder shall provide plans, elevations, materials, and specifications for mailbox designs. Mailbox locations shall be clearly indicated on the plan. The materials use to construct the mailbox shall complement the materials and style of the neighboring architecture.

Homeowner/homebuilder shall obtain approval from the Vallejo Post Office on current allowable mailbox configurations such as one per lot or grouped together in twos or fours.

If a mailbox is incorporated into a monument the height shall not exceed five feet (5') and the width two feet six inches (2'-6"). The Regional Post Office should be consulted to determine acceptable location and mounting height for box.

L-17 Sport Courts

Sport courts such as tennis, basketball, racquetball must be located so they do not infringe upon view corridors. Sport courts will be permitted only when they can be constructed so that they do not constitute an intrusion upon the adjoining lot. Sport court must be naturally screened from adjacent lots and the golf course. Basketball back boards shall not be located in front yard driveways that are visible from the street. The following criteria has been established for sport courts:

1. Fencing should blend naturally into the surrounding area and plant materials should be placed where necessary to soften the visual impact.
2. Wind screen shall not exceed ten feet (10') in height and should be either black or green.
3. Court surface colors should be restricted to colors such as soft reds and greens and not be highly reflective.
4. Night lighting of courts is permitted if the light does not intrude onto adjacent lots and is controlled by an automatic timer.

L-18 Landscape Lighting

Landscape lighting is encouraged and should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. All landscape lighting, including pool lighting must meet national and local codes and shall be subject to the approval by the H.A.R.C. and shall be of such controlled focus and intensity so as not to infringe upon adjacent lots. Glare shields may be required to eliminate bright spots and glare sources.

Landscape lighting should utilize low voltage or similar type fixtures and should be as close to grade as possible. All light conduit and fixtures must be as inconspicuous as possible.

L-19 Decorative Rocks

If decorative rock is desired it should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. Decorative rock shall be of a natural material and shall be submitted for approval by the H.A.R.C.. Decorative rock and/or gravel placed in large expanses will not be acceptable unless placed in a side yard which is not visible to the public.

L-20 Antennas/Satellite Dishes

No antenna or satellite dish for transmission or reception of television signals or any other form of electromagnetic radiation, larger than twenty-four inches (24") shall be erected, used or maintained outdoors, whether attached to a building or structure or placed within the landscape. Approved satellite dishes less than twenty-four inches (24") must be kept a minimum five feet (5') from the side and/or rear property line and completely hidden from the front yard view. —

L-21 Development on Slopes

No structure, planting, or other material shall be placed or permitted to remain or other activities undertaken on slope banks which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels, if any, or obstruct or retard the flow of water through drainage channels, if any.

L-22 Maintenance

The homeowner/homebuilder shall be responsible for all landscaping which falls within their ownership to be maintained in a clean, attractive and well-kept condition and to promptly replace any dead or dying plant material.

Upon approval of the landscape plans by the H.A.R.C., the minimum tree requirement must be maintained at all times and mature trees shall not be removed by a homeowner/homebuilder without the prior consent

of the H.A.R.C..

Designated fire buffer zones shall be maintained as required by the City of Vallejo.

Each homeowner/homebuilder shall keep, maintain, water, and plant and replant all slope banks located on his/her lot so as to prevent erosion and to create an attractive appearance.

Homebuilders of lots with no plans for improvement in the immediate future shall be responsible for ongoing maintenance. Erosion control and removal of weeds, trash and other debris on a regular basis is required. Removed vegetation shall be removed from the site.



Hiddenbrooke

Recommended Plant Material

P-1 Water Efficient Landscaping

The use of California native and/or drought tolerant plant material is encouraged for tree, shrub and ground cover plantings particularly where there is a transition from formal gardens to natural areas and is required by the City of Vallejo for neighborhood entries, production slopes, common areas and front yards which are installed by the **homeowner/homebuilder**. Through the use of native and drought tolerant plants a **water efficient landscape** will be achieved which will require less irrigation or fertilization than ornamental plants and reinforce the naturalistic character of the site. The following guidelines will assist the **homeowner/homebuilder** in preparing plans for a water efficient landscape.

A. Selection of Plant Material

Plants should be selected from the following list of Recommend Plant Materials which has been created to best represent and complement the character of *Hiddenbrooke* and are not considered to be inclusive. Many of these plants can be found throughout the community along streets, open space and the golf course. The **homeowner/homebuilder** should refer to the particular list which has been developed for neighborhood entries, street trees, production slopes and common areas, and front and rear yards.

B. Lawn

The landscape design should take into consideration that lawn is extremely water intensive and should be limited (in priority order) to the following uses:

1. Active lawn areas such as play areas and game courts.
2. Low use lawn areas such as passive sitting areas adjacent to hardscape areas that are preferably small in size.
3. Visual use only lawn which is aesthetic only and is not encouraged except in small quantities in the front or back yard. For example, use of lawn to visually connect two higher use lawn areas in the interest of design continuity and parkway strips between the curb and sidewalk would be an acceptable use.

C. General Design Parameters

General design parameters to facilitate drought tolerant landscapes include the following:

1. Trees should be planted to shade ground cover and shrub planting areas to reduce water loss from evaporation.
2. Turf areas should not be less than ten feet (10') in any dimension with the exception of parkway strips between the curb and sidewalk. This allows for the greatest irrigation efficiency. Spray irrigation heads typically do not perform well in narrow areas.
3. Plants should be grouped according to their use of water. Plants requiring similar use of water should be designated and irrigated together. Shrub drip systems and turf spray systems shall be separated.
4. Mulching of all shrub and tree areas with a 2" layer of bark mulch will also help reduce the use of water.

P-2 Neighborhood Entries

Accent Trees

<i>Olea europaea</i>	Olive
<i>Pistachia chinensis</i>	Chinese Pistache

Shrubs

<i>Cistus hybridus</i>	Crimson-Spot Rockrose
<i>Cistus purpureus</i>	Orchid Rockrose
<i>Escallonia fradesii</i>	No Common Name
<i>Prunus caroliniana</i> 'Compacta'	Carolina Cherry
<i>Rhamnus californica</i> 'Eve Case'	Coffeeberry
<i>Rhamnus californica</i> 'Seaview Improved'	Dwarf Coffeeberry

Perennials

<i>Diets vegata</i>	Fortnight Lily
<i>Iris douglasina</i>	Pacific Coast Iris
<i>Lavandula angustifolia</i> 'Hidcot'	English Lavender
<i>Lavandula stoechas</i> 'Otto Quast'	French Lavender
<i>Limonium perezii</i>	Sea Lavender
<i>Salvia clevelandii</i>	Sage

L-23 Street Trees

<i>Celtis sinensis</i>	Chinese Hackberry
<i>Platanus acerifolia</i> 'Columbia'	London Plane Tree
<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Tilia cordata</i> 'Greenspire'	European Linden

P-3 Production Slopes and Common Areas

Theme Trees

<i>Olea europaea</i>	Olive
<i>Platanus racemosa</i>	California Sycamore
<i>Populus fremontii</i>	Cottonwood
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Schinus molle</i>	California Pepper

Trees

<i>Aesculus californica</i>	California Buckeye
<i>Cercis occidentalis</i>	Western Redbud
<i>Eucalyptus globulus</i>	Blue Gum Eucalyptus
<i>Quercus lobata</i>	Valley Oak
<i>Umbellularia californica</i>	California Bay

Theme Shrubs

<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree
<i>Ceanothus</i> 'Blue Jeans'	Wild Lilac
<i>Ceanothus</i> 'Dark Star'	Wild Lilac
<i>Ceanothus</i> 'Julia Phelps'	Wild Lilac
<i>Fremontodendron</i> 'San Gabriel'	Flannel Bush
<i>Rosmarinus o.</i> 'Collingwood Ingram'	Rosemary

Shrubs

<i>Arctostaphylos d.</i> 'Howard McMinn'	Manzanita
<i>Heteromeles arbutifolia</i>	Toyon
<i>Leptospermum scoparium</i> 'Red Damask'	New Zealand Tea Tree
<i>Leptospermum scoparium</i> 'Ruby Glow'	New Zealand Tea Tree
<i>Romneya coulteri</i>	Matilija Poppy
<i>Salvia leucantha</i>	Mexican Bush Sage

Ground covers

<i>Arctostaphylos</i> 'Emerald Carpet'	Manzanita
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Ceanothus gloriossus 'Anchor Bay'
 Rhamnus californica 'Seaview Improved'
 Rosmarinus o. 'Huntington Carpet'
 Wildflower hydroseed mix

Ceanothus
 Dwarf Coffeeberry
 Rosemary

P-4 Front and Rear Yards

Trees

Acer macrophyllum
 Alnus cordata
 Betula jacquemontii
 Betula nigra
 Celtis sinensis
 Cercis occidentalis
 Crataegus phaenopyrum
 Fraxinus oxycarpa 'Raywood'
 Lagerstroemia indica
 Liriodendron tulipifera
 Magnolia souangiana
 Olea europaea
 Pistachia chinensis
 Platanus acerfolia 'Columbia'
 Platanus racemosa
 Prunus lyonii
 Pyrus kawakamii
 Pyrus calleryana 'Chanticleer'
 Quercus agrifolia
 Quercus coccinea
 Quercus ilex
 Quercus kelloggii
 Quercus lobata
 Quercus suber
 Quercus virginiana
 Schinus molle
 Tilia cordata 'Greenspire'
 Umbellularia californica

Bigleaf Maple
 Italian Alder
 Jacquemontii Birch
 River Birch
 Chinese Hackberry
 Western Redbud
 Washington Thorn
 Raywood Ash
 Crape Myrtle

Tulip Tree

Saucer Magnolia
 Olive
 Chinese Pistache
 London Plane Tree
 California Sycamore
 Catalina Cherry
 Evergreen Pear
 Flowering Pear
 Coast Live Oak
 Scarlet Oak
 Holly Oak
 California Black Oak
 Valley Oak
 Cork Oak
 Southern Live Oak
 California Pepper
 European Linden
 California Bay

Shrubs

Arbutus unedo 'Compacta'
 Arctostaphylos d. 'Hookeri'
 Arctostaphylos d. 'Howard McMinn'
 Buxus j. microphylla 'Green Beauty'
 Ceanothus species
 Chaenomeles 'Pink Lady'
 Chaenomeles 'Standard Red'
 Cistus ladanifer
 Cistus purpureus
 Dietes bicolor
 Echium fastuosum
 Escallonia species
 Fremontodendron 'San Gabriel'
 Galvezia speciosa
 Heteromeles arbutifolia
 Leptospermum s. 'Red Damask'
 Leptospermum s. 'Ruby Glow'
 Mahonia aquifolium
 Mahonia pinnata
 Pittosporum tobira
 Prunus caroliniana 'Compacts'
 Raphiolepis indica
 Rhamnus californica 'Eve Case'
 Romneya coulteri
 Rosa floribunda
 Rosmarinus o. 'Collingwood Ingram'
 Rosmarinus 'Tuscan Blue'
 Salvia leucantha
 Viburnum tinus

Ground covers

Arctostaphylos e. 'Danville'
 Arctostaphylos 'Emerald Carpet'
 Arctostaphylos 'Point Reyes'
 Baccharis pilularis 'Pigeon Point'
 Ceanothus gloriossus 'Anchor Bay'
 Cerastium tomentosum
 Cistus skanbergii

Dwarf Strawberry Tree
 Manzanita
 Manzanita
 Boxwood
 Wild Lilac
 Dwarf Flowering Quince
 Dwarf Flowering Quince
 Crimson-Spot Rockrose
 Orchid Rockrose
 Fortnight Lily
 Pride of Madeira
 No Common Name
 Southern Flannel Bush
 Island Bush Snapdragon
 Toyon
 New Zealand Tea Tree
 New Zealand Tea Tree
 Oregon Grape
 California Holly Grape
 Mock Orange
 Carolina Cherry
 Indian Hawthorn
 Coffeeberry
 Matilija Poppy
 Floribunda Rose
 Rosemary
 Rosemary
 Mexican Bush Sage
 Dwarf Laurustinus

Danville Manzanita
 Manzanita
 Manzanita
 Dwarf Coyote Brush
 Wild Lilac
 Snow-in-Summer
 Rockrose

Cistus salvifolius	Sageleaf Rockrose
Convolvulus mauritanicus	Ground Morning Glory
Coprosma pumila 'Verde Vista'	Verde Vista Coprosma
Cotoneaster species	Prostrate Cotoneaster
Gazania species	Gazania
Hypericum calycinum	St. Johns Wort
Lonicera japonica 'Halls'	Halls Honeysuckle
Rhamnus californica 'Seaview Improved'	Dwarf Coffeeberry
Ribes viburnifolium	Evergreen Current
Rosmarinus o. 'Huntington Carpet'	Dwarf Rosemary
Vinca minor	Dwarf Periwinkle

Vines

Ficus pumila	Creeping Fig
Hardenbergia violacea	Happy Wanderer
Parthenocissus tricuspidata	Boston Ivy
Wisteria floribunda	Wisteria



Hiddenbrooke

Submittal and Approval Process

The *Hiddenbrooke* Architectural Review Committee (H.A.R.C.), along with the City of Vallejo Planning and Building Division, is in charge of all project submittals and approvals for the development of individual lots in *Hiddenbrooke*. The following process provides builders and homeowners with the required submittal information and the general steps to obtain an H.A.R.C. and City of Vallejo Department of Planning and Building approval for a project. Please contact the H.A.R.C. representative to obtain a current letter detailing application procedures, timing, and fees. A planning representative from the City of Vallejo should be contacted to obtain the current procedures for a unit plan submittal.

Step I - Pre-Design Conference (optional)

The Pre-Design Conference is intended to give a home site owner or merchant builder the opportunity to share with the Committee his/her vision of the design concept of his/her new home. These ideas can be conveyed by sharing photographs of homes from books, magazines, brochures, and/or rough sketches that illustrate the desired look.

The purpose of the Pre-Design Conference is to ensure that the home site owner or merchant builder and Committee are in agreement with the design concept prior to preparation of the Preliminary Architectural Submittal.

Step II - Preliminary Architectural Submittals For Home Builders

To ensure that the Design Guidelines are being correctly interpreted or that the house design is acceptable for *Hiddenbrooke*, the home builder must submit a preliminary architectural submittal for feedback early in the design process.

- Submittal: Preliminary Architectural Submittal - to H.A.R.C. from Applicant - this may be the Architect's or Designer's initial concepts; two sets.
1. Schematic elevations and floor plans (minimum 1/8" = 1'-0"). (Front elevation is mandatory; side and rear elevations are strongly recommended.)
 2. Schematic site plan with footprint of house (1/8" = 1'-0").
 3. Conceptual color and material selections.
 4. Filing fee.

Response: Recommendation:
To Applicant from H.A.R.C. with comments, observations, and recommendations for Applicant to proceed to Step III.

**Step III - Final Architectural and Landscape Submittal and Approval by H.A.R.C.
Required Prior to City Submittals**

Submittal: Detailed Architectural Submittal - to H.A.R.C. from Applicant (3 sets)

1. Site plan (1/8" = 1'-0") (with house, grade, and all applicable setback criteria shown) along with proposed driveway(s), retaining walls, mailbox pilasters, and proposed grading.
2. Floor plans (1/4" = 1'-0").
3. Exterior elevations (1/4" = 1'-0") (with material and color blocking call-outs).
4. Exterior colors and material board (8-1/2" x 11"). Minimum 3" x 5" color chips, and all colors and materials called out by manufacturer and model number).
5. Roof Plan (with building height indicated)
6. Proposed construction schedule.
7. Elevation perspective (optional). Colored perspectives may assist the H.A.R.C. in understanding your design concepts, as well as color and material selections.
8. Filing fee.

Submittal: Detailed Landscape & Irrigation Submittal - to H.A.R.C. from Applicant (3 sets)

1. Planting plan showing number, size and species of all proposed trees, shrubs, and ground cover.
2. Irrigation plan showing all irrigation heads, valves, piping, and controller locations. Must include legend.
3. Construction plan showing grading, drainage, pools and spas, water features, arbors and shade structures, walls, fences, and any other proposed site amenities.
4. Elevations and/or details of any proposed arbors and shade structures, walls and fences, and any other site amenities.
5. Plans must be drawn to scale. For merchant builders, a minimum scale of 1"=20'. For homeowners and custom lot owners, a minimum scale of 1/8" = 1'-0".
6. Filing fee.

Response: Approval, conditional approval, or denial of final submittal - to Applicant from H.A.R.C.

If approved, written authorization will be given from H.A.R.C. for Applicant to submit plans to the City of Vallejo Planning Division for unit plan review.

Step IV - Submittal to City of Vallejo Planning Division Unit Plan Review

The unit plan process describes the specific design and issues for the project and is intended to give the City a more refined and detailed description of structures, landscaping, design features, and uses. In general, the drawings prepared for the *Hiddenbrooke* H.A.R.C. should be sufficient for City submittal. However, eight (8) sets of architectural, site, and landscape plans are required, as well as notification envelopes of property owners within 200 feet of the subject's property. *Contact a planning representative to obtain the City's current unit plan submittal process at City Hall, 555 Santa Clara Street, Vallejo, California.* The *Hiddenbrooke* H.A.R.C. is not responsible for forwarding plans to the City of Vallejo Planning Division.

Step V - Construction Requirements

Only after *Hiddenbrooke* H.A.R.C. and City of Vallejo Planning Division approvals may an Applicant submit construction documents to the City of Vallejo Building Division for building permit. Applicant's architect or designer must review any soils report requirements prior to the commencement of construction drawings.

Step VI - Future Revisions and Additions

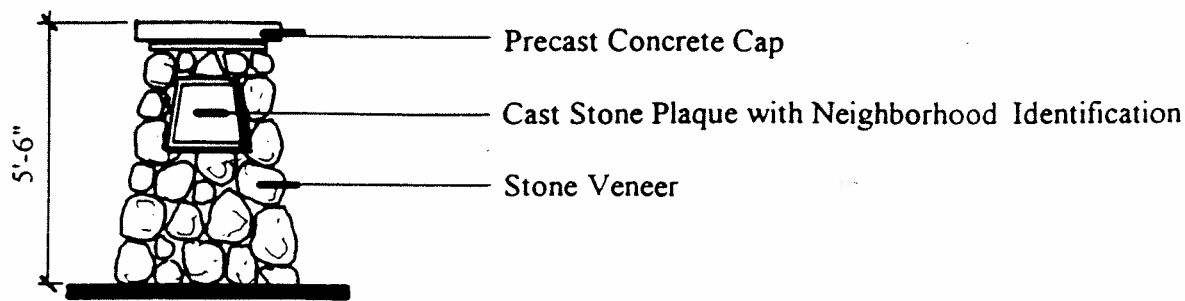
Remodeling and additions to existing improvements must meet the same goals and criteria as new construction, including approval from the H.A.R.C. All information concerning color, site location, architecture, landscaping, grading and excavation, roof, height, solar collectors, setbacks, etc., will be of significant concern. Prior to starting any improvements, contact an H.A.R.C. representative to determine what information will be required, as well as fees and deposits.



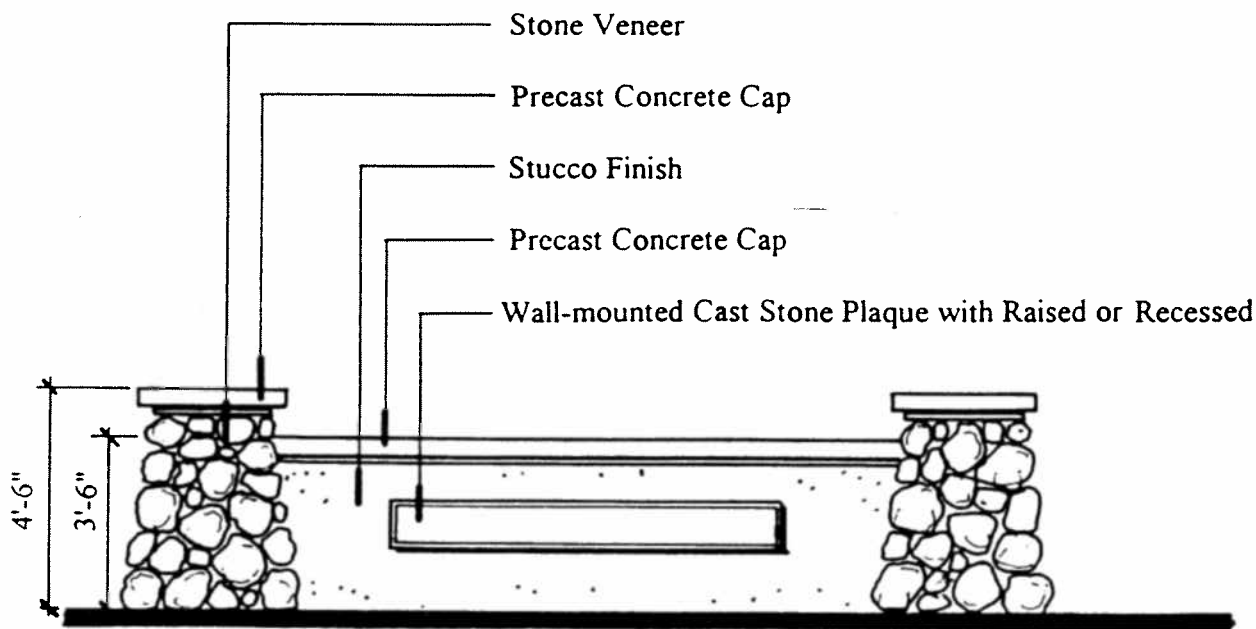
Hiddenbrooke

Appendix

Neighborhood Entry Monumentation

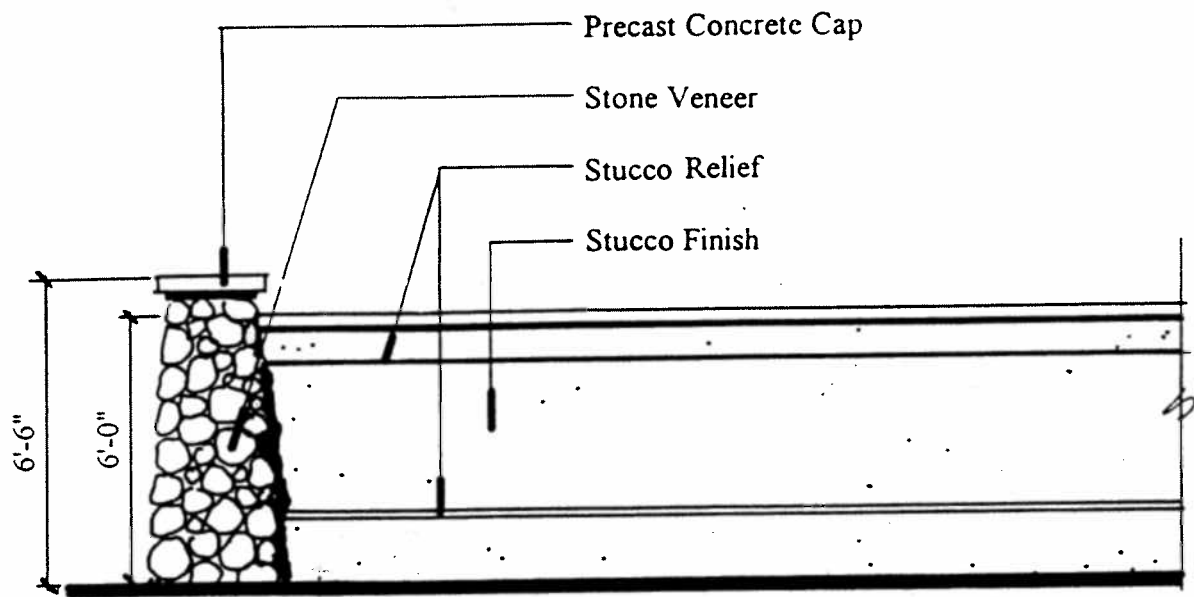


Pilaster



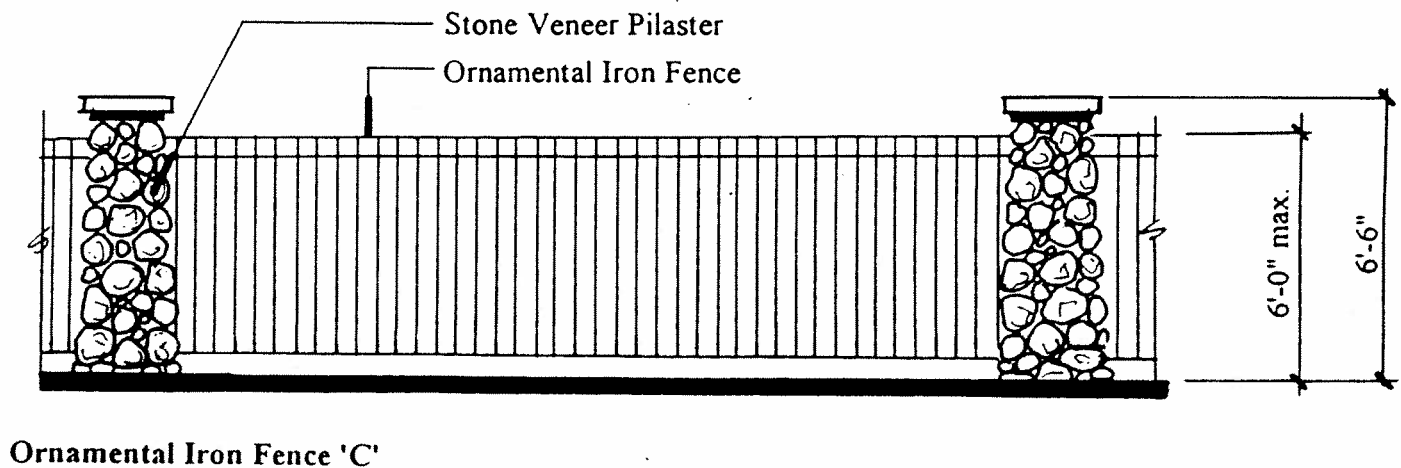
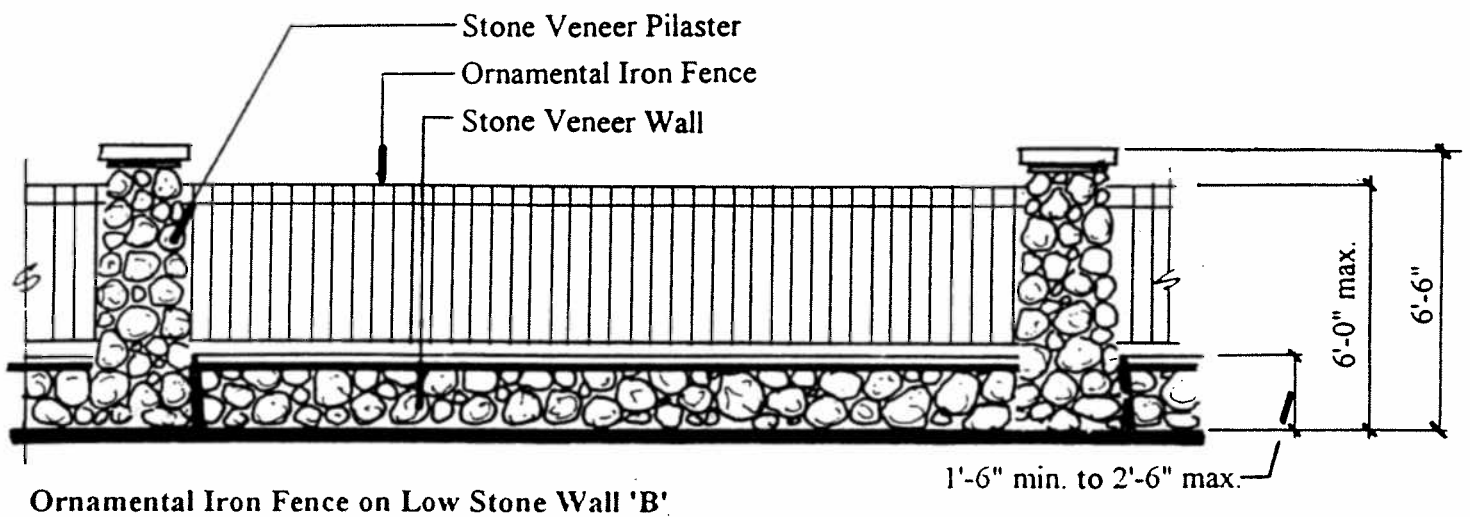
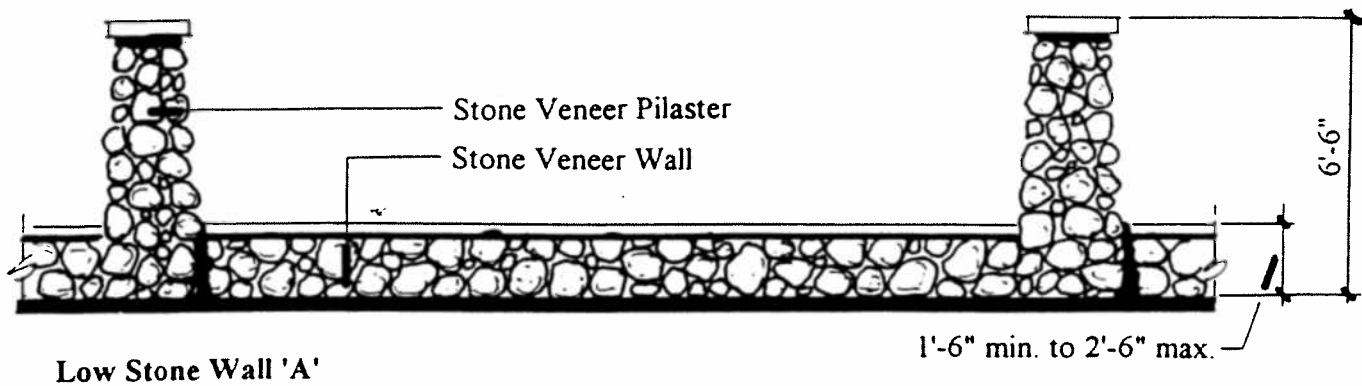
Sign Wall

Community Theme Wall

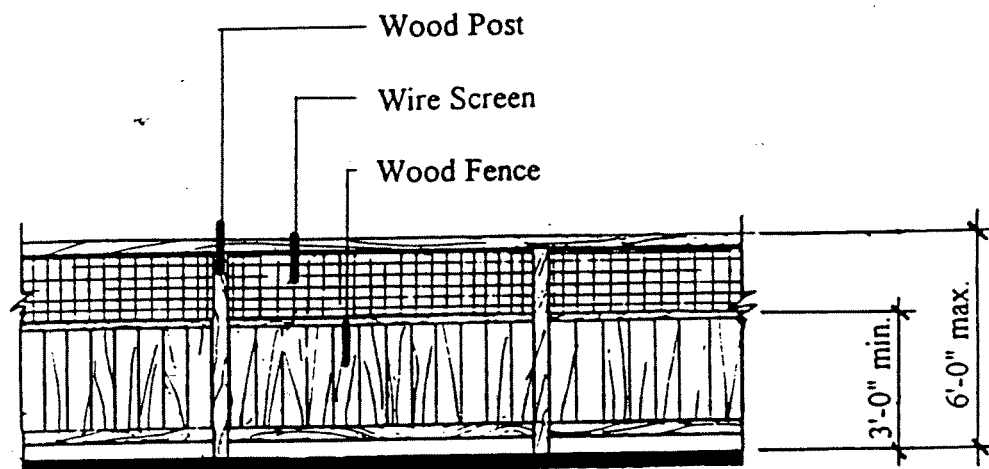


Stucco Wall with Stone Pilaster

Rear Yard View and Golf Course Fencing

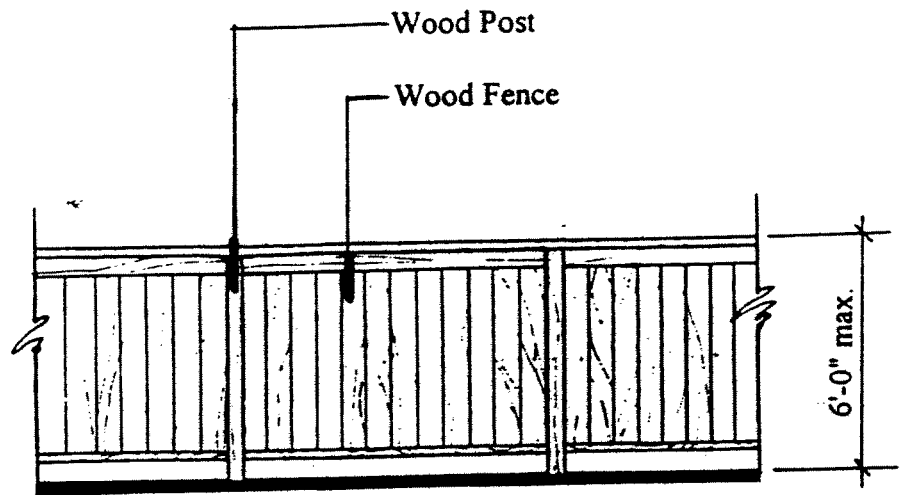


Rear Yard View Fencing

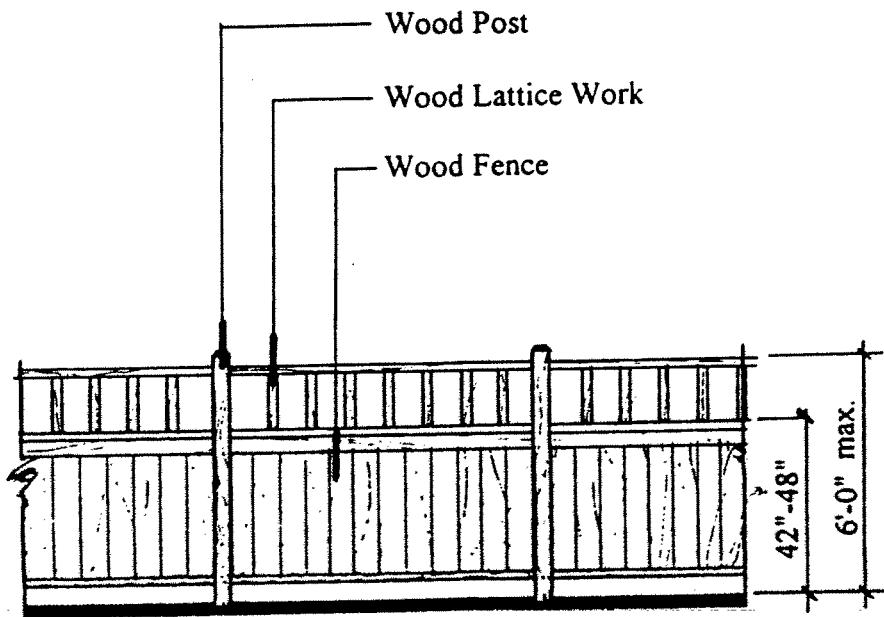


3' Wood and 3' Wire Screen View Fence 'D'

Side Yard Fencing

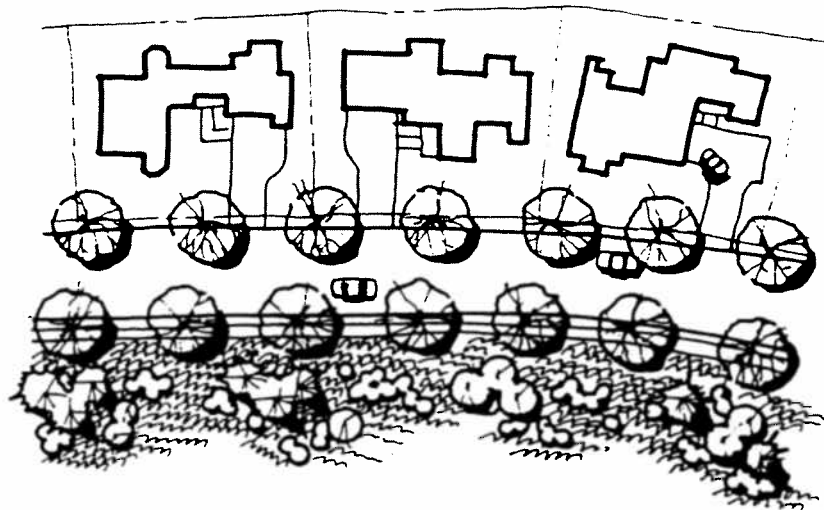


Good Neighbor Fence 'F'



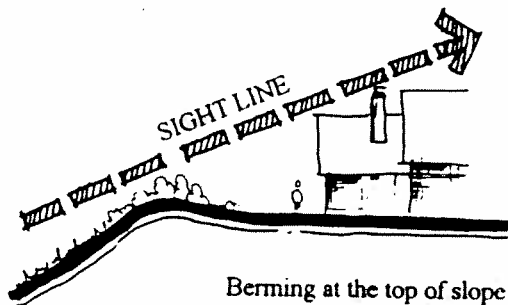
Good Neighbor Fence with Lattice Top 'G'

Conceptual Production Slope Planting

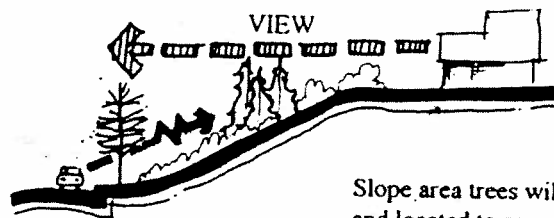
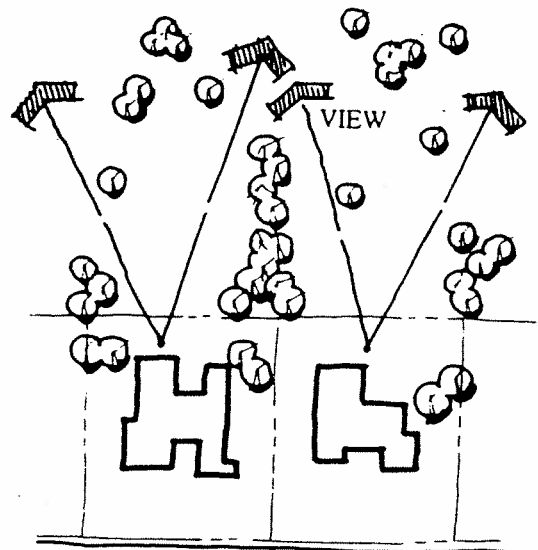


Plantings will respond to and take advantage of drainage patterns created on the sculpted slopes. Richer plantings will occur in swale areas recreating the natural condition.

Tree plantings at the top of a slope should be located to maintain views from rear yards. Down slope plantings create more privacy and provide a more natural setting.

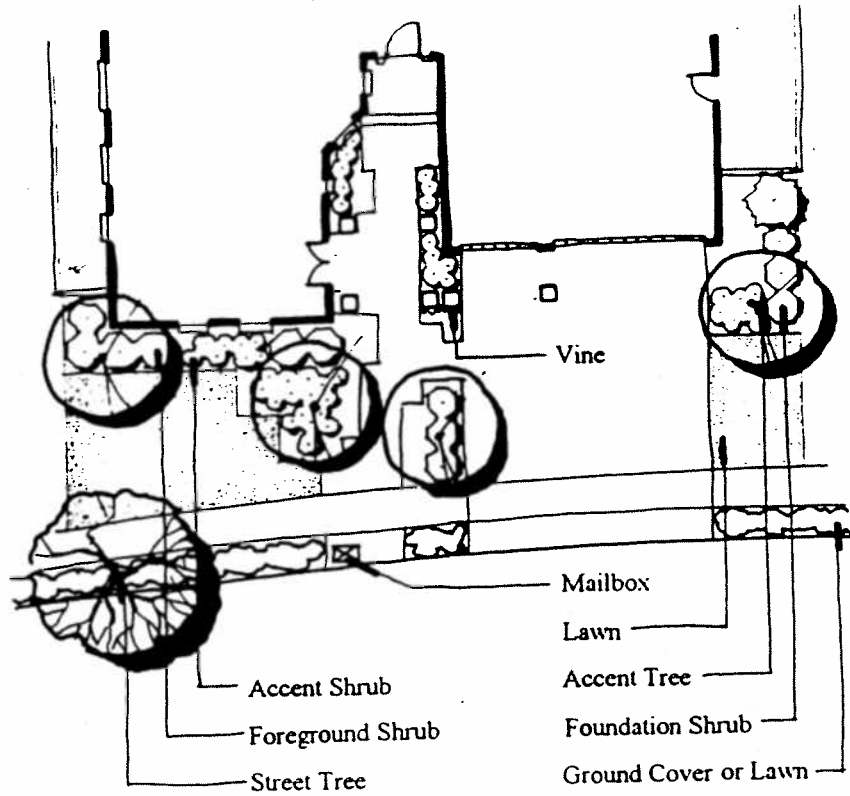


Bermed at the top of slope in view of sensitive areas.

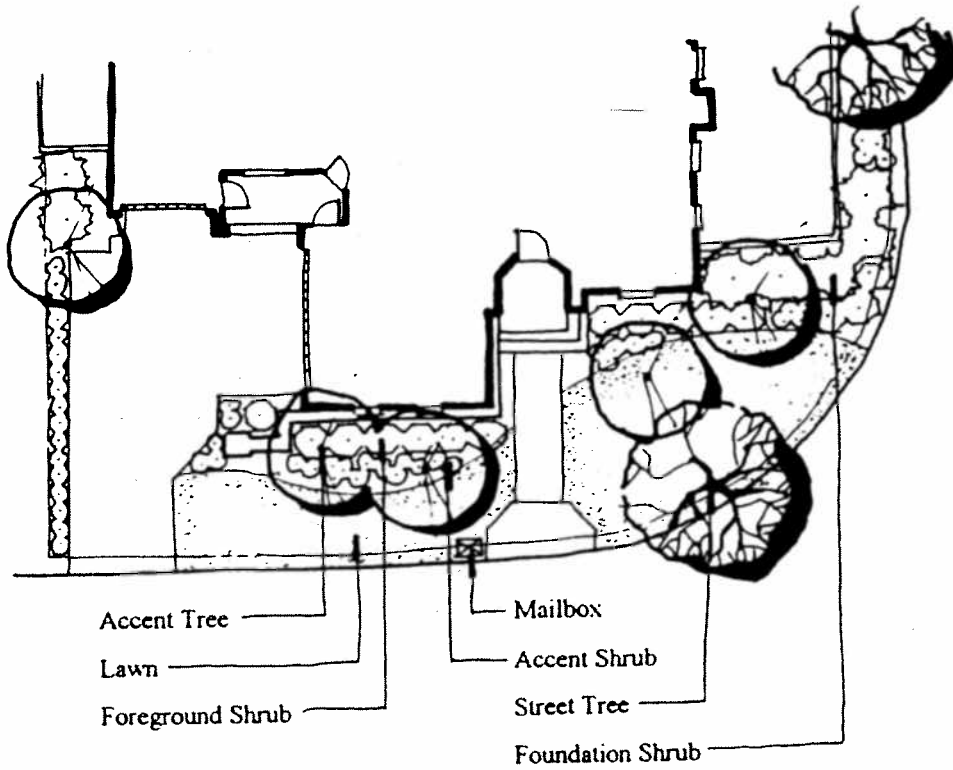


Slope area trees will be selected and located to screen views from below while maintaining views from homes above.

Conceptual Front Yard Planting



Standard Lot



Corner Lot



Hiddenbrooke

Application For Preliminary Architectural Approval

Lot No: _____ Neighborhood or Tract No. _____ Date: _____

Owner(s): _____

Address: _____ City: _____

Phone(W): _____ Phone (H): _____

Builder: _____ License No: _____

Address: _____ City: _____

Phone: _____

Architect: _____

Address: _____ City: _____

Phone: _____

THE FOLLOWING PLANS AND SUPPORTING DOCUMENTS ARE BEING SUBMITTED FOR ARCHITECTURAL REVIEW. TWO SETS OF PLANS ARE REQUIRED. PLEASE CHECK OFF ALL OF THE ITEMS INCLUDED IN THIS PACKAGE BELOW. (Incomplete packages will be returned to the owner, builder, or agent.)

_____ Schematic Floor Plans and elevations (minimum 1/8" = 1'-0")

_____ Schematic Site Plan with footprint of house (1/8" = 1'-0")

_____ Conceptual Color & Material Selections

_____ Filing Fee

FOR H.A.R.C. USE ONLY

	Date	Initials
Date Received By H.A.R.C. For Review	_____	_____
Date Submitted For Consultant Review	_____	_____
Date Submitted To H.A.R.C. For Review	_____	_____
Date Of Conditional Denial	_____	_____
Date Of Disapproval	_____	_____
Date Of Final Approval	_____	_____
Date Of Notification	_____	_____
Date Of Follow-up Notification	_____	_____



Hiddenbrooke

Application For Final Architectural Approval

Lot No: _____ Neighborhood or Tract No. _____ Date: _____
 Owner(s): _____
 Address: _____ City: _____
 Phone(W): _____ Phone (H): _____
 Builder: _____ License No: _____
 Address: _____ City: _____
 Phone: _____
 Architect: _____
 Address: _____ City: _____
 Phone: _____

FOLLOWING PLANS AND SUPPORTING DOCUMENTS ARE BEING SUBMITTED FOR ARCHITECTURAL REVIEW. THREE SETS OF PLANS ARE REQUIRED. PLEASE CHECK OFF ALL OF THE ITEMS INCLUDED IN THIS PACKAGE BELOW. (Incomplete packages will be returned to the owner, builder, or agent.)

- _____ Filing Fee (if not previously submitted)
- _____ Construction Security Deposit
- _____ Floor Plans (1/4" = 1'-0")
- _____ Roof Plan (with building height indicated)
- _____ Exterior Elevations (with material and color blocking call-outs)
- _____ Exterior Colors and Material Board (8-1/2" x 11) with sizable color chips, and all colors and materials called out by manufacturer and model number.
- _____ Proposed Construction Schedule
- _____ Site Plan (1/8" = 1'-0") (with house and all setback criteria shown, along with proposed driveway(s), retaining walls, mailbox pilasters, and all proposed grading.

Please refer to the Hiddenbrooke Design Guidelines for Home Builders and Homeowners and the CC&Rs for design requirements. The Hiddenbrooke Architectural Review Committee reserves the right to request perspectives, colored renderings, or story poles, when guideline concerns arise.

FOR H.A.R.C. USE ONLY

	Date	Initials
Date Received By H.A.R.C. For Review	_____	_____
Date Submitted For Consultant Review	_____	_____
Date Submitted To H.A.R.C. For Review	_____	_____
Date Of Conditional Denial	_____	_____
Date Of Disapproval	_____	_____
Date Of Final Approval	_____	_____
Date Of Notification	_____	_____
Date Of Follow-up Notification	_____	_____



Hiddenbrooke

Application For Approval of Initial Landscaping

Lot No: _____ Neighborhood or Tract No. _____ Date: _____
Owner(s): _____
Address: _____ City: _____
Phone(W): _____ Phone (H): _____

Landscape Architect/Designer _____ License No: _____
Address: _____ City: _____
Phone: _____

Landscape Contractor: _____
Address: _____ City: _____
Phone: _____

THE FOLLOWING LANDSCAPE DESIGN PLANS ARE BEING SUBMITTED FOR APPROVAL. PLEASE CHECK OFF ALL OF THE ITEMS INCLUDED IN THIS PACKAGE. THREE (3) SETS OF PLANS ARE REQUIRED. (Incomplete packages will be returned to the owner.)

_____	Filing Fee	_____	Pool Submittal only
_____	Planting plan showing number, size, and species of all proposed trees, shrubs, and ground cover.	_____	
_____	Irrigation plan showing all irrigation heads, valves, piping, and controller locations.	_____	
_____	Construction plan showing grading, drainage including but not limited to area drains, water features, pools and spas, walls and fences, arbors and shade structures, and site amenities.	_____	
_____	Elevations and/or details of any arbors and shade structures, walls, fences, and any other site amenities.	_____	

FOR H.A.R.C. USE ONLY

	Date	Initials
Date Received By H.A.R.C. For Review	_____	_____
Date Submitted For Consultant Review	_____	_____
Date Submitted To H.A.R.C. For Review	_____	_____
Date Of Conditional Denial	_____	_____
Date Of Disapproval	_____	_____
Date Of Final Approval	_____	_____
Date Of Notification	_____	_____



Hiddenbrooke

Architectural Review Committee Application Form **Homeowner Use for Future Additions/Revisions**

Owner _____ Date _____
 Property Address _____ Phone _____
 Mailing Address _____

This application may not be used for original construction of a house or initial front and rear landscaping.

Submit Three (3) applications for all improvements required. Attach to each application a sketch which shows location, dimensions, construction material, color, and any description needed for the Hiddenbrooke Architectural Review Committee to visualize the appearance of the finished project.

Include All improvement plans for front, back, and side yards of the house. Check the list of application improvements.

Front Yard Landscaping

_____ Trees/Shrubs
 _____ Ground Covers/Lawn
 _____ Planters/Raised Beds
 _____ Walls (All)
 _____ Other

Back Yard Landscaping

_____ Trees/Shrubs
 _____ Ground Covers/Lawn
 _____ Athletic and Play Equipment
 _____ Patios/Decks/etc.
 _____ Pools/Spas/Water Features
 _____ Other

Front Structural Changes/Additions

_____ Overhead Garden Structures
 _____ Painting
 _____ Building Alteration
 _____ Building Addition
 _____ Fences
 _____ Lighting Fixtures
 _____ Other

Back Structural Changes/Additions

_____ Overhead Garden Structures
 _____ Painting
 _____ Building Alteration
 _____ Building Addition
 _____ Fences
 _____ Lighting Fixtures
 _____ Other

Depending on the complexity of the application, the Hiddenbrooke Architectural Review Committee reserves the right to charge a reasonable fee for recommendations provided by its Architectural consultant.

Date _____ Signed _____

Signed _____

Note: The homeowner is separately responsible for obtaining any necessary City of Vallejo permits.

FOR H.A.R.C. USE ONLY

Application Received _____ By _____

Approved _____ Conditional Approved _____ Denied _____

HA.R.C. Member Assigned _____ Phone _____

Improvement Completed _____

Improvement Approved _____ By _____



Hiddenbrooke

Hiddenbrooke Architectural Review Committee and Check List (H.A.R.C. use only)

Lot No. _____ Neighborhood or Tract No. _____ Date _____
Owner(s) _____
Address _____ City _____
Phone(W) _____ Phone (H) _____

	<u>Complete</u>	<u>Approved</u>	<u>Comments</u>
Filing Fee			
Application			
Site Plan			
Front Yard Setbacks			
Side Yard Setbacks			
Rear Yard Setbacks			
Proposed Construction Schedule			
Floor Plans			
Exterior Elevations			
Roof Plan			
Color and Material Board			
Goals			
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
Elevation Perspectives (optional)			

Plan Reviewer _____

Date _____

Plan Reviewer _____

Date _____



Earth Systems Consultants
Northern California

47853 Warm Springs Blvd
Fremont, CA 94539-7400
(510) 353-0320
FAX (510) 353-0344

File No. C6-2999-V1
November 12, 1998

Triad Hiddenbrooke LLC
2815 Alaskan Way, Suite 228
Seattle, Washington 98121

Attention: Mr. Dan Ramras

Subject: Sky Valley Development, Phase 1
Vallejo, California
SHALLOW SUBDRAINS

Ladies and Gentlemen:

As you requested Earth Systems Consultants Northern California (ESCNC) has reviewed their files and the Record Drawings prepared by Brian Kangas Foulk (BKF). The purpose of this review was to prepare a list of lots within the subject development with subsurface drains located within 15 feet of the ground surface.

The attached table summarizes those lots identified as having subsurface drains located within 15 feet of the existing ground surface. This list was prepared based on existing as-built survey data prepared by BKF and supplemented by field observations and records prepared by ESCNC personnel. The locations and elevations of the subdrains have not been verified in the field.

We trust this letter provided the information requested. If you have any questions or need any additional information please contact our office.

Very truly yours,

EARTH SYSTEMS CONSULTANTS
Northern California

Bill E. Zehrbach
Geotechnical Engineer 926
Project Manager

BEZ/HM:

Distribution: 3 to Triad Hiddenbrooke LLC
1 to Phillippi Engineering

Summary Table

The following lots are underlain by subsurface drains located within approximately 15 feet of the ground surface.

21, 22
26, 27
37, 38
64
76 through 81
83
90, 91
104, 105
120
125, 126
133
157
169
175, 176
191, 192
244, 245
253
258
264, 265
Parcel 16



Earth Systems Consultants

Northern California

47853 Warm Springs Blvd.
Fremont, CA 94539-7400
(510) 353-0320
FAX (510) 353-0344

File No. C6-2999-V6
March 4, 1996

Sky Valley Limited Partnership
1201 Sky Valley Drive
Vallejo, California 94591

Attention: Ms. Debbie Van Huis

Subject: Sky Valley Development, Phase 2
Southeast of Interstate 80 at American Canyon Road
Vallejo, California
EVALUATION OF LOT CONDITIONS

Ladies and Gentlemen:

As you requested Earth Systems Consultants Northern California (ESCNC) has reviewed the project for the purpose of identifying lots which have the following conditions:

- Subdrains beneath the building pad within 15 feet of the finish grade.
- Lots with incomplete grading at the front of the lot in the utility easement.
- Lots with flood control berms located within the property lines.

The attached lists were compiled by reviewing the record drawings prepared by Hunsaker & Associates, data from the ESCNC files, and a site visit by a representative of ESCNC.

List 1 identifies the lots with shallow subdrains under the building pads. The lot was listed if all or a part of the subdrain was within 15 feet, or suspected to be within 15 feet, of the finish pad elevation listed on the record drawing. The elevation of the subdrain was determined from the subdrain elevations shown on the record drawings and from recollections of ESCNC personnel.

List 2 identifies those lots which will require the placement of additional fill at the front of the lot between the curb and the completed building pad. These lots were identified by reconnaissance.

List 3 identifies those lots upon which a flood control berm exists as part of the adjacent flood control system.

We trust this letter provides the information requested. If you have any questions or need any additional information please contact our office.

Very truly yours,

EARTH SYSTEMS CONSULTANTS
Northern California

Bill E. Zehrbach
Geotechnical Engineer 926
Project Manager

BEZ/HM:bzP

Distribution: 2 to Sky Valley Limited Partnership
 1 to Phillippi Engineering, Inc.

Table 1
Identified Lots With Subdrains Less Than 15 Feet From Pad Surface

Sheet 3	95, 96, 97, 98, 100
Sheet 4	251
Sheet 5	228, 229, 230, 251
Sheet 6	264, 266, 267
Sheet 7	177, 298, 299, 303, 304, 305, 307, 308, 309, 310, 313, 314
Sheet 8	292, 293, 294, 295, 298
Sheet 9	198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 216
Sheet 10	38, 39, 40
Sheet 11	21, 22, 23, 24, 53(ph2A)
Sheet 12	5(ph2A), 6(ph2A), 34(ph2), 53(ph2), 53(ph2A), 30(ph2), 54(ph2)
Sheet 13	47(ph2A), 51(ph2A), 64(ph2A), 65(ph2A), 66(ph2A), 67(ph2A), 73(ph2A), 157(ph2A), 169(ph2A)
Sheet 14	80(ph2A)
Sheet 15	14, 16, 20(ph2A)
Sheet 16	112(ph2A)
Sheet 17	Lot 318
Sheet 18	Lot 316