In most people's vocabularies, design means veneer. It's interior decorating. It's the fabric of the curtains or the sofa. But to me, nothing could be further from the meaning of design. Design is the fundamental soul of a human-made creation that ends up expressing itself in successive outer layers of the product of service.

- Steve Jobs

5.0 THE NEIGHBORHOOD DESIGN CODE

This Chapter provides the Development Standards (Standards), Design Guidelines (Guidelines) and design review process that guides and directs the development of the neighborhood areas in order to achieve the intended vision described in this Specific Plan. The development plan has been crafted around the main goal of preserving rural character while defining an appropriate development pattern that draws from the settlement traditions of small California towns. These Standards and Guidelines provide a form-based framework that is organized around the use of seven basic rural Building Types for the continuing evolution of these neighborhoods into a thriving, dynamic place.

KEY SPECIFIC PLAN PRINCIPLES:

3. Value flexibility and anticipate change while providing an innovative, rigorous development framework.
4. Support and enable the values of craftsmanship that emphasize thoughtful, durable, high quality neighborhood design concepts.

5.1 COMMUNITY DESIGN THEMES

Guided by the four Principles described in the vision, the following design themes are the common threads that run through the Neighborhood Design Code to establish a small town, rural framework that weaves together the Green, the Gray, and the Built fabrics to create a sequence of environments:

Design Matters

Good design adds value both to an individual building and to a community as a whole. This does not necessarily mean it is more costly. Encouraging the investment in quality (not necessarily quantity) is an underlying and important concept in getting back to using common sense and creating environments that promote interaction and endure over time.

Connect

Providing a myriad of connections at the neighborhood, community and regional levels is a basic tenant of this Specific Plan. This means the establishment of a safe, healthy and dynamic trail and street network that provides many alternatives to getting where you need to go.

Create Centers

Every successful small town has a discernible heart. The Transect approach provides a hierarchy of informal community gathering and focal areas to set up a small town community fabric that endures and evolves over time. A main organizing element is the notion of setting aside the most scenic and valued locations for the special community gathering places.

Celebrate and build on the local context

The rural towns of California used the fundamental concepts of cluster development to grow over time into truly memorable places. The neighborhood designs draw from the farming and ranching legacies to create a place that is connected to this history. This means using simple building forms and human scaled proportions to create a built environment that is comfortable, rich and inviting.

Maintain a crisp edge

Memorable small towns have a distinct edge where settlement stops and the rural landscape begins. Defining and holding this edge is important in maintaining the visual openness of the pastoral setting as well as to reinforce the dominance of the vast landscape.

Infuse serendipity into the settlement pattern

Blending Building Types on a street, varying lot sizes, creating informal public common areas and using irregular street patterns echoes the way small towns grew over time into livable, dynamic places. Avoiding the monotony of homogenous, single Building Type, single use neighborhoods with no public open space is key to creating engaging, participatory community settings.

5.2 NEIGHBORHOOD DESIGN CODE ORGANIZATION

The Neighborhood Code translates the Specific Plan vision into prescriptive Standards and Guidelines that describe a sequence of environments from the least intensive to the most intensive. The Standards and Guidelines in this Chapter are divided into the following main sections:

The Regulating Plan - (Section 5.3) A map that identifies the Transect Zones (Zones) within the Specific Plan area and assigns the Code's various Building Types, Standards and Guidelines (described in each Section) to physical locations. In general, this is the key map to understand what Standards and Guidelines apply to what area of the Plan and in what area certain Building Types may be used.

Architectural Patterns - Building Types, Form and Character – (Section 5.4) This section describes the Building Types that define and shape the Transect. This includes regulations for lot sizes, building placement, parking requirements, encroachments, façade treatments and the architectural character and qualities of the Built Fabric including massing, porch design, openings, materials and colors.

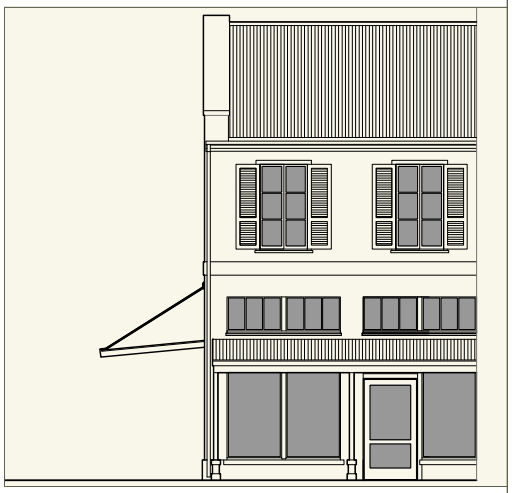
Landscape Patterns - (Section 5.5)
This section regulates the character and quality of the landscape within private spaces. This includes plant and hardscape material palettes, planting concepts and requirements, exterior lighting, and appropriate fencing and wall treatments.

Open Lands Patterns - (Section 5.6)
This section regulates the establishment of an interconnected network of active Open Lands within the block patterns as defined in the Regulating Plan. This section defines the allowable types of Open Lands and the requirements for each including, parking, landscape, hardscape, size and programming Guidelines.

Street and Circulation Standards - (Section 5.7)
This section designates standards for the construction of new streets, trails, and pedestrian pathways. This includes ROW width, travel-way, on-street parking, traffic lanes and maximum design speed.

Sign Standards - (Section 5.8)
This section designates the Principles for the design of signs within the Specific Plan area, including regulatory, commercial, trail and directional signage.

Design Review - (Section 5.9)
This section describes the design review organization and the required steps for review and approval of all improvements within Middle Green Valley.



5.3 THE REGULATING PLAN AND ZONES

5.3.1 PURPOSE

This section establishes the Zones applied to property within this Specific Plan by the Regulating Plan (Figure 5-1). The Regulating Plan divides areas into separate Zones that are based on a Transect of development intensity, ranging from the most intensive use of land to the most natural. These Zones are keyed to the balance of the sections in this Code which utilizes a range of Building Types as the organizing principle.

5.3.2 THE RURAL TRANSECT: AN OVERVIEW

There are six (6) Transect Zones that describe a sequence of environments from T1 – Conservation Zone, the most natural and/or sensitive environment, to T6 – The Neighborhood Center, the most intensively developed area of the project and the heart of the Community.

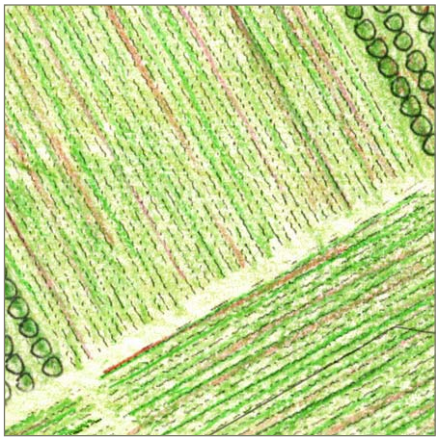
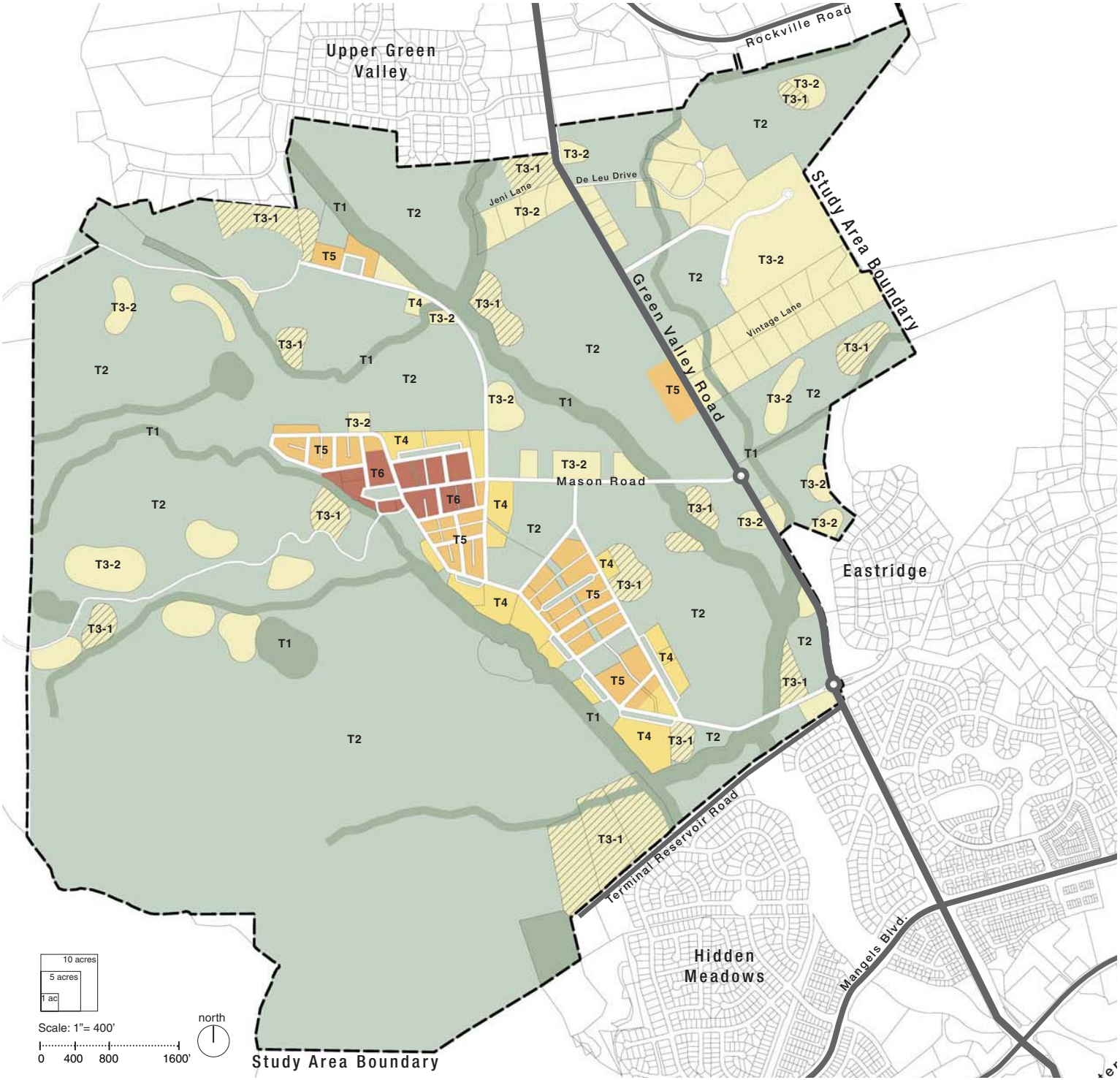
		
ZONE	**T1**	**T2**
ID	**CONSERVATION**	**AGRICULTURE**
DESCRIPTION	This Zone consists primarily of drainages and associated vegetated buffers. These lands are to be protected, restored and/or enhanced and are not suitable for development due to topography, habitat, hydrology and/or vegetation.	This Zone consists of the rural, ranching and productive agriculture lands that are intended to be preserved and remain in active agriculture. Building Types would include Agriculture/Community buildings for maintenance and operations such as barns, sheds, and/or storage buildings. Fire roads, driveways, maintenance roads and trails make up an informal access network.
OPEN LANDS (Refer to Section 5.6)	Natural - Drainage corridors and buffers - Oak woodlands	Passive and Active - Meadows - Grazing lands - Farmlands/Rowcrops/Orchards/Vineyards - Trails
BUILDING TYPES (Refer to Section 5.4)	None	- Agriculture/Community (for operations and services only)
ROADS AND THROUGHWAYS (Refer to Section 5.7)	- Unpaved service/fire access roads - Minimal bridge crossings	- Unpaved service/fire access roads

Table 5-1: The Middle Green Valley Transect Overview

			
T3 - 1 AND T3 - 2	**T4**	**T5**	**T6**
RURAL 1 AND RURAL 2	**NEIGHBORHOOD EDGE**	**NEIGHBORHOOD CORE**	**NEIGHBORHOOD CENTER**
This Zone consists of lands that support a rural residential fabric. Building Types include detached buildings such as Compounds, Meadow, Homesteads and Agriculture/Community buildings set within the larger agricultural and foothill landscape. In the foothill areas plantings are naturalistic and roads are irregular to respond to the natural topography.	This Zone consists primarily of a low density, detached residential fabric that provides the edge and the transition to the agricultural landscape. It has a range of Building Types from Agriculture/ Community buildings, to Homesteads. Setbacks and landscaping are variable. It has a network of small blocks with paths and formal street tree plantings.	This Zone consists of a low to medium density detached residential neighborhood fabric that would accommodate a mix of Building Types from Agriculture/Community, Bungalows and Farmsteads. The street network is organized as small blocks with paths, regular street tree plantings, and buildings set closer to the street.	This is the center of the community. This area consists of the widest variety of Buildings Types within a medium density mixed-use fabric. The street network is organized around the main Green with a regular street tree treatment and buildings set close to paths.
Passive and Active - Meadows - Farmlands/Rowcrops/Orchards/Vineyards (T3-1) - Trails	**Active** - Parks - Playgrounds - Sports Fields - Greens - Community gardens - Trails/Rambles	**Active** - Parks - Playgrounds - Sports Fields - Greens - Community gardens - Trails/Rambles	**Active** - Parks - Playgrounds - Greens - Community gardens - Trails/Rambles
- Meadow (T3-2 only) - Compound (T3-1 only) - Farmstead - Agriculture/Community (T3-1 only)	- Bungalow - Farmstead - Agriculture/Community	- Bungalow - Farmstead - Agriculture/Community	- Courtyard - Bungalow - Farmstead - Agriculture/Community
- Rural Collector - Local Road - Neighborhood Road (Types 1, 2 and 3) - Unpaved service roads - Driveways - Shared Driveways	- Alleys - Neighborhood Road (Types 1 and 2) - Neighborhood Green - Rural Collector - Local Road	- Alleys - Neighborhood Road (Types 1 and 2) - Neighborhood Green - Rural Collector	- Alleys - Neighborhood Road (Types 1 and 2) - Rural Collector - Neighborhood Green



TRANSECT ZONES

- T1 Conservation
- T2 Agriculture
- T3 Rural 1 and Rural 2
- T3-1 - Rural 1
- T3-2 - Rural 2
- T4 Neighborhood Edge
- T5 Neighborhood Core
- T6 Neighborhood Center

Figure 5-1: The Middle Green Valley Regulating Plan

The following definitions are used throughout the Neighborhood Design Code. A complete list of definitions is provided in Appendix A and further explained in the following Sections.

Key Definitions
Allowable Building Coverage: The maximum portion of the Lot or Building Envelope (as applicable) that may be covered by impervious surfaces. (See Building Coverage definition.)
Building Coverage: That portion of a Lot covered by a building and/or any other impervious surface, including, but not limited to, porches, courtyards, terraces and driveways.
Building Envelope: The area of the Lot within which all improvements are to occur, including all buildings, garages, landscape structures, walls and gates (excluding entry gates, where permitted). The area of the Building Envelope is established by the Setbacks.
Building Height: The vertical distance above the average finish grade of the area covered by Buildings, or adjacent sidewalk grade, whichever is more restrictive, to the highest Eave or Cornice line of the building.
Building Type: A structure defined by the combination of configuration, disposition, and function. (See Section 5.4.1)
Gross Building Square Feet (Gross Building SF): Gross Building SF shall be calculated as the total area of all floors of a building as measured to the exterior finished surface of outside walls or to the centerline of common walls separating buildings, not including any carport, walkway, garage, overhang, patio, enclosed patio, landscape structure, storage areas incidental to the principal use of the building, unenclosed walkway, or utility or disposal areas.
Story: A habitable floor level within a building, typically 8 feet to 12 feet from floor to ceiling, excluding an attic or raised basement.
Frontage: The primary facade of the building facing the street.
Frontage Type: The primary façade or area of the Lot that provides the transition from the more private realm to the public realm. Five main frontage types are defined in this Code: Front Yard, Porch, Stoop, Shopfront and Awning and Gallery.
Encroachment: Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback Area, into the public Frontage, or above a height limit.
Encroachment Zone: The area within a Setback Area where building projections may be located over the prescribed setback line. Building projections include: porches, balconies, trellis, stoop, awning, galleries and/or bay windows.

5.4 ARCHITECTURAL PATTERNS: BUILDING TYPES, FORM & CHARACTER

5.4.1 BUILDING TYPES

The Building Type is the basic organizing principle of the Neighborhood Building Code. The following section describes each Building Type, the Zones in which they may occur, building placement, form, parking, frontage, intensity of use standards and form and character. There are seven primary Building Types within the Plan. Refer to the accompanying Building Type summary for where each Building Type is allowed. The subsequent sections provide detailed urban standards for each. Refer to the Land Use Plan in Chapter 3 for allowed uses. In the case that there are discrepancies regarding allowed uses information, Section 3.5.3 - Land Use Designations and Table 3.4 - Allowed Land Uses shall prevail.

			
	[A] Agriculture / Community	**[B] Courtyard**	**[C] Bungalow**
Concept	These are the dominant, expressive, agricultural building forms that remind us of where we are in the world and the rich legacy we are living in. They draw from the simple, bulky, forms of barns, water towers, and agricultural service and utility buildings that dot the farming landscape. These buildings occur throughout the community to frame and punctuate views, provide variety, and stand as sentinels along the edges of the neighborhood fabric.	This is an attached, zero-lot line Building Type, that viewed together, borrows from the simple barn and winery forms. Arranged around a network of courtyards and alleys, this building form provides a great deal of flexibility in responding to evolving building uses.	This is a smaller detached Building Type that draws from the simple honesty and human scale qualities of rural architecture. Front porches, fences, tree lined streets and paths work together with the Bungalow type to create distinct neighborhoods that make up small town character.
Transect Zones	T2, T3-1, T4, T5, T6	T6	T4, T5, T6

Table 5-2: Building Type Summary

			
[D] Farmstead	**[E] Meadow**	**[F] Compound**	**[G] Secondary Units* and Ancillary Structure**
This is a larger detached Building Type that is located predominately at the perimeter of the neighborhoods. A collection of informal buildings with wrap around porches, three rail fences, and informal gravel driveways, all work together to reinforce the rural character while providing a distinct edge to the larger agricultural landscape.	This is a detached Building Type organized around informal meadow features in the foothill areas. Located at the edges of the oak woodlands, these building forms nestle into the landscape and borrow from the horizontal forms of the rural ranch traditions. Rambling building forms with rustic treatments, informal gravel driveways, and dry stacked stone walls, all work together to create a ranch character.	This Building Type is located within the larger agricultural and oak woodland landscapes. This type offers opportunities to create a collection of connected buildings that echo the massing and simple geometric forms of agricultural buildings as they grew over time.	This Building Type may be a small detached single story structure or a living space located above or next to a garage on the same Lot or premises as the main living structure. These living spaces are typically located towards the rear of the Lot, and offer opportunities to provide multi-generational, workforce and/or office spaces.
T3-1, T3-2, T4, T5, T6	T3-2	T3-1	T3, T4, T5, T6 *(Secondary Units may only occur with Farmstead, Meadow or Compound Building Types)

TYPE A - AGRICULTURE/COMMUNITY

Definition: These are the dominant, expressive, agricultural building forms that remind us of where we are in the world and the rich legacy we are living in. They draw from the simple, bulky, honest forms of barns, water towers, and agricultural service and utility buildings that dot the farming landscape.

Concept: These buildings occur throughout the community to frame and punctuate views, provide variety, and stand as sentinels along the edges of the neighborhood fabric. In general, these buildings are the dominant, civic buildings that are icons in the neighborhood that stand for community.

Allowed Transect Zones: T2, T3-1, T4, T5, T6

Figure 5-2: The Agriculture/Community Building - Conceptual View Sketch of Farm Stand

Figure 5-3: Building Placement Sketch

Figure 5-4: Agriculture/Community Building Conceptual Massing Sketch - The dominant forms in the neighborhood

1	**BUILDING PLACEMENT:**	
»	**Setbacks:**	
	» Front Yard Setback zone » Rear Yard Setback » Side Street Setback Zone (corner)	» 20-30% of average Lot depth » 20% of average Lot depth » 10% of average Lot width
»	**Encroachment Zone:**	
	» Front » Side Street (corner or open lands) » Rear	» 50% of front setback zone » 50% of side setback zone » 50% of rear setback zone
»	**Garage Placement:**	
	Garages must be located to the rear of buildings, and a minimum of 10' behind the front facing façade.	
»	**Miscellaneous:**	
	» Street façade elevation must utilize a minimum of a 5' offset (building projection or jog) for every 60' feet of horizontal plane. » Building placement Guidelines for the Agricultural/Community Building are general in nature. Building locations are to respond to the specific setting, use and dimensions of the particular Lot size.	

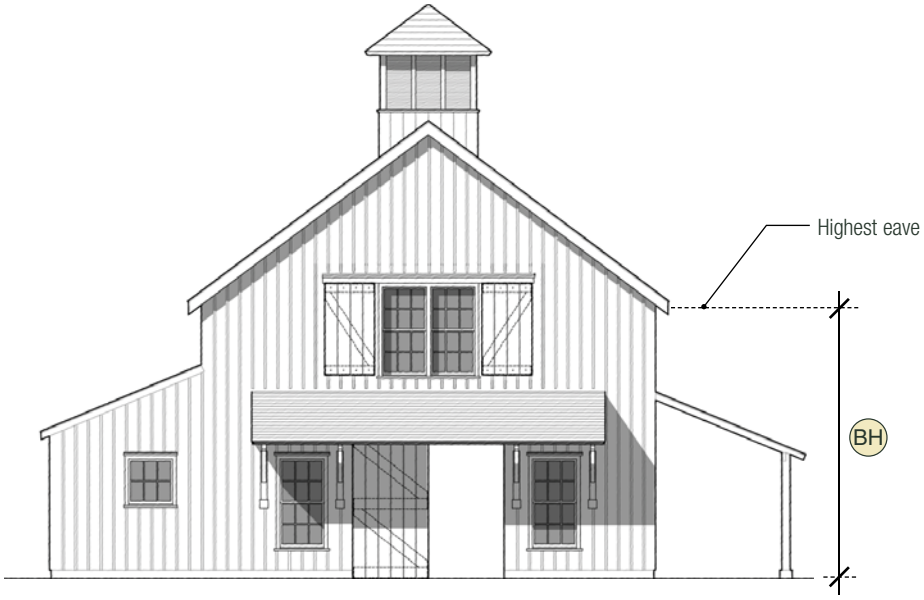


Figure 5-5: Agriculture/Community Building Height

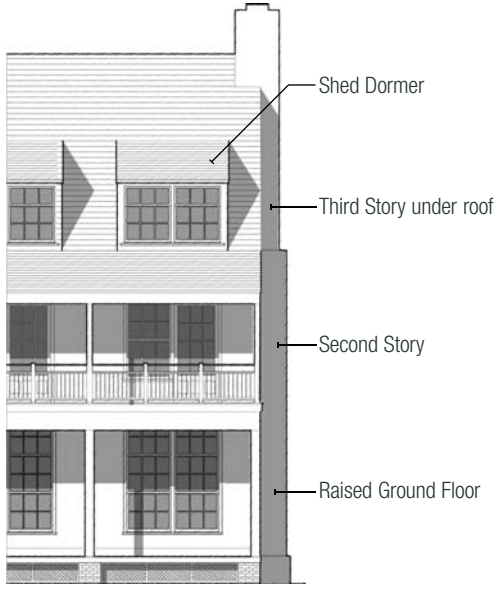


Figure 5-6: Frontage Design - Two Story Porch Element

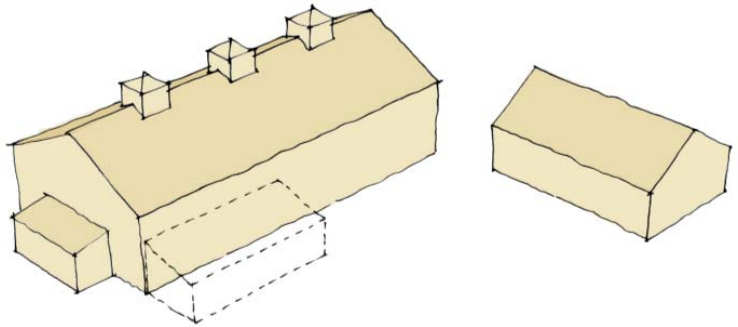
2	**BUILDING FORM –** MASSING AND SIZE:	
»	**Size**	
	» Minimum Lot Size » Max. allowable gross building sf » Allowable Building Coverage (percentage of Lot)	» NA » NA » 25%
»	**Height**	
BH	» Main Building (stories and eave height) » Secondary Buildings » Ancillary/Guest House » Agricultural operational/service buildings » Finish Ground Floor Level » Finish Ground Floor Ceiling » Upper Floor(s) Ceiling	» 3 stories or 40' max. height » 1-2 stories, or 30' max height » 1-2 stories, or 30' max. height » 2 stories or 30' max. height » varies » 10' minimum » 8' minimum
»	**Miscellaneous**	
	» Loading docks or other service entry functions may not be located on front facade areas. » Specialty agricultural, operational and servicing buildings may be reviewed on a case by case basis to ensure they are consistent with intent of this Code.	

3	**PARKING AND SERVICE:**
»	**Spaces**
	» .5 maximum spaces per Accommodation unit » 3 spaces per 1000 sf for retail related agricultural tourist functions over 500 sf (winery, farmstand, produce market, winery tasting and retail, food and beverage)
»	**Miscellaneous**
	» Bicycle parking must be provided in a secure environment for community and agricultural tourist uses.

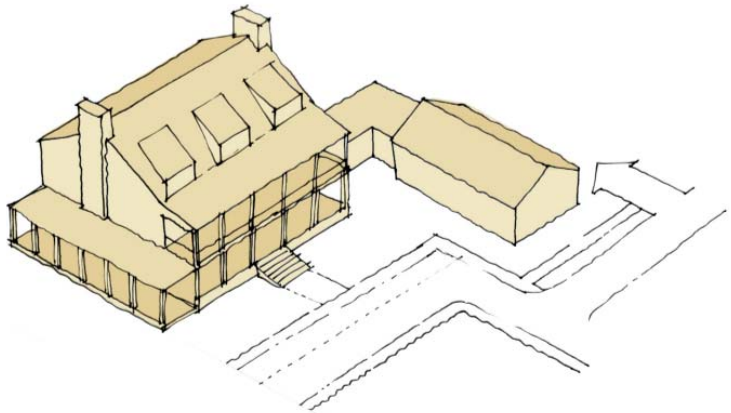
4	ALLOWED USE TYPES:	
»	**Ground Floor**	» Agricultural tourist, community, agricultural operations/service
»	**Upper Floors**	» Agricultural tourist, community, agricultural operations/service

5	ALLOWED FRONTAGE TYPES:	
»	**Front Yard**	» Planted yard which connects to surrounding landscape
»	**Porch**	» 8' minimum porch depth
»	**Miscellaneous**	» See Section 5.4.3 for addtional information on Frontage Types

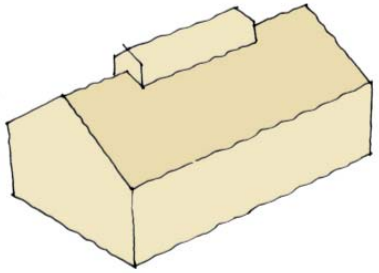
6	LANDSCAPE AND FENCING STANDARDS:	
		» A total of one canopy tree per 4,000 sf of Lot area, minimum size 24" box, are to be planted in front, side, and rear yard areas of the Lot. » Along street frontages, a 2'-6" – 4' fence, wall, or hedge may be used to define the property edge along or within 5' of the property line.
»	**Miscellaneous:**	» (See Landscape Patterns, Section 5.5 for additional information on landscape, fencing, drainage and grading Guidelines).



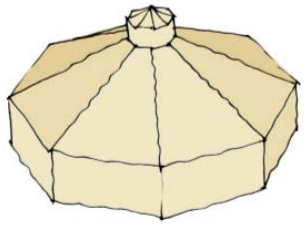
A. Large Barn with Secondary Shed Building



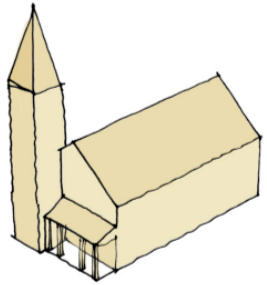
B. Large Family Farmhouse with attached Secondary Masses



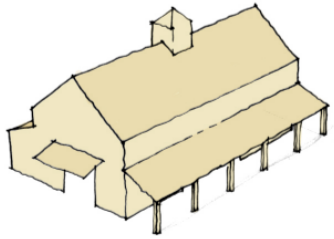
C. Simple Barn with Monitor



D. Unique Barn Forms



E. Civic/Gathering Building



F. Assembly Hall

Figure 5-7: Massing Options: Agriculture/Community Building Forms

TYPE B - COURTYARD

Definition: This is an attached, zero-lot line, mixed-use Building Type, that viewed together, borrows from the simple barn and winery forms. Arranged around a network of courtyards and alleys, this building form provides flexibility in responding to evolving building uses.

Concept: The courtyard houses form a continuous stepped wall along the street and are serviced by alley courts in the rear of the Lots. Borrowing from the local agricultural vernacular, their facades are repetitive and simple, with pedestrian walks interrupting the rhythm every few Lots. Large barn-like openings in the front façade lead into interior courts where the primary living spaces are organized. Second and third bedrooms may be located on upper levels and may have shed-dormers and shallow balconies fronting on the street and courtyards. The use of climbing plants on the street façade helps to blend building forms and create a rich pedestrian streetscape. This Building Type also may accommodate neighborhood retail or office uses and may be detailed accordingly with awnings, arcades, and larger expanses of glass at the ground level.

Allowed Transect Zone: T6

Figure 5-8: The Courtyard Building Type: Conceptual View Sketch

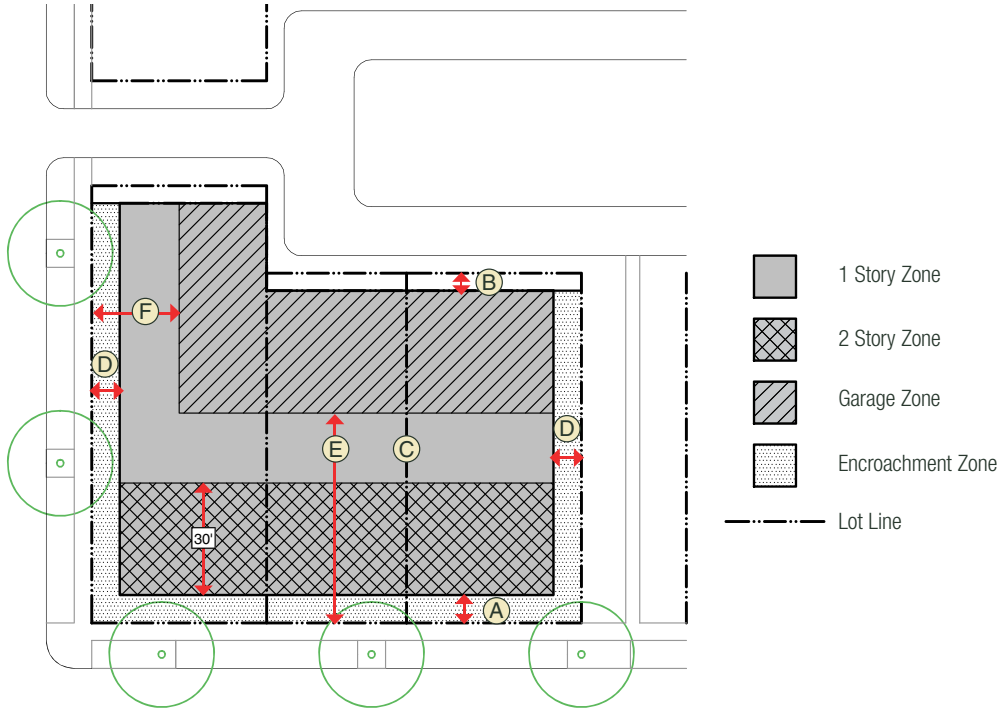


Figure 5-9: Building Placement Diagram

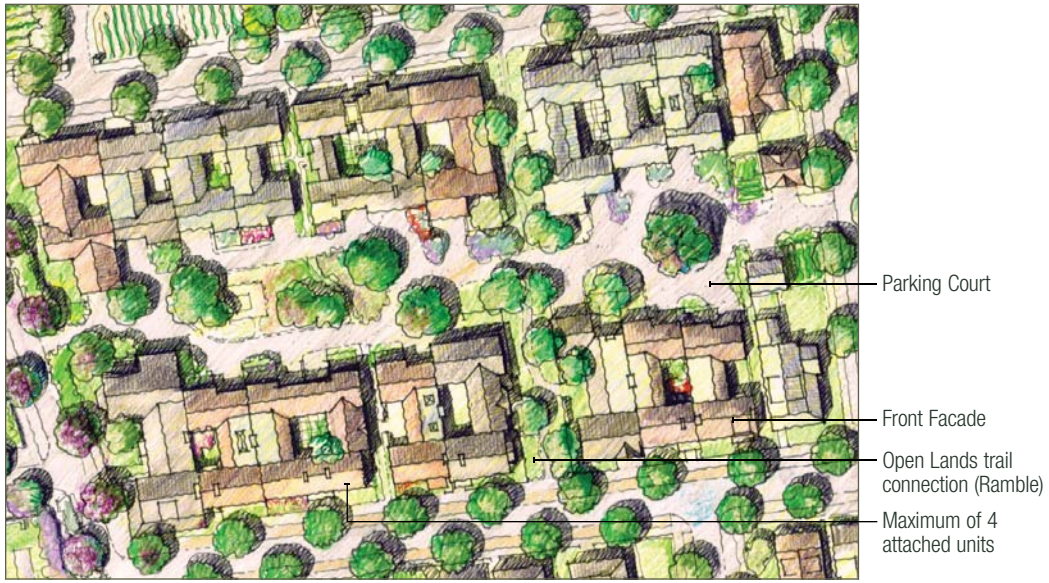


Figure 5-10: Courtyard Conceptual Layout Plan

1	**BUILDING PLACEMENT:**	
	Setbacks:	
A B C D	» Front Yard Setback zone » Rear Yard Setback » Side » Side Street Setback Zone (corner or open lands)	» 8'-15' » 10' » 0' » 5'-8'
	Encroachment Zone*:	
	» Front » Side Street (corner) » Rear	» 8' » 5' » 0'
	Allowed Encroachments:	
	» Stoop, awning, balcony, bay window, trellis, gallery	
	Garage Placement:	
E B F	» Front Yard Setback » Rear Yard Setback » Side Street (corner) Setback	» 60' » 5' » 25'
	Miscellaneous:	
	» Street facade location must vary a minimum of 2 feet for every two Lots. » Garages must be accessed from alley areas. » A maximum of 4 units may be attached before there is a required 20' open space area break. » All trail alignments are to be accommodated in compliance with the Regulating Plan. 2nd Story depth is 30'.	

*Assigned numbers are projections into Setback Areas, see Encroachment Zone definition.

Figure 5-11: Massing Diagram: Simple Barn or Winery Forms

2	**BUILDING FORM** – MASSING AND SIZE:	
»	**Size**	
	» Minimum Lot Size » Max. allowable Gross Building SF » Allowable Building Coverage (percentage of Lot)	» 4,000 sf. » 3,000 sf » 80%
»	**Height**	
BH	» Main Building » Garage » Finish Ground Floor Level » Min. Ground Floor Ceiling Height » Min. Upper Floor Ceiling Height	» 1-2 stories, 25' max. height » 1 story (15' max. height) » 6¨ maximum above adjacent sidewalk » 12' » 9'
»	**Building Frontage**	
	» Minimum Frontage (excluding corner Lots) » Maximum Frontage	» 100% of Lot frontage » NA
»	**Miscellaneous**	
	» Dormer elements are permitted to exceed maximum Building Height.	

3	**PARKING AND SERVICE:**
	Spaces
	» 1 minimum and 2 maximum spaces per Residential unit
	Miscellaneous
	» Bicycle parking must be provided in a secure environment for commercial/mixed uses. » Loading docks or other service entry functions may not be located on front facade areas. » Services, including all utility access, above ground equipment, and trash containers shall be located in alley.

4	ALLOWED USE TYPES:	
	Ground Floor	» Residential, Neighborhood Commercial, Office
	Upper Floors	» Residential, Office

5	ALLOWED FRONTAGE TYPES:	
	Stoop	» 4' minimum, 6' maximum depth
	Shopfront & Awning	» 60% glazing on ground floor, 6' minimum awning depth
	Gallery	» 10' min. width
	Miscellaneous	» See Section 5.4.2 for additional information on Frontage Types

6	LANDSCAPE AND FENCING STANDARDS:
	Front/Side and Rear Yards–must utilize a combination of trees, shrubs, ground covers and/or vines to establish complete landscape coverage within 18 months of installation.
	Miscellaneous
	» An 18" – 32" fence, wall or hedge may be located along or within 2' of the front and side (as applicable) property line. » Rear alley frontage must be defined by a 4'-0' to 6'-0" fence, wall or hedge that is integrated with the garage building placed along or within 4' of the rear property line. » See Landscape Standards, Section 5.5 for additional information on landscape, fencing, drainage and grading Guidelines.

Figure 5-12: Courtyard Frontage Alternative - Stoop Design

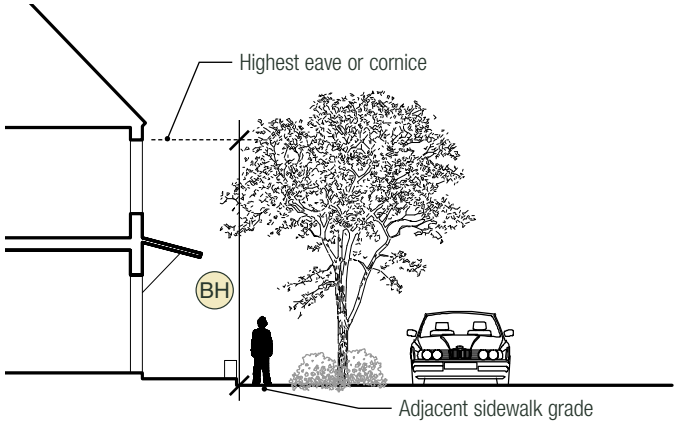


Figure 5-13: Courtyard - Building Height Diagram

Figure 5-14 - Conceptual Street Elevation: Courtyard Building Type

TYPE C – BUNGALOW

Definition: This is a smaller detached Building Type that draws from the human scale qualities of rural architecture. Front porches, fences, tree lined streets and paths work together with the Bungalow type to create small town character.

Concept: These Buildings are detached 1-2 story bungalows with porches fronting on the street and garages facing service alleys at the rear. Lower level living spaces flow into each other and engage both the street towards the front and a functional backyard to the rear. Side-yards are sized to allow sufficient light and ventilation, and outdoor access from front to back. Dormers, bay windows, and recessed sleeping porches break down building masses and allow the upper level to engage the outdoors. This Lot may accommodate a home office or art studio above the garage. Neighborhood commercial uses may occur in the lower floors per allowable use and permit requirements.

Allowed Transect Zones: T4, T5, T6

Figure 5-15: The Bungalow Building Type: Conceptual Sketch

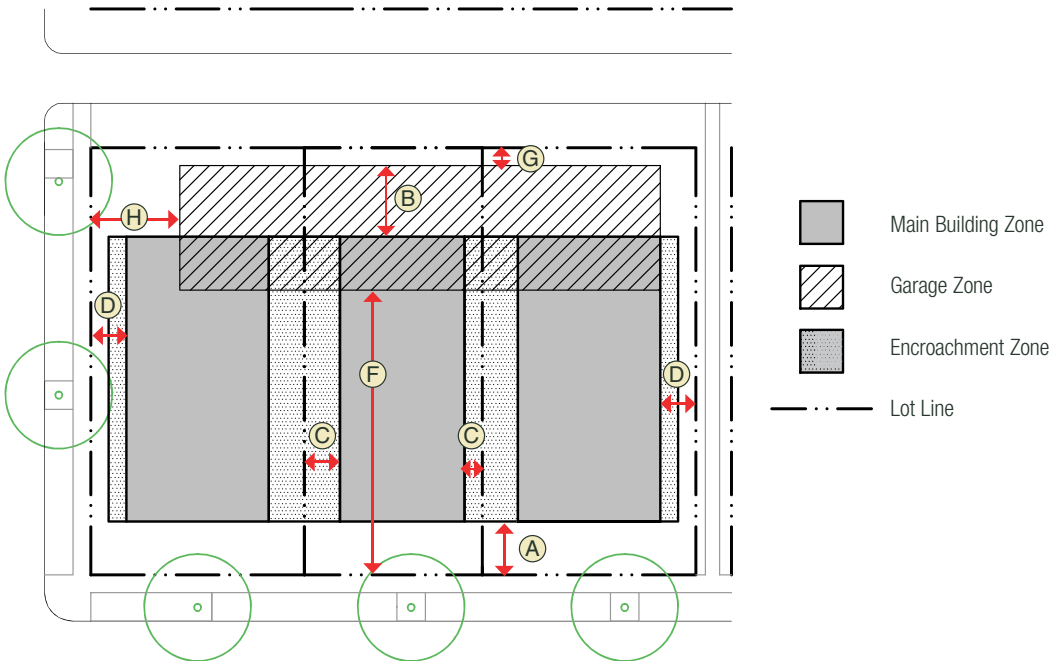


Figure 5-16: Building Placement Diagram

Figure 5-17: Bungalow Conceptual Layout Sketch

1	**BUILDING PLACEMENT:**	
»	**Setbacks:**	
A	» Front Yard Setback zone	» 12'-16'
B	» Rear Yard Setback	» 25'
C	» Combined Side Setback	» 15' (min. 5' on one side)
D	» Side Street Setback Zone (corner)	» 8'-12'
»	**Encroachment Zone*:**	
	» Front	» 0'
	» Side Yard	» 5' w/ min 10' side setback
	» Rear	» 0'
»	**Allowable Encroachments:**	
	» Porch, awning, bay window	
»	**Garage Placement:**	
F	» Front Yard Setback	» 70'
G	» Rear Yard Setback	» 5'
	» Side Yard Setback	» 0'
H	» Side Street (corner or open lands)	» 25'
»	**Miscellaneous:**	
	» Street facade location must vary a minimum of 2 feet from Lot to Lot. » Garages must be accessed from alley areas. » Only one Main building and one Ancillary Building may be built on each Lot. » Secondary Units are not permitted with Bungalow Building Types.	

*Assigned numbers are projections into Setback Areas, see Encroachment Zone definition.

Figure 5-18: Bungalow Massing Diagram: Human Scale Forms

2	**BUILDING FORM** – MASSING & SIZE:	
»	**Size**	
	» Minimum Lot Size	» 5, 500 sf.
	» Max. allowable Gross Building SF	» 3,500 sf (does not include garage)
	» Allowable Building Coverage (percentage of Lot)	» 60%
»	**Height**	
BH	» Main Building	» 1-2 stories, 25' max. height
	» Garage	» 1-2 stories, 20' max. height
	» Finish Ground Floor Level	» 18" minimum above finish grade or adjacent sidewalk
	» Min. Ground Floor Ceiling Height	» 10'
	» Min. Upper Floor Ceiling Height (average)	» 8'
»	**Building Frontage**	
	» Minimum Frontage	» 50% of Lot frontage
	» Maximum Frontage	» 70% of Lot frontage

3	**PARKING AND SERVICE:**
»	**Spaces**
	» 1 minimum and 2 maximum spaces per Residential unit

4	**ALLOWED USE TYPES:**	
»	**Ground Floor**	» Residential, Neighborhood Commercial, Office, Home Office
»	**Upper Floors**	» Residential, Office, Home Office
»	**Miscellaneous**	» Refer to applicable allowed land uses in Section 3.5.3 - Land Use Designations and Table 3-4 - Allowed Uses

5	ALLOWED FRONTAGE TYPES:	
»	**Porch** (Refer to Figure 5-19)	» Minimum 8' porch depth with low fence/hedge (see landscape requirements) » Porch elements shall be used on a minimum of 60% of the front facade » Wrap-around porches encouraged
»	**Miscellaneous**	» See Section 5.4.2 for additional information on Frontage Types

6	LANDSCAPE AND FENCING STANDARDS:
	Front/Side and Rear Yards – must utilize a combination of trees, shrubs, ground covers and/or vines to establish complete landscape coverage within 18 months of installation. Three canopy trees (24" box min) are to be planted within front, side or rear lot areas.
»	**Miscellaneous**
	» Frontage must be defined by a 2'6" to 3'6" fence, wall or informal hedge placed either along, or within, 2 feet back of the front and/or side property lines as applicable » Rear alley frontage must be defined by a 4'-0' to 6'-0" fence, wall or hedge that is integrated with the garage building placed along or within 4' of the rear property line. » See Landscape Standards, Section 5.5 for additional information on landscape, fencing, drainage and grading guidelines.

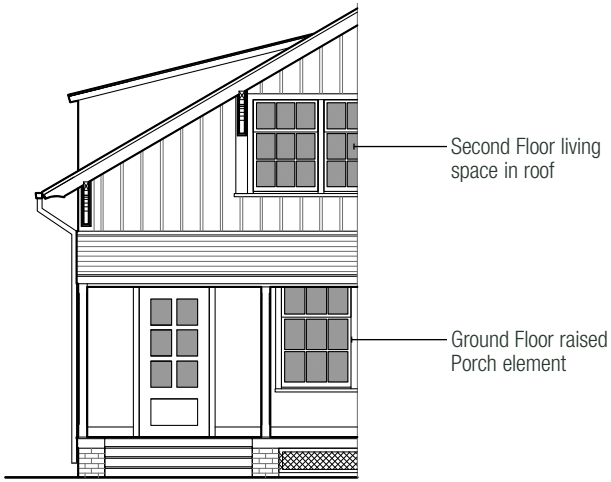


Figure 5-19: Frontage Design - Ground Floor Porch

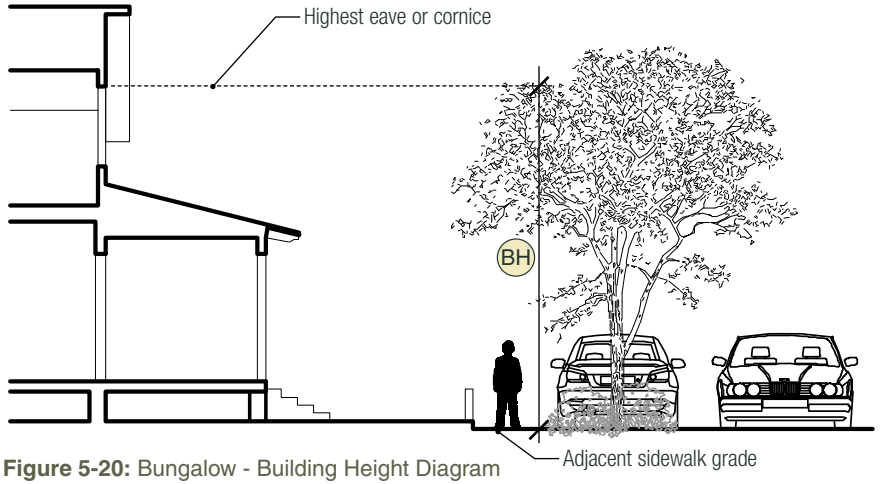


Figure 5-20: Bungalow - Building Height Diagram

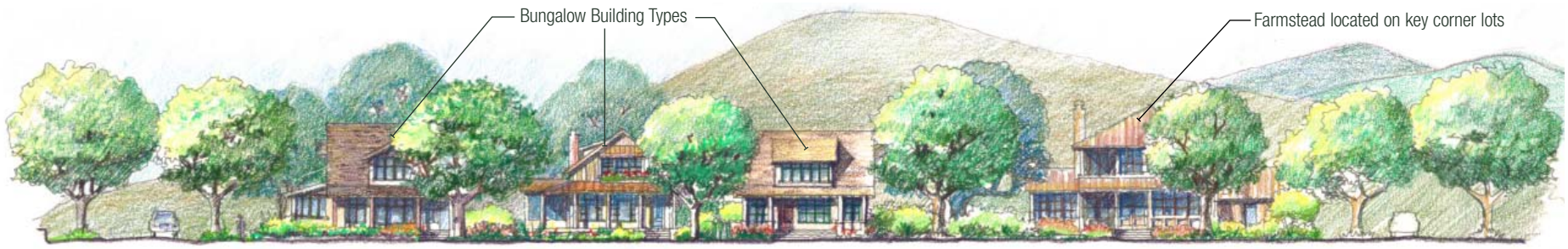


Figure 5-21: Conceptual Street Elevation - Bungalow and Farmstead Building Types

TYPE D - FARMSTEAD

Definition: This is a larger detached Building Type that is located predominately at the perimeter of neighborhoods. A collection of informal buildings with wrap around porches, three rail fences, and informal gravel driveways, work together to reinforce the rural character while providing a distinct edge to the agricultural landscape.

Concept: These types are designed for family-style dwellings surrounded by gardens and often by adjacent agricultural lands. While these structures are one of the larger Buildings appearing in neighborhoods, their forms blend into the surrounding landscape and are inspired by the functional simplicity of historic farmhouses. They are planned for the corner of blocks and for the edges of town as a transition to agricultural fields. These structures are organized around a primary rectangular mass with a simple gabled or hipped roof. Porches, dormers, secondary building masses are subordinate to the main mass and respond to functional needs (secondary uses, necessity for light, circulation, service. Second stories may either be full height, or in the roof, to draw from farmhouse traditions.

Allowed Transect Zones: T3-1, T3-2, T4, T5, T6

Figure 5-22: The Farmstead Building Type - Conceptual View Sketch

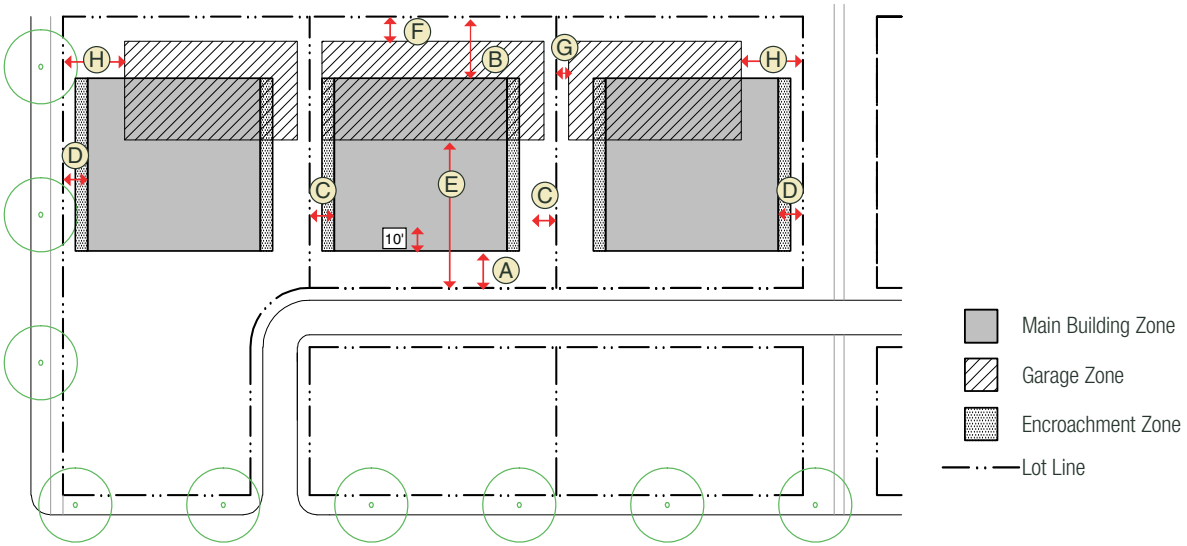


Figure 5-23: Building Placement Diagram

Figure 5-24: Farmstead Conceptual Layout Plan

1	**BUILDING PLACEMENT:**	
»	**Setbacks:**	
A	» Front Yard Setback zone	» 15'-25'
B	» Rear Yard Setback	» 20'
C	» Combined Side Setback	» 30' (min. 10' on one side)
D	» Side Street Setback Zone (corner)	» 10'-12'
»	**Encroachment Zone*:**	
	» Front	» 0'
	» Side Yard	» 5'
	» Rear	» 0'
»	**Allowable Encroachments:**	
	» Porch, awning, bay window	
»	**Secondary/Ancillary/Garage Structure Placement:**	
E	» Front Yard Setback	» 60'
F	» Rear Yard Setback	» 10'
G	» Side Yard Setback	» 5'
H	» Side Street (corner or open lands)	» 25'
»	**Miscellaneous:**	
	» Street facade location must vary a minimum of 2 feet from Lot to Lot. » Garages must be accessed from alley areas when applicable. » Secondary and Ancillary Units utilize Setbacks as described above.	

*Assigned numbers are projections into Setback Areas, see Encroachment Zone definition.

Figure 5.25: Farmstead Massing Diagram - A collection of informal building masses

2	**BUILDING FORM** – MASSING & SIZE:	
»	**Size**	
	» Minimum Lot Size » Max. allowable Gross Building SF » Allowable Building Coverage (percentage of Lot)	» 10,000 sf » 5,500 sf » 30%
»	**Height**	
BH	» Main Building » Garage/Secondary Structure » Finish Ground Floor Level » Minimum Ground Floor Ceiling Height » Minimum Upper Floor Ceiling Height	» 1-2 stories, 25' max. height » 1-2 stories, 20' max. height » 18" minimum above finish grade or adjacent sidewalk » 10' » 8'
»	**Frontage**	
	» Minimum Frontage » Maximum Frontage	» 40% of Lot frontage » 70% of Lot frontage

3	**PARKING AND SERVICE:**
»	**Spaces**
	» 1 minimum and 2 maximum spaces per Residential unit » 1 space per Secondary Unit (with the exception noted below)
»	**Miscellaneous**
	» No parking required for Ancillary or Secondary Unit Buildings that are less than or equal to 500 sf.

4	**ALLOWED USE TYPES:**	
»	**Ground Floor**	» Residential, Neighborhood Commercial Office, Home Office
»	**Upper Floors**	» Residential, Office, Home Office
»	**Miscellaneous**	» Refer to applicable allowed land uses in Section 3.5.3 - Land Use Designations and Table 3-4 - Allowed Land Uses.

5	ALLOWED FRONTAGE TYPES:	
»	**Front Yard**	» Landscaped area that connects to adjacent properties and Open Lands
»	**Porch**	» Minimum 8' porch depth
»	**Miscellaneous**	» Porch elements shall be used on a minimum of 60% of the front facade » Wrap-around Porches are encouraged » See Section 5.4.2 for additional information on Frontage Types)

6	LANDSCAPE AND FENCING STANDARDS:	
»	**Front Yard**	» 2 canopy trees, minimum size 24¨ box
»	**Side Yard**	» 2 canopy trees, minimum size 24¨ box
»	**Rear Yard**	» 2 canopy trees, minimum size 24¨ box
»	**Miscellaneous**	» Frontage may be defined by a 2'6" to 3'6" fence, wall or informal hedge placed either along, or within, 2 feet back of the front property line. » For Lots which utilize rear alley access, rear property lines must be defined by a 4'-0' to 6'-0" fence, wall or hedge that is integrated with the garage building placed along or within 4' of the rear property line. » For Lots which abut Open Lands along the rear property line, a 3'-6' to 4'-6" fence, wall and/or hedgerow must be placed along or within 4'-0 of the rear property line. » See Landscape Standards, Section 5.5 for additional information on landscape, fencing types, drainage and grading guidelines.

Figure 5-26: Farmstead Frontage Design - Wrap-around Porch

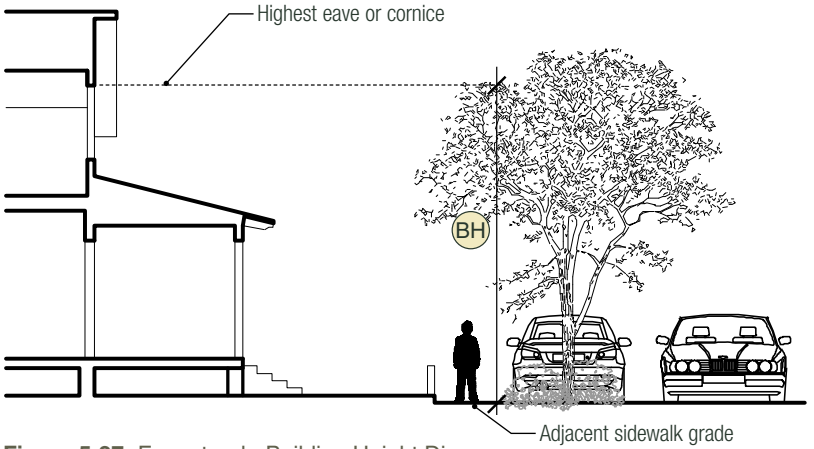


Figure 5-27: Farmstead - Building Height Diagram

Figure 5-28: Conceptual Street Elevation - Bungalow and Farmstead Building Types

TYPE E - MEADOW

Definition: This is a detached Building Type, more informal in its organization to respond to the foothill topography. Located at the edges of meadow openings, these buildings nestle into the landscape and borrow from the more horizontal forms of the rural ranch traditions.

Concept: These Buildings are sited to respond to the natural features of the foothill landscape. Organic in nature, these buildings are to be organized to capture the distant views of the hills and valley. Rambling building forms with rustic treatments, informal gravel driveways, and dry stacked stone walls, work together to create a ranch character that lets the landscape dominate.

Allowed Transect Zones: T3-2

Figure 5-29: Meadow: Conceptual Site Plan - Buildings located at the edge of meadow clearings

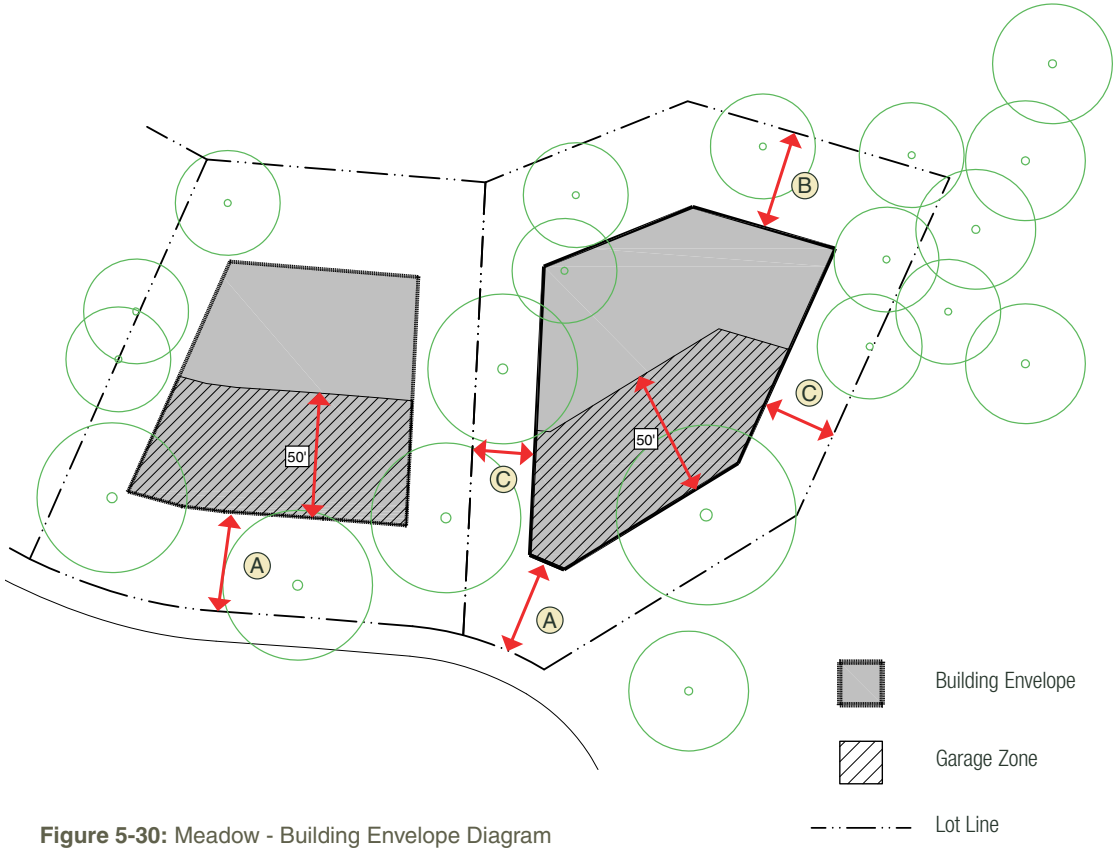


Figure 5-30: Meadow - Building Envelope Diagram

1	**BUILDING PLACEMENT:**	
»	**Setbacks:**	
	The following setback criteria defines the "Building Envelope" in which all improvements are to take place with the exception of utilities and driveway access.	
A	» Front Yard Setback zone	» 20% of average Lot depth
B	» Rear Yard Setback	» 25% of average Lot depth
C	» Combined Side Setback	» 15%-20% of average Lot width
»	**Encroachment Zone*:**	
	» Front	» NA
	» Side Street (corner)	» NA
	» Rear	» NA
»	**Garage Placement:**	
	Garages shall be located in front yard areas with garage doors turned to the side in garage zones	
»	**Miscellaneous:**	
	» Only one Main building and one Secondary/Ancillary Building may be built on each Lot. » Buildings are to be sited to protect and preserve existing vegetation, and to minimize grading (refer to Landscape Standards, Section 5.5).	

*Assigned numbers are projections into Setback Areas, see Encroachment Zone definition.

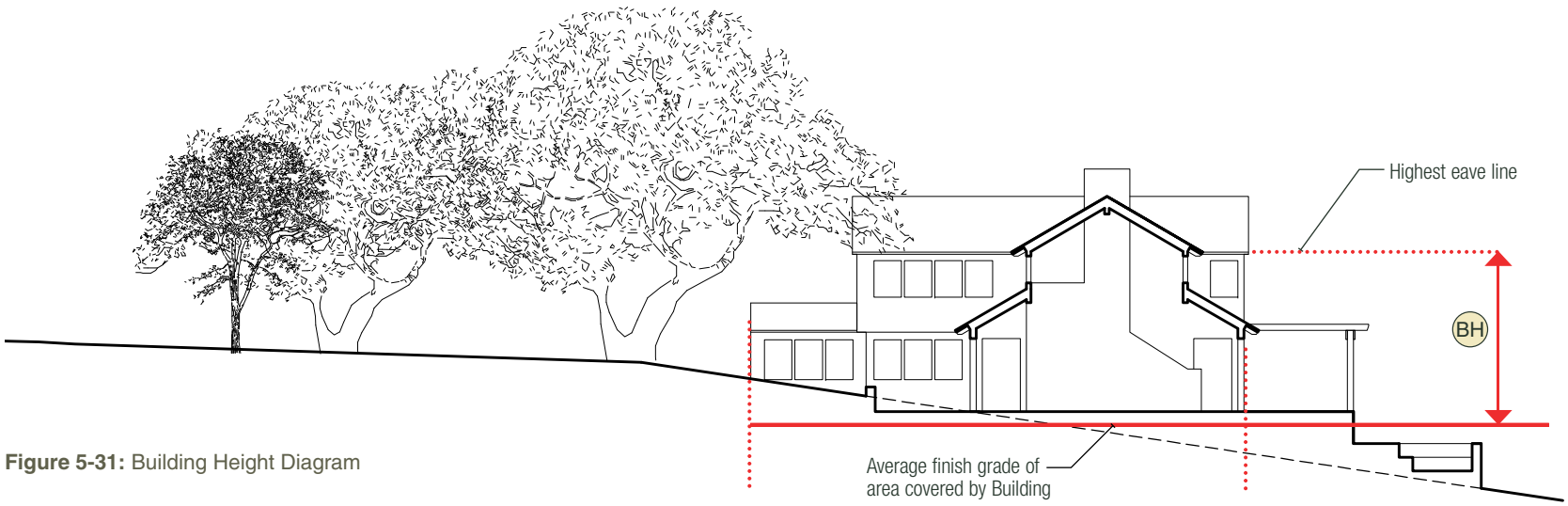


Figure 5-31: Building Height Diagram

2	**BUILDING FORM** – MASSING & SIZE:	
»	**Size**	
	» Minimum Lot Size	» 15,000 sf
	» Max. allowable Gross Building SF	» 5,500 sf
	» Max. allowable Gross Building SF, Secondary Unit	» 1,000 sf (included in max. sf. above)
	» Allowable Building Coverage (percentage of Lot area)	» 30%
»	**Height**	
BH	» Main Building	» 1-2 stories, 25' max. height
	» Secondary/Ancillary Structures	» 1-2 stories, 25' max. height
	» Finish Ground Floor Level	» varies
	» Minimum Ground Floor Ceiling Height	» 10'
	» Minimum Upper Floor Ceiling Height	» 8'
»	**Miscellaneous**	
	» Buildings are to step with the natural grade to minimize grading and the need for retaining walls.	
	» Garage/Secondary buildings shall be located in Garage Zone areas as indicated on Building Envelope Diagram, Figure 5-30.	

3	**PARKING AND SERVICE:**
»	**Spaces**
	» 1 minimum and 2 maximum spaces per Residential unit
	» 1 space per Secondary Unit (see exception below)
»	**Miscellaneous**
	» No parking required for Ancillary or Secondary Unit Buildings that are less than or equal to 500 sf.

Figure 5-32: Conceptual Section: Meadow Building Type - Building arranged on the edge of meadow openings

4	ALLOWED USE TYPES:	
	Ground Floor	» Residential, Home Office
	Upper Floors	» Residential, Home Office

5	ALLOWED FRONTAGE TYPES:	
»	**Front Yard**	» Front, rear and side yards that utilize native or naturalized plantings that connect to larger oak wooded landscape, see Approved Plant List, Appendix D
»	**Miscellaneous**	» See Section 5.4.2 for additional information on Frontage Types

6	LANDSCAPE AND FENCING STANDARDS:	
»	**Front Yard**	» 3 native canopy trees, minimum size 24¨ box
»	**Side Yard**	» 2 native canopy trees, minimum size 24¨ box
»	**Rear Yard**	» 3 native canopy trees, minimum size 24¨ box
»	**Miscellaneous**	» Existing trees located on the Lot may be used to achieve landscape requirement. » Fencing allowed within Building Envelope area to screen service areas and/or demarcate private outdoor areas. Fencing may not be used to define property boundaries. » See Landscape Standards, Section 5.5 for additional information on native and naturalized plant materials, fencing types, drainage and grading Guidelines.

TYPE F – COMPOUND

Definition: This Building Type is located within the larger agricultural and oak woodland landscapes. This Type offers opportunities to create a collection of connected buildings that echo the massing and simple geometric forms of agricultural buildings as they grew over time.

Concept: The fundamental concept of the rural farming tradition is the creation of family compounds to meet all building program needs. Compounds reflect the natural, evolutionary development of rural living that often saw the expansion of, and addition to, original buildings as families grew and activities changed. The Compound is designed so that each mass is indicative in size and appearance of its function and use. The Compound is made up of three main groups of structures: Primary Structures (the hub of all family activities), Secondary Structures (separate living and/or sleeping quarters), and Service/Operational Structures (maintenance, storage, and servicing buildings). All of these structures are designed to work together to create a visible hierarchy and interplay of buildings and outdoor spaces that reflect the informal rural patterns of the ranching and agricultural legacies of the area.

Building Uses: Building uses are primarily for *Residential* and agriculture operations which include *Primary and Secondary dwelling uses, utility, service and operational buildings, home offices, storage uses, and/or agricultural or ranching support facilities (such as farmworker housing).*

Allowed Transect Zones: T3-1

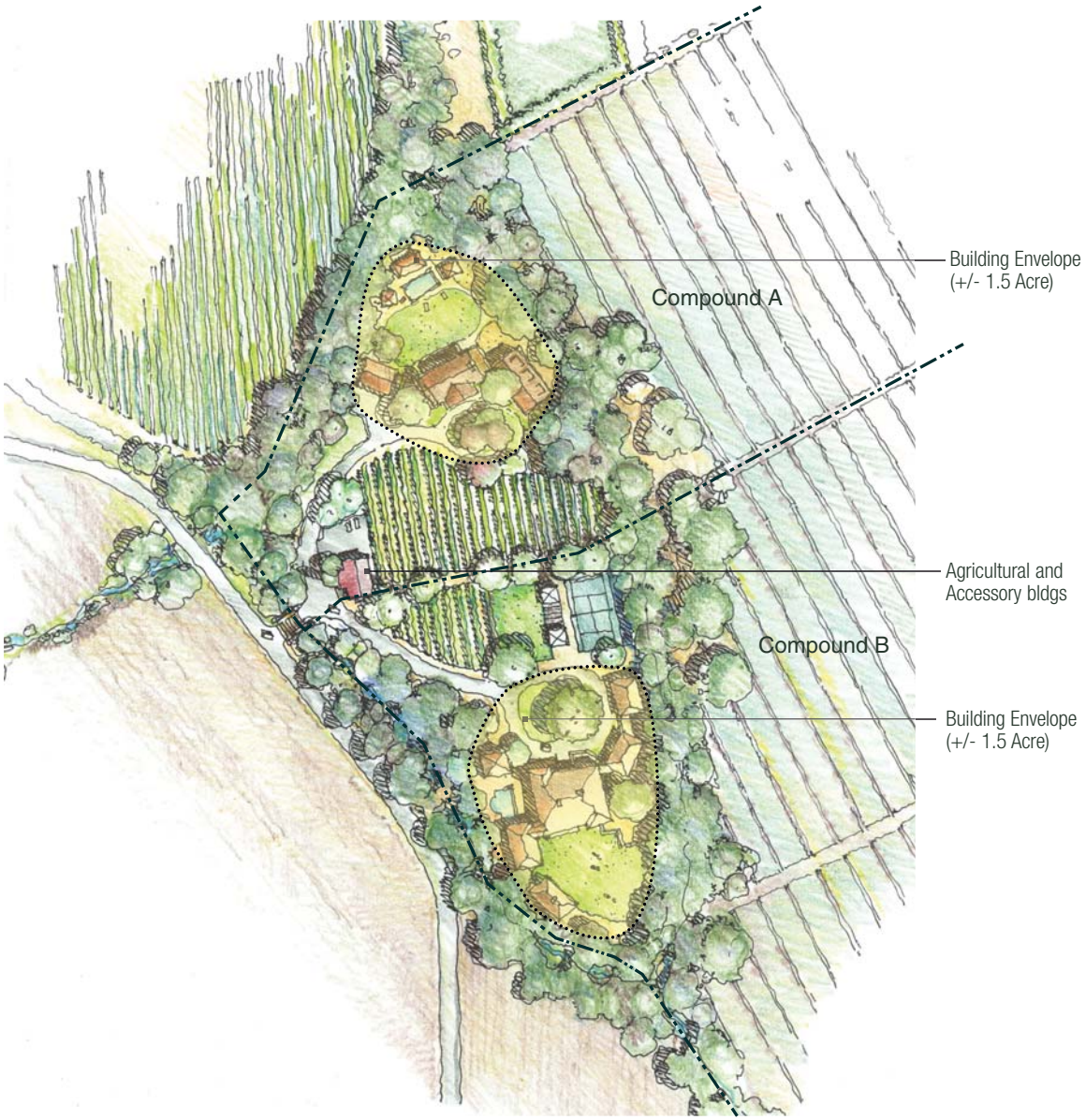


Figure 5-33: Compound Conceptual Layout

Figure 5-34: Compound Building Envelope Diagram

1	**BUILDING PLACEMENT:**
»	**Building Envelope:**
	The following criteria defines the creation of "Building Envelope" areas in which all Improvements are to take place with the exception of utilities and access.
	» Each Compound Lot shall have a designated Building Envelope area (exclusive of Conservation Easement areas), a maximum of 2 acres based on the Principles and Goals of the Specific Plan and the Land Use and Regulating Plans. » Each Lot may have one Primary Structure and several Secondary and Service/Operational Structures with sizes and total square footages as noted in this section. All habitable structures are to be located within the Building Envelope area. Service and/or operational structures strictly for the support of agricultural and ranching activities may be sited outside the Building Envelope in accordance with best management practices and architectural Standards as noted in this Code. » Buildings are to be sited to protect and preserve existing vegetation, and to minimize grading (refer to Landscape Standards, Section 5.5)
»	**Miscellaneous:**
	» The Land Use Plan (Figure 3-42) depicts the general areas where Building Envelopes may take place

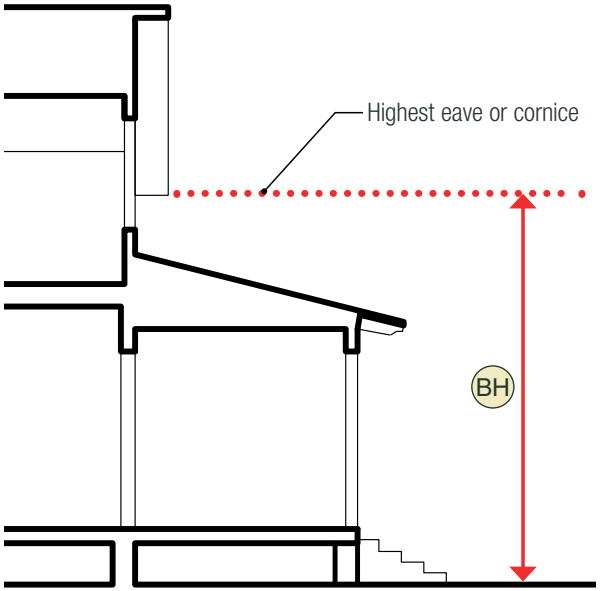


Figure 5-35: Compound - Building Height Diagram

2	**BUILDING FORM** – MASSING & SIZE:	
»	**Size**	
	» Maximum Building Envelope Size » Max. allowable Gross Building SF	» 2 acres » 15,000 sf for Primary and Secondary Structures (exclusive of Farmworker and Service/Operational Buildings), to conform to Standards below.
	» **Primary Structure:** The dominant building that provides the main living areas, this structure may be a maximum of 8000 sf provided that building massing is broken up by utilizing secondary wings and/or additions.	
	» **Secondary Structures:** These structures are clearly subordinate to the Primary Structure and provide additional living and guest quarters, they are connected by breezeways and/or informal paths to the Primary Structure: » **Secondary Unit:** One Secondary Dwelling Unit per Compound Lot is allowed. These structures may be a maximum of 1800 sf and may provide a full kitchen and associated living areas. » **Cottages, Guest Houses, Garages, and/or Ancillary Buildings:** These structures may provide sleeping quarters, offices, studio spaces etc, and would not include kitchen facilities. These structures may be a maximum of 2000 sf each.	
	» **Farmworker Housing:** Two farmworker housing units may be located on a Compound Lot. These structures may be provided in accordance with the Solano County Zoning Ordinance regarding Agricultural Employee Housing, and shall be a maximum of 1800 sf each.	
	» **Service/Operational Buildings:** These structures provide the everyday functions to support a productive agricultural and/or ranching operation. These buildings include, maintenance barn, mechanical storage, servicing facility, and/or similar functions. These buildings may be sited outside of the Building Envelope in accordance with the Standards described herein for Agriculture/Community Building Types and the applicable sections of the Solano County Zoning Ordinance.	
	» Allowable Building Coverage	» 20% of the Building Envelope area
»	**Height**	
BH	» Primary Structure » Secondary and Ancillary Structure » Farmworker Housing » Finish Ground Floor Level » Minimum Ground Floor Ceiling Height » Minimum Upper Floor Ceiling Height	» 1-2 stories, 30' max. height » 1-2 stories, 25' max. height » 1 story, 18' max. height » varies » 10' » 9'

3	PARKING AND SERVICE:
»	**Spaces**
	» 2 spaces per Residential unit » 1 space per Secondary Unit » 1 space per Farmworker Housing Unit
»	**Miscellaneous**
	» No parking required for Secondary Unit Buildings that are less than 500 sf.

4	LANDSCAPE REQUIREMENT:
	Landscape areas: A minimum of 1 canopy tree per 4,000 SF of Building Envelope area shall be planted to obscure Building improvements, provide shade, and protect viewsheds.
	» Existing trees located on the Lot may be used to achieve landscape requirement. » Fencing allowed within Building Envelope area to screen service areas and/or demarcate private outdoor areas. » Fencing may be used to define and separate agricultural and/or ranching functions for safety and protection. » Refer to Approved Plant List in Appendix D for suitable native and naturalized plants. » See Landscape Standards, Section 5.5 for additional information on plant materials, fencing types, drainage and grading Guidelines.

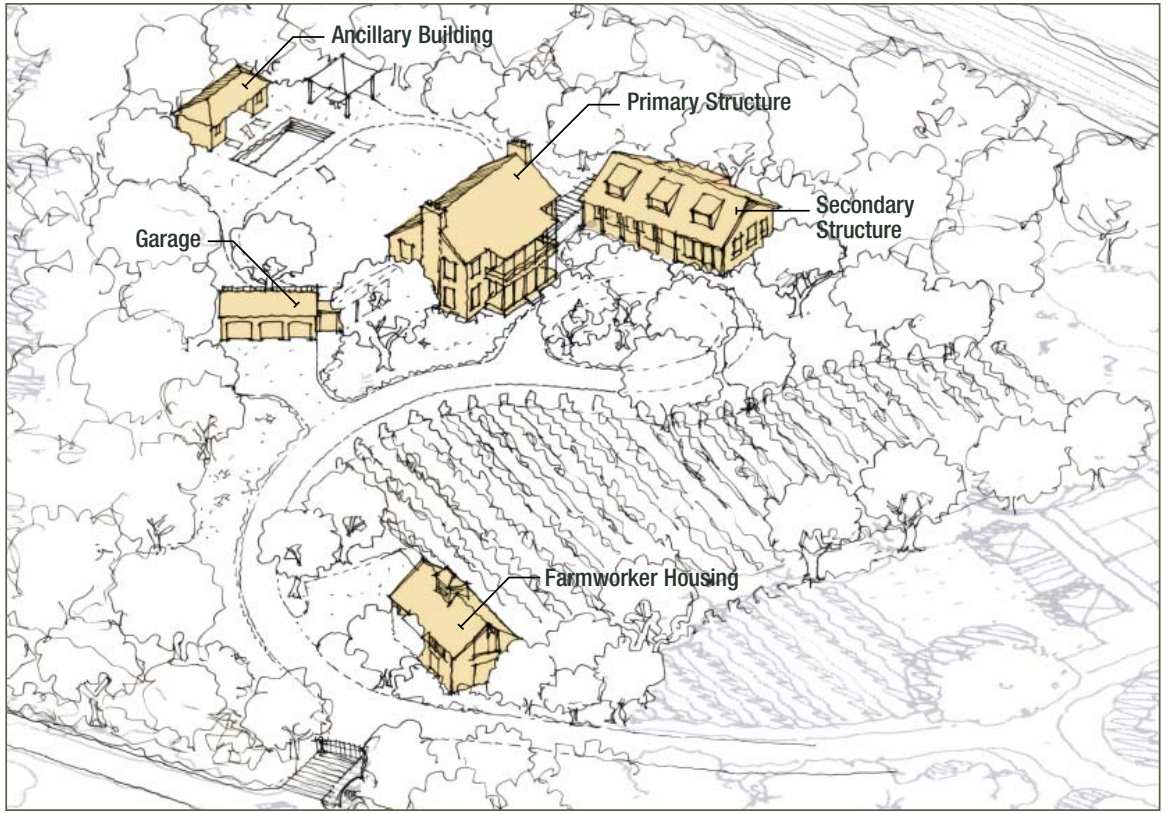


Figure 5-36: Compound Massing Concept Diagram

TYPE G – SECONDARY UNIT OR ANCILLARY STRUCTURES

Definition: This Building Type is a small detached single story structure or a living space located above or next to a garage on the same Lot or premises as the main living structure. Ancillary Structures are allowed with each Building Type, while the Secondary Unit is only permitted with the Compound, Meadow and Farmstead Building Types.

Concept: These living spaces are typically located towards the rear of the Lot, and offer opportunities to provide multi-generational, workforce and/or office space.

Allowed Transect Zones: T3, T4, T5, T6

Refer to Section 5.4.3 for additional architectural massing and character Guidelines.

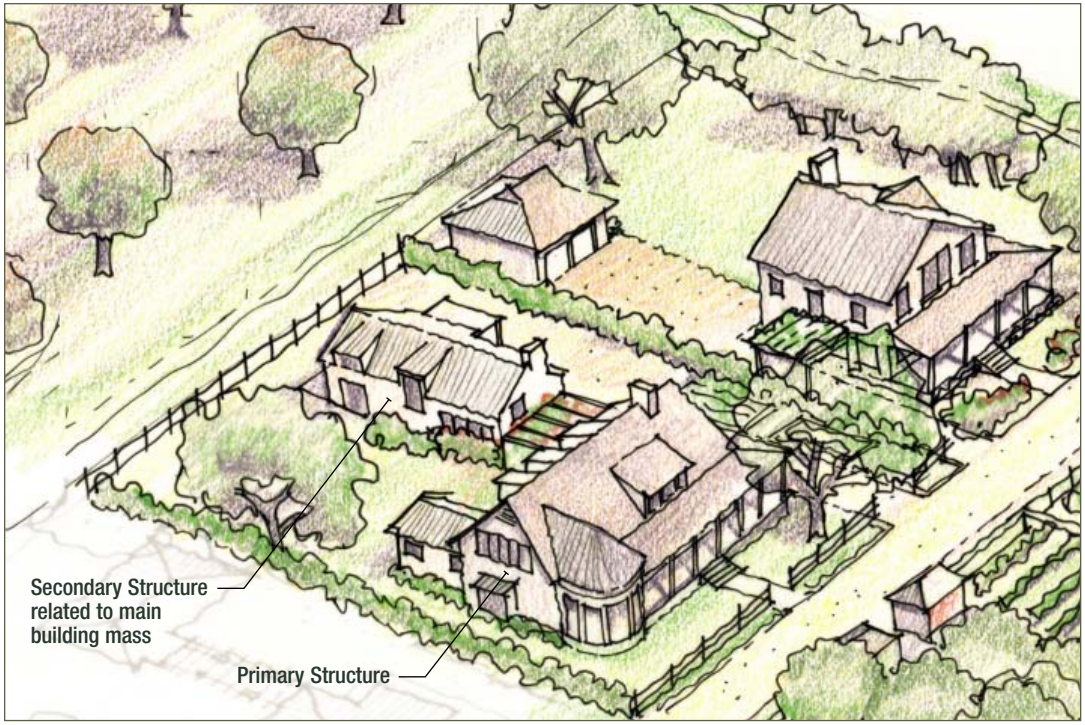


Figure 5-37: Massing Diagram

1	BUILDING PLACEMENT:
»	**Setbacks:**
	» Refer to applicable Building Type for setbacks.
»	**Encroachment Zone:**
	» Refer to applicable Building Type for criteria.
»	**Miscellaneous**

2	BUILDING FORM – MASSING & SIZE:
»	**Size and Height:**
	» Refer to applicable Buildng Type for size and height Standards.

3	PARKING AND SERVICE:
»	**Spaces**
	» 1 space per Secondary Unit
»	**Miscellaneous**
	» No parking required for Ancillary or Secondary Unit Buildings that are less than or equal to 500 sf.

Figure 5-38: Conceptual Layout Plan

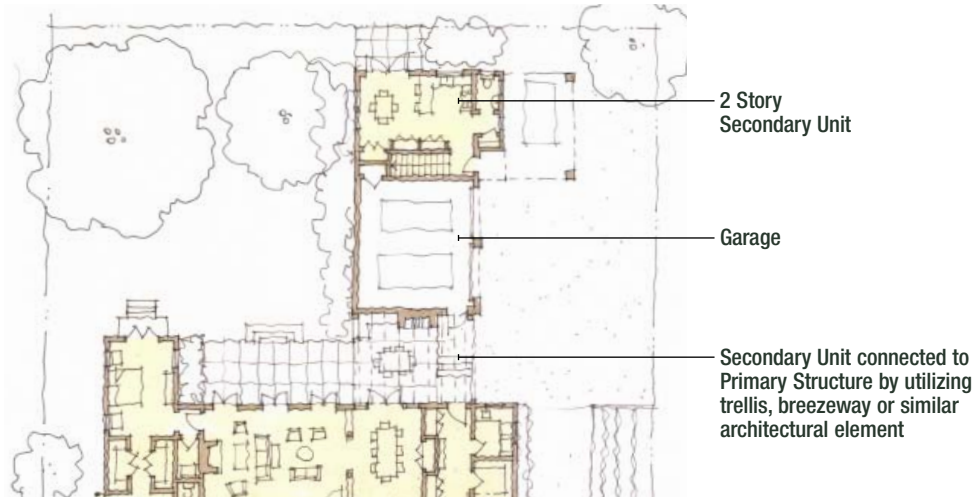


Figure 5-39: Conceptual Secondary Unit Plan Sketch

Figure 5-40: View of Main Green at Elkhorn Neighborhood

5.4.2 BUILDING CHARACTER, MASSING, PROPORTIONS AND MATERIALS – CREATING RURAL CHARACTER

The following section describes the main building patterns and stylistic approach that makes up the rural, small town aesthetic that is rooted in the concept of "simple." It addresses the basic principles, proportions and key details of massing, windows, doors, porches, balconies and storefronts as well as appropriate materials and colors for all Building Types. The main Principle of embedding a craftsmanship ethic in the way buildings are designed and detailed is a key component of creating this memorable place.

This section also sets out Standards and/or Guidelines to produce high performance and healthy buildings and environments. Refer to Appendix B - Sustainability Index for a compilation of these measures and associated requirements.

Note that throughout this section, specific Standards and Guidelines may be only applicable to the particular Building Type and/or Zone as cited.

A. BUILDING HEIGHT

In order to maintain the dominance of the rural, open landscape, Building Heights are to be:

- *In scale with the surrounding buildings, streetscape, context and size of Lot.*
- *Lower than the existing tree canopy on the Lot or adjoining Lots.*
- *Reinforce the concept that the taller, more dominant buildings are reserved for the cultural and civic functions of the community (Agriculture/Community Building Types)*
- *Responsive to preserving view corridors from Green Valley Road, Neighborhood Green areas and foothill areas.*

Building Height Measurement:

Within the Middle Green Valley Specific Plan area, Building Heights are regulated to the Eave or Cornice Line of Buildings (rather than the topmost point of roofs) and by Stories to enable a variety of roof forms. Building Height shall be measured as follows:

"The vertical distance above the average finish grade of the area covered by Buildings, or adjacent sidewalk grade, whichever is more restrictive, to the highest Eave or Cornice line of the building."

Story is defined as:

"A habitable floor level within a building, typically 8 feet to 12 feet from floor to ceiling, excluding an attic or raised basement"

Figure 5-41: Building Height Diagram on gently sloping site

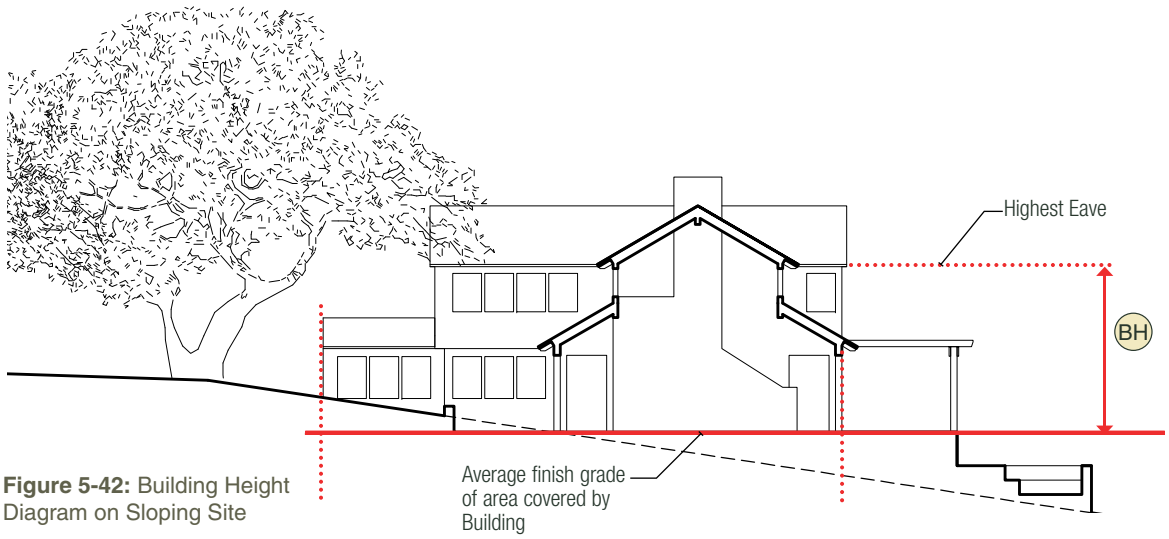


Figure 5-42: Building Height Diagram on Sloping Site

[1]

[2]

[3]

[4]

[5]

B. BUILDING FORMS AND MASSING

In order to reinforce the rural atmosphere, casual and informal building compositions are preferred to static, classical forms such as the single "box." In general, all new Buildings are to be visually broken up into several masses (or buildings) rather than one main mass and are to promote the effective and energy efficient use of climate conditions.

- The size, massing and placement of buildings are to be responsive to the context of the site. Every Lot in the Middle Green Valley has particular attributes not necessarily shared by adjoining Lots or those in other neighborhoods. This means that building arrangements respond to existing tree locations, placement on the street, offsite views from community spaces (such as Neighborhood Greens, fields, and Open Lands), and any other climatic conditions such as prevailing breezes and sunlight. Designing the building massing to promote effective and energy efficient use of shade, shadow, breezes and daylight is required to decrease long-term energy costs and to exceed Title 24 state energy-efficient requirements by at least 20 percent. See Section 5.4.3 (K).
- Structures are to be simple, rectangular volumes organized in a hierarchy of masses. The composition of structures should have a clearly dominant volume (the main body) and complementary secondary volumes such as wings and/or accessory structures.
- Buildings are to be in scale with the Lot and articulated with generous porches, balconies, breezeways, dormers, overhangs, vertically proportioned windows, and/or exterior stairs.
- Buildings are to be directed outward to reinforce the indoor/outdoor relationship. This means that each room may have an exterior door and an ample amount of windows. In addition, exterior stairways and/or breezeways may be used rather than relying solely on internal stairs and/or hallways.
- Each Building Type has a specified Maximum Gross Building Square Footage, as indicated in Section 5.4.1. Efficient building programming to reduce the size of the building footprint is required. Regardless of the allowable Maximum Gross Building Square Footage, the Massing of any Building shall be responsive to the Lot size and setting. Refer to Section 5.4.3 (K) for energy and water efficiency requirements.

[1] "Unbundled" Massing **[2]** Two Story Massing **[3]** One and a Half Story
[4] One Story **[5]** Agricultural Forms

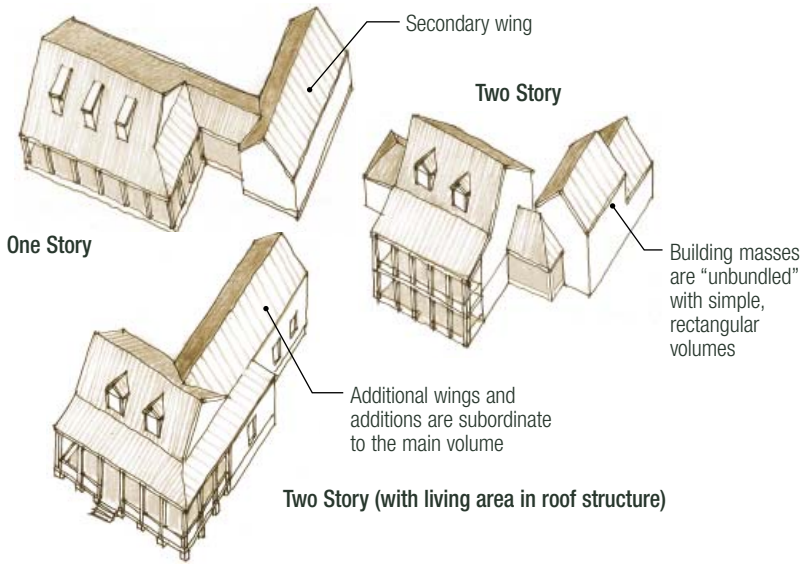


Figure 5-43: Massing Concepts

[Roof and Dormer Alternatives]

C. ROOFS

Roof designs are to draw from the forms prevalent in the rural, small town traditions. Those roofs were generally steep and incorporated traditional dormer or shed roof elements.

- Roof pitches for dominant roof forms are to be 5:12 to 12:12. Double pitch roofs may utilize a minimum 5:12 roof for the main body of the roof and a minimum 3:12 roof over the porch elements. Shed roof elements may utilize 2:12 to 4:12 pitches. Flat roof sections are acceptable on porches, connecting elements and minor massing elements.
- Approved roof shapes are the following:
  - *Gable*
  - *Gable on gable*
  - *Partial or full hip*
  - *Double pitched roofs*
  - *Shed roof*
- A visible hierarchy of roof forms is to be incorporated in the overall design of individual buildings as well as the overall "collection" of forms. A dominant "primary" roof plane with "secondary" roof planes shall be established.
- Dormers shall utilize gable, hipped or shed roof styles.
- Roof materials are to be Class A fire rated and non-reflective. Approved materials include:
  - *5 v-crimp metal*
  - *Standing seam metal*
  - *Wood shake/shingle*
  - *Copper shingle or standing seam metal*
  - *Asphalt shingle (minimum weight 400 lbs.)*
  - *Slate*
  - *Flat clay tile or Concrete*
  - *Solar applications*
- Colors of roofs may be weathered greens, grays, browns, brick reds, and natural galvanized tones; selected and textured to blend the building into the overall context. Refer to Section 5.4.3 (I) of this section for Guidelines regarding color selection.
- Gutters and downspouts draining water from roofs are to be designed to empty away from foundations and paved surfaces and be captured in a rainwater collection system. This system consists of the collection of rainwater from roof surfaces, storage in cisterns or rain barrels, pressurization and plumbing back toilets or into irrigation systems. See Section 5.5.3 - Grading and Drainage for rainwater collection requirements.
- Install solar equipment in direct sun with no shade (including shade caused by trees, plumbing vents, chimneys, nearby buildings, poles, etc.). Southern orientation with a 30 degree tilt is optimal, however, high percentages of solar energy is still available at different orientations and tilts. Modeling solar performance is encouraged for each site. Solar equipment should be installed close to the roof and at the same angle as the roof to minimize visibility and wind loads. Refer to Section 5.4.2K and Appendix B for solar requirements.

D. EXTERIOR WALLS

Exterior walls and finishes are to reflect a logical and appropriate combination of colors, textures and forms to both express the structure of the buildings and to complement the more rural aesthetic.

General

- Approved materials for exterior walls for all Building Types are the following:
  - *Painted and or stained wood (clapboard, board and batten, and/or shingle applications)*
  - *Masonry*
  - *Brick*
  - *Cement fiber siding (smooth clapboard and board and batten applications)*
  - *Stucco*
  - *Metal applications (non-reflective, non painted, and could include corten and galvanized finishes or similar)*
- The exterior walls of buildings are limited to a maximum of three materials. Walls should be composed primarily of wood siding with limited amounts of masonry for raised basement walls, foundation elements and/or minor wall areas. Ancillary and/or Secondary Unit Buildings are to utilize the same or similar materials as main structures.
- At a change in wall material, there is to be a break in the plane of the surface and details appropriate to the materials. Materials are to be consistently applied to all elevations of the structure.
- Design and detailing of materials is to result in an authentic appearing structure, with dimensions and spans of the visible materials related to their own structural properties.
- Refer to building materials selection, Section 5.4.3 (J), for the selection of sustainable materials.
- Refer to Section 5.4.3(I) for color palette selection.

Wood

- Wood siding materials may be used for the primary facade elements on all buildings and may be used as infill for foundation elements. In general, wood siding is to be painted or stained.

Stucco

- Stucco is generally to be utilized for wall elements, masonry and/or foundation elements and should be used combined with wood components. The appearance of the stucco should be similar to prevalent rural styles and textures.
- The detailing of stucco surfaces is to result in an authentic appearance including the use of integral pigments, and appropriate header and sill details for windows and doors. Window and door frames shall be recessed a minimum of 4 inches.
- Stucco is to have a smooth to lightly textured finish with a 3 coat application, (scratch coat, brown coat and sand finish coat).
- Large stucco surfaces shall be broken up or recessed behind porches and columns.

Brick

- Foundations and other masonry elements may use patterned brick typical of prevalent rural traditions.
- Brick may be used alone or combined with a wood infill such as lattice or horizontal fencing.
- If brick is used on a two-story façade, it shall be broken up by building projection elements such as porches, balconies and associated columns.









[Exterior Finish Design]





[Window Design]

E. OPENINGS – WINDOWS, DOORS AND SHUTTERS

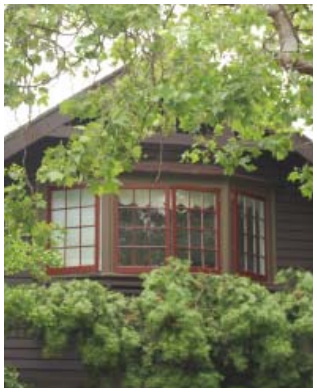
Openings, in general, shall reflect a consistent composition on all four sides of the building and respond to the site setting to take advantage of sunlight, shade, and prevailing winds to reduce the reliance on building conditioning. Designs should incorporate generous window and door openings to reinforce the connection to the outside.

1. Windows

- Windows or window groupings are to be sized to be in scale with the exterior walls on which they occur. Windows on subordinate wings or on upper floors should typically be smaller than on the dominant volume and/or main floors.
- The window vocabulary is to be based on the traditional principles of multi-paned, vertically oriented, 6 over 6, 4 over 4 or multi-paned over single-paned designs:
  - *Casement, double and/or triple–hung, with a 3 inch sill*
  - *Wood or clad windows*
  - *Large windows that are subdivided with structural members or integral (not snap-in) muntins.*
  - *Accent windows that use a triple unit, round, octagonal or elliptical designs.*
- Window exterior trim is to be 3 ½ inch wood or fiber cement board, window screens are to be framed in wood or fiber cement board or clad metal.
- Window placement is to respond to the site setting to capture daylight, prevailing breezes, and to limit heat gain. Carefully placed window devices, such as clerestories, dormers and skylights, can increase daylighting opportunities. Operable windows are to be incorporated wherever feasible to take advantage of ambient cooling effects from prevailing breezes.
- Vinyl windows are not permitted.


- Large areas of glass (typically for shopfront applications) are to be shaded with projecting roof overhangs, awnings, balconies or porches to minimize glare and decrease heat gain. See Section 5.4.3 (F) for Shopfront and Awning Standards and requirements.
- Using double "super windows" with a high performance low emissivity (low-e) coating on one surface or between glazings to save both on heating and cooling energy is required. Options regarding high performance windows include:
  - *Krypton filled low-e window*
  - *Argon filled low-e window*
  - *Low-e coated window*





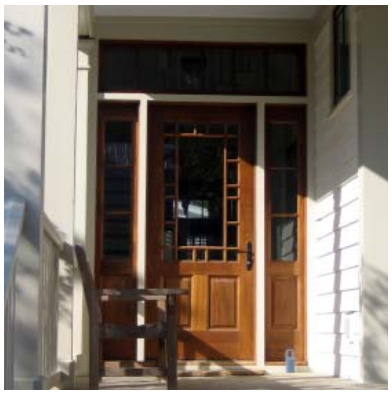
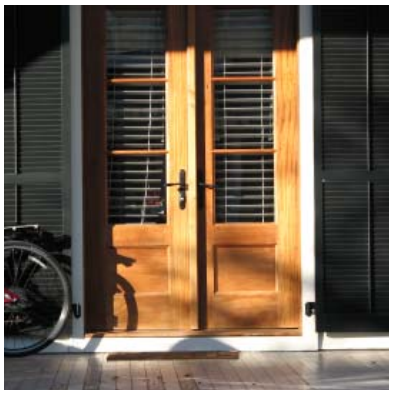
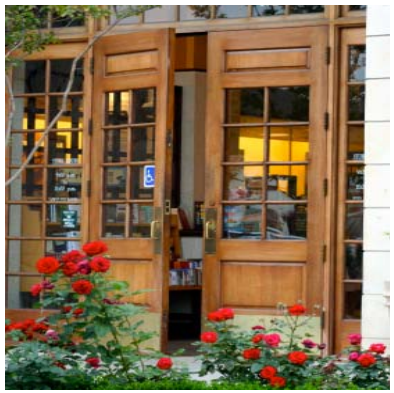
2. Shutters

- Shutters may be used both for doors and window elements. Shutters are to be operable and utilize board or louvered designs (wood or synthetic) in typical rural patterns.
- Shutters may be painted brighter historical colors to provide a counterpoint to the more natural earth tone colors of buildings. Colors shall complement the exterior finish materials and trim used on the building.
- Double shutters shall be full sash height and half the sash width for the window or door they adjoin. Single shutters are to be full sash height and the full sash width for the window or door they adjoin.

3. Doors

Door designs traditionally include multi-pane single and double door units that incorporate a panel design in the bottom third of the door. Multi-pane french doors were often used instead of windows on main floor living areas to open out to expansive porches and exterior terraces.

- Doors are to be wood or wood clad in maintenance free metals such as copper, or steel with baked enamel finish.
- Main entry doors may incorporate arched and/or rectangular transoms.
- Screen doors are to be wood with black or silver screen.
- In order to reduce heat loss and lower dependence on mechanical heating and cooling systems, it is required that doors are insulated (double-glazed minimum) and properly weather-stripped. Exterior doors with significant amounts of glazing are to incorporate, at a minimum, a single low–e coating on one side or between glazing.
- When specifying doors, consider specifying doors made with independently certified sustainably harvested solid or veneer wood. Consider locating salvaged doors or reusing and refinishing existing doors.


[Door Design]

F. FRONTAGE TYPES – DESIGN AND APPLICATION

Frontage Types are the primary façade or area of the Lot that provides the transition from the private realm to the public realm. There are five basic Frontage Types that may be used in order to provide a varied and rich streetscape: Front Yard, Porch, Stoop, Shopfront and Awning and Gallery.

Refer to Table 5-3 for a brief summary of each and the associated Building Type that it may be used with. This section describes general Guidelines, Standards and key details that define each Frontage Type and the principals to be used when designing these elements.

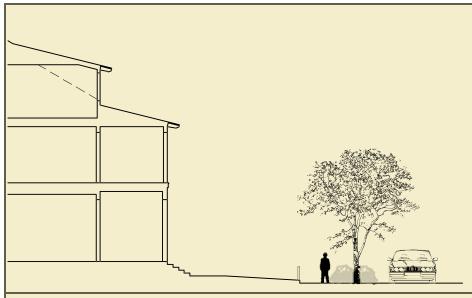
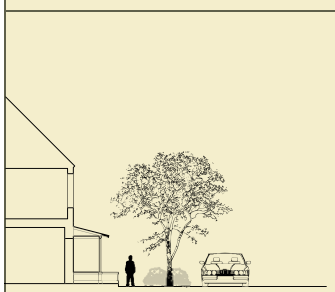
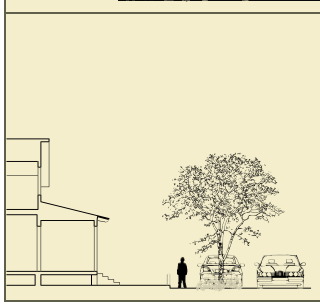
	**Front Yard:** The main facade of the building has a large setback from the Frontage Line. The resulting front yard can be defined or undefined at the frontage line. This edge is typically defined by a fence or hedge within valley neighborhoods or left undefined within foothill areas. A front porch is optional, but if it is used, it can be one or two story.	» Agriculture/ Community » Compound » Farmstead » Meadow
	**Porch:** The main facade of the building has a smaller setback from the frontage line. The resulting front yard is typically small and may be defined by a fence or hedge. The porch can encroach into the setback per encroachemtn criteria set out in Buildng Types. The porch can be one or two stories. A minimum depth of 8' clear is required to ensure porch usability.	» Agriculture/ Community » Farmstead » Bungalow
	**Stoop:** The main facade of the building is near the frontage line and elevated stoop engages the sidewalk. The stoop should be elevated a minimum of 18 inches above the sidewalk or may be side loaded. The minimum width and depth of the stoop is 4 feet.	» Courtyard
	**Shopfront and Awning:** The main facade of the buidling is at or near the frontage line and the canopy or awning element may overlap the sidewalk. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. This type is only appropriate for retail and neighborhood commercial uses because of the lack of a raised ground story.	» Courtyard
	**Gallery:** The main facade of the building may be near the frontage line and the gallery element may overlap the sidewalk. The entry is at the same grade as the sidewalk. This type can be one or two stories and is intended for neighborhood commercial uses. The minimum depth is 8 feet. This type is appropriate for ground floor commercial uses.	» Courtyard » Agriculture/ Community

Table 5-3: Frontage Types Summary

[Front Yard Treatments]

1. Front Yard

These frontages shall be composed and integrated into the overall landscape treatments of the adjoining street and/or landscape. General Guidelines are:

- Generous porch areas are to be used along the primary façade to reinforce the community ethic and to aid in the transition from the outdoor to indoor areas.
- Fences, hedges and/or low walls may be utilized along the Frontage Line to further define Front Yard areas and are to comply with landscape standards in Section 5.5.
- Tree and shrub plantings in Front Yard areas must be coordinated with and compliment any overall streetscape design so that a unified landscape is achieved. Refer to the streetscape palette in Section 5.7.5 and the Landscape Standards, Section 5.5.8 for fence types.

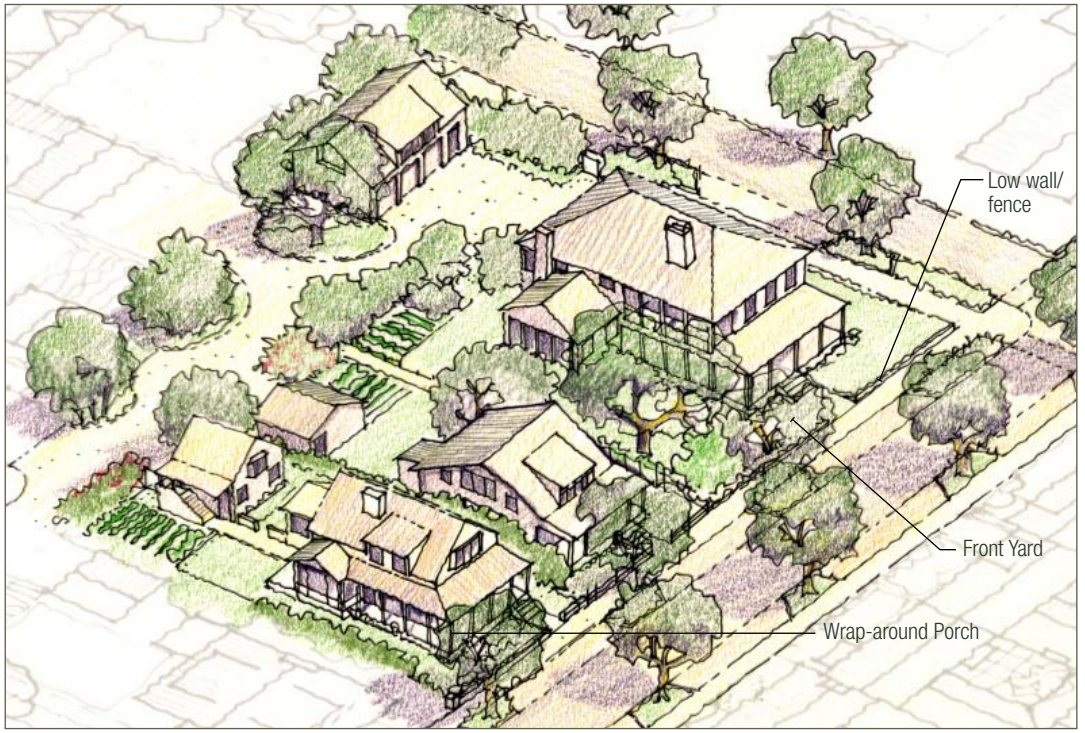


Figure 5-44: Front Yard Concepts





[Rural Inspired Porch Concepts]

2. Porch

Porches are an important component of establishing small town character. Porches provide a transition between the indoors and outdoors, take advantage of the cooling effects of breezes and lend texture and scale to building facades and streetscapes.

- Porches are to be designed as extensions of the indoor rooms. The foundation element is to raise the porch or first floor level a minimum of 18 inches from finished grade or the adjacent sidewalk.
- Porches are to have a minimum depth of 8 feet and may run the full length of at least one facade. (See Building Type Section 5.4.1 for any applicable porch requirements.) Wrap around porches are encouraged.
- Porches may be one or two stories with either shed-gabled, hipped roofs, or integral with the roof of the Primary Structure.
- Porches may be enclosed by screens using black or silver screen material, or by glass if reflectivity is kept to a minimum.
- Column and railing designs are to be consistent with the detailing of the house and the rural aesthetic– that of a relaxed, informal, small town neighborhood. Column heights are typically 9 to 10 feet for the first floor of a two-story porch, and 8 to 9 feet for a single-story porch. Highly decorated or ornate railing or column styles are inappropriate.

Figure 5-45: Porch Design: Human Scale Proportions

Column types include:

- o simple square, turned or chamfered square columns of 4 to 8 inches
- o square box columns up to 12 inches on major porch elements

Railing types include:

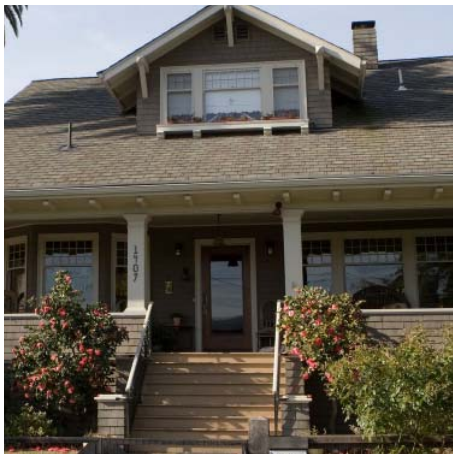
- o square with tight spacing
- o simple cutouts from wide rails

- If visible from the offsite or the street, the underside of porches, decks and balconies shall be finished to a level consistent with the exterior materials and trim of the Building and combined with an integrated planting scheme.







[Railing and Column Design]

[Stoop Design]

Figure 5-46: Stoop Design

3. Stoop

Stoops are to be used in areas with small front setbacks and are to directly compliment and engage the sidewalk and streetscape areas.

- Stoops are to be designed as extensions of the indoor rooms. The stoop is to be raised a minimum of 18 inches from finished grade or the adjacent sidewalk.
- Stoops are to have a minimum depth of 4 feet and a minimum width of 4 feet.
- Stairs from the stoop may lead directly to the sidewalk or be side loaded in corner Lot situations.

Figure 5-47: Retail Frontage Design

4. Shopfront and Awning

Shopfronts and awnings are to be used in neighborhood commercial or agricultural tourist settings to enrich the street level experience by providing imaginative designs and details that distinguish the pedestrian level from upper floors.

- In general, shopfronts are to appear more transparent than upper floors. The façade at pedestrian level is to be more open while the upper floors utilize a more opaque fenestration design. In general, ground level window treatments should occur on a minimum of 60% of the total first floor façade square footage.
- Shopfront windows may be shaded by projecting roof overhangs, awnings, balconies or second story porches. (Refer to Gallery Frontage Type).
- Awnings are to fit the dimensions of the shopfront opening to reinforce and emphasize this proportion and may overlap the sidewalk in accordance with Encroachment criteria outlined in applicable Building Type Standards, Section 5.4.1.
- Awning colors are to compliment the overall color scheme of the building and adjoining buildings.
- Operable awnings are encouraged.

[Gallery Concepts]

5. Gallery

Gallery facades may be used for ground floor neighborhood commercial or agricultural tourist settings to enrich the ground level experience and create a transition area from the outdoors to indoors.

- Galleries may be a one or two story and may overlap the sidewalk.
- Details of the Gallery are to be consistent with porch, rafter and column details described in Porch Frontage Type.

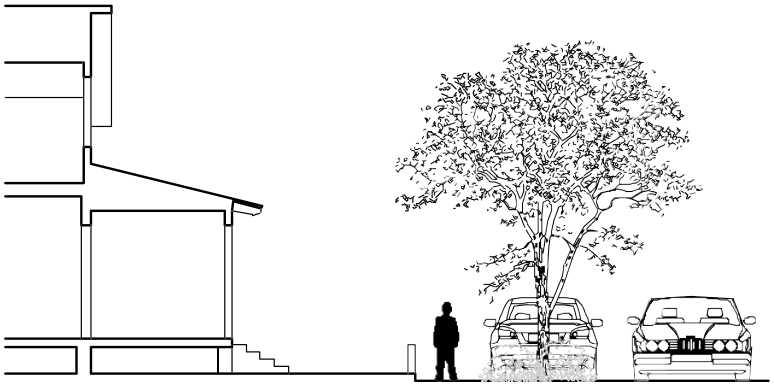


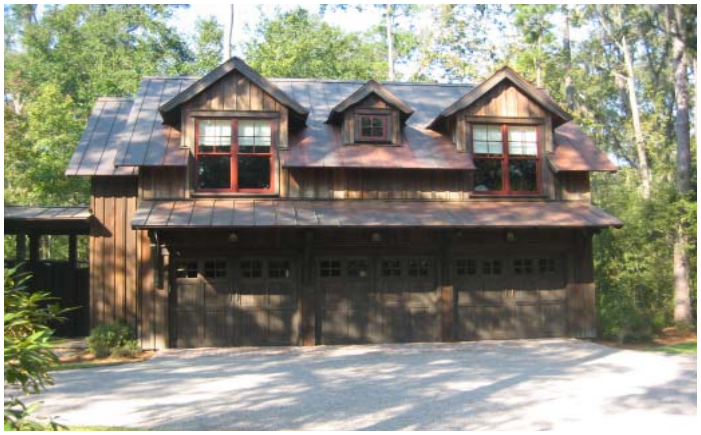
Figure 5-48: Gallery Design

[Chimney Designs]

G. CHIMNEYS AND ROOF PROJECTIONS

Chimney designs and/or roof projections are to be compatible with the structure from which they project. All chimneys are to be built of masonry units drawing on prevalent rural designs, and match or be similar to the masonry foundation materials used. Other projections such as vents and/or flues are to be located in areas not visible from the street and painted to match the roof color. All fireplaces and outdoor firepits (or similar) are to comply with local air pollution standards and building codes.





[Secondary/Ancillary Buildings: Rooted in Rural Settlement Patterns]

H. SECONDARY/ANCILLARY BUILDINGS

Secondary Units, Garages, Carriage Houses, Guest Houses, Farmworker Housing, Service and/or Ancillary Structures

The intent within Middle Green Valley is to create an informal neighborhood environment that uses the principles behind the rural settlement patterns where buildings and wings were added and older buildings adapted for other uses overtime, as the need arose. This generally led to a collection of related, but separate buildings. Secondary/Ancillary Buildings are to be similarly reflective of this evolutionary development pattern. Refer to Type G - Secondary or Ancillary Structures, Section 5.4.1 - Building Types.

- Secondary/Ancillary Buildings are to be subordinate to Primary Buildings and are to utilize the same or similar detailing and stylistic qualities. These Buildings may include Guest Houses, garages, carriage houses, pavilions, gardening sheds, Secondary Living Units, home offices, art studios and /or agricultural service and maintenance structures.
- With the exception of Secondary Units and Farmworker Housing, Secondary/Ancillary Buildings are not to include kitchen facilities.
- In general, Secondary/Ancillary Buildings are to use the same materials as the Primary Structure, but may be more playful and whimsical in design.
- Refer to applicable Building Type for Building Height Standards for Secondary/Ancillary Buildings.
- Secondary/Ancillary Buildings may be freestanding or connected to the Primary Structure by outdoor rooms and/or architectural projections such as breezeways or trellis.
- Single-bay garage doors are required on all Secondary/Ancillary Garage Buildings.



[Foothill Color Palette]

I. COLORS AND FINISHES

There are two general color palette approaches that address the Middle Green Valley landscape zones: That of the valley, the neighborhoods and structures that sit in the flatter, valley areas, and the foothills, those areas located in the rolling oak wooded foothills that encompass Middle Green Valley.

An approved color palette that specifies color ranges for roof, brick, field and accent colors may be obtained from the CRC for each landscape zone. All interior paints, coatings, and sealants shall utilize products that have low levels of Volatile Organic Compounds (VOC's). Stains or opaque and semi-opaque paints are to be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue.

The following is a summary of the color and finish approach for each landscape zone:

Foothill Areas:

The color of exterior elements is to be subdued, recessive and complementary of the primary colors found in the surrounding environment. Accent colors are to be used judiciously to add warmth and visual interest.

- Building elements are to have the following general color ranges and Light Reflective Value (LRV). (All paint manufacturers categorize their products by LRV; this information is readily available from the manufacturers.)
  - *Roofs are to be medium to dark browns, grays (galvanized), greens and dark reds, and may have an LRV of 60 or lower.*
  - *Walls are to be subdued earth tones (a range of browns, grays and/or muted colors found in the surrounding environment) and are to have an LRV of 60 or lower. Generally, the darker the wall color, the better.*
  - *Trim and accent colors are to be rich, warm hues (greens, blues, browns, and/or blacks).*
  - *Wood fence elements are to be stained and left to weather naturally.*



[Valley Color Palette]

Valley Areas:

Within neighborhood areas that sit along the Valley floor, colors may be more vibrant and lively. Bright, historical colors such as green, red or ochre may serve as a beautiful counterpart to the natural landscape.

- Building elements are to comply with the approved color palette and may have the following general color ranges:
  - *Roofs are to be medium to dark browns, grays (galvanized), and greens.*
  - *Walls are to utilize a range of whites, creams, beiges, light yellows, light greens and grays with a non-shiny finish.*
  - *Trim and accent colors are to be rich in tone (greens, blacks, reds, dark browns, blues).*
  - *Painted wood fence colors are to be one of the approved wall colors or dark greens.*
  - *Brick walls and paving are to utilize historic colors and patterns with deep, varied colors typical of those used at the turn-of-the-century.*




J. BUILDING MATERIALS SELECTION

One of the main goals in Sustainable Design is to select and specify environmentally preferable materials. In general, criteria for selection should include the conventional selection criteria such as strength, cost, appearance and suitability.

In addition, the following criteria should be used when choosing building materials: *environmental impact, durability and toxicity*. Using the following Guidelines to select building materials, while still retaining the rural aesthetic, is encouraged. Refer to the applicable LEED rating system for additional guidance in selecting sustainable building materials:

- Consider incorporating recycled content materials into the overall building materials selection.
- Consider using building materials that may be recycled at the end of their useful life.
- Consider using wood based materials certified in accordance with the Forest Stewardship Council Guidelines (FSC).
- Consider substituting rapidly renewable building materials (such as bamboo flooring, wool carpet, strawboard, cotton batt insulation, linoleum flooring, poplar OSB, and sunflower seed board) for finite raw and long cycle renewable materials.
- As feasible, specify building products from local and regional resources (within 500 miles) to support local economies and to reduce the environmental impacts of transporting materials over long distances.
- As practical, incorporate salvaged materials into the building design. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, and brick and decorative detailing salvaged from older buildings that can be refinished and/or remilled.
- Consider using building materials that reduce the emission of Volatile Organic Compounds (VOC's) and other pollutants. (Interior paints and sealants are required to use low levels of VOC's as outlined in Section 5.4.3 (I))

K. CLIMATE CHANGE INITIATIVES

General

As part of the community vision and County wide implementation programs outlined in the General Plan, buildings within Middle Green Valley are to be designed with a strong commitment to sustainable development. (See box on following page for relevant General Plan Implementation Programs). As part of the community, homes are encouraged and sometimes required to follow specific sustainable design initiatives as described below and compiled in Appendix B – Sustainable Design Index in an effort to reduce impacts on global and local climate change and increase the quality of life for members of the community.

- All new and remodeled residential, commercial, industrial, institutional and civic construction is required to exceed current Title 24 state energy-efficiency requirements by at least 20 percent.
- All new residential homes and major renovations are required to meet or exceed the guidelines for the California Energy Star Homes Program.

  The Energy Star Program is:

  > *A joint program of the United States Environmental Protection Agency and the Department of Energy. The program establishes criteria for energy efficiency for household products and labels energy efficient products with the Energy Start seal. Homes can be qualified as Energy Star homes as well if they meet efficiency standards. In California, Energy Star homes must use at least 15 percent less energy than the Title 24 regulations, pass the California Energy Star Homes Quality Insulation Installation Thermal Bypass Checklist Procedures, have Energy Star windows and have minimal duct leakage.*

- Residential development of more than 6 units shall participate in the California Energy Commission's New Solar Homes Partnership and construct LEED-certified units or meet equivalent performance standards as established by the General Plan, this Specific Plan and the Development Agreement.

- New construction or major renovation of commercial and industrial buildings over 10,000 square feet in size shall incorporate renewable energy generation to provide at least 50 percent of the project's needs.
- Incorporate on-site renewable energy production, including installation of photovoltaic cells or other solar options installed in appropriate high sunlight locations. (See Section 5.4.2 (C) - Roofs for additional Guidelines) and "Mechanical Systems" in this Section.
- Selecting a building's orientation, massing and fenestration design to maximize effective daylighting to reduce building energy requirements, without increasing glare and/or electric lighting loads that offset glare is required. The selection and extent of window glazing should vary, depending on the criteria required by the window's location, including solar heat gain, energy performance, daylighting, views and glare factors. Exterior sun controls (including porches, overhangs, trellises, balconies and shutters) may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.

Mechanical Systems

Utilizing an energy Consultant and/or Architect to establish the minimum level of energy efficiency that the Building and its systems will attain is encouraged to lower long-term energy consumption and costs. Designing buildings to reduce the reliance on mechanical intervention for the maintenance of physical comfort levels is required. The need for air conditioning may be reduced through effective ventilation design and the use of trees and architectural devises for shading. Such designs can reduce heat absorption and maximize exposure to summer breezes by facilitating internal air circulation, effective shading and maximizing exposure to summer breezes. The incorporation of the following Principles are either required or strongly encouraged (as noted). Refer to the applicable LEED rating system for additional guidance in designing efficient buildings:

- All roofs shall incorporate 500 square feet minimum of solar panels to reduce the reliance on energy. Solar panel systems are to be integrated into the roof system and roof materials applications to obscure visibility. See Section 5.4.2 (C) - Roofs for Guidelines.

The following County implementation programs have been incorporated in this Specific Plan relevant to climate change initiatives.

Climate Change Initiatives - Relevant County Implementation Programs

Implementation Program RS.I-38: Require all new and remodeled residential, commercial, industrial, institutional, and civic construction to exceed current (2008) Title 24 state energy-efficiency requirements by at least 20 percent, and require that all new residential homes and major renovations comply with the guidelines for the California Energy Star Homes Program.

Implementation Program RS.I-46: Require residential development of more than six units to participate in the California Energy Commission's New Solar Homes Partnership and to construct LEED-certified units or meet equivalent performance standards. For new affordable housing projects, performance standards shall be established pursuant to the requirements of the funding source(s). Require new construction or major renovation of commercial and industrial buildings over 10,000 square feet in size to incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs. Commercial buildings shall incorporate renewable energy generation to provide at least 20 percent of the project's needs.

Implementation Program RS.I-55: Require the design and orientation of all buildings to maximize passive solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, and promote effective use of daylight. Orientation should optimize opportunities for on-site solar generation.

Implementation Program PF.I-29: Expand waste minimization efforts, including household recycling, food waste and green waste recycling, business paper recycling, and construction and demolition recycling. Require commercial and industrial recycling. Require building projects to recycle or reuse a minimum of 50 percent of unused or leftover building materials.

- Solano General Plan

- A high level of individual occupant control for thermal, ventilation and lighting systems should be incorporated. Occupancy sensors and time clock controls should be incorporated into the building's mechanical design to reduce energy usage.
- Using CFC-free HVAC & R base building systems is required. Intakes should be located and designed to assure maximum levels of indoor air quality. The use of carbon monoxide monitoring sensors is encouraged.
- Separating ventilation and plumbing systems for those rooms containing contaminants, such as artist studios, from those in the rest of the building is encouraged.
- Retaining a Commissioning Agent (a professional qualified to evaluate and certify that a building is designed, constructed and functions in accordance with the Building's specified operational requirements) is encouraged. Owners may choose to have the Commissioning Agent produce a recommissioning manual for the building to assure it continues to meet established standards such as energy conservation and indoor air quality.

Building Envelope

- The building envelope (which defines the conditioned and unconditioned spaces in the house) should form a continuous insulated barrier and a continuous air barrier. The two barriers are usually formed by different materials. Standard insulation products, such as batt or loose fill products, do not seal against air leakage. For most homes, the sheet goods that form the decking, sheathing, and finish materials are the primary air barrier. Seal holes between materials with durable caulks, gaskets, and foam sealants.
- The use of Energy Star rated windows is required.

Waste Minimization

- Efforts to reduce construction waste are required. All building projects within the Plan Area are required to recycle or reuse a minimum of 50 percent of unused or leftover building materials consistent with County implementation program PF.I-29. (See box on previous page)

Indoor Lighting and Appliances

- It is required that all homes utilize ENERGY STAR® rated appliances and the most energy-efficient Energy Star rated water heater and air conditioning systems that are feasible, including but not limited to dishwashers, refrigerators, ceiling fans and washing machines.
- It is intended that all homes utilize natural gas for clothes dryers, cooking stoves, heating, central air furnaces, water heaters and/or boilers.
- Specifying ENERGY STAR® light fixtures that use less energy and produce less heat than traditional incandescent light fixtures is encouraged. A broad range of choices and styles are available through many lighting manufactures, which can be found at www.energystar.gov.
- Use of compact fluorescent bulbs in recessed can lights is encouraged.

Water Efficient Appliances

- Utilize water-conserving appliances and plumbing fixtures. The following average flow rats shall be met by installing high-efficiency fixtures and/or fittings:
  - *Lavatory faucets must be </= 2.0 gpm*
  - *Showers must be </= 2.0 gpm*
  - *Toilets must be </= 1.3 gpf*
- Utilize flow restrictors and/or reduced flow aerators on lavatory, sink and shower fixtures.
- Commercial buildings are required to utilize automatic fixture sensors and low-consumption fixtures.

L. FIRE SPRINKLERS

In order to ensure adequate fire protection, all buildings, designed for human occupancy, and structures larger than 500 square feet, including garages, must be equipped with interior fire sprinkler systems installed in accordance with current regulations.



[Landscape patterns reinforce the agricultural heritage]

5.5 LANDSCAPE STANDARDS

5.5.1 INTRODUCTION AND LANDSCAPE CONCEPTS

The Plan for Middle Green Valley has been designed to preserve the land's agricultural heritage and pastoral landscape while taking advantage of the rural setting. Landscape patterns are characterized by the dominant landscape within Middle Green Valley: **the foothills** and **the valley**.

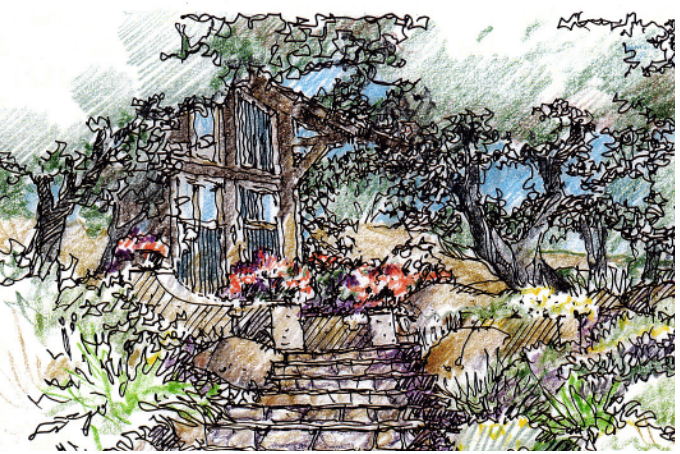
The landscape concepts in the valley focus on creating pedestrian scaled environments set amongst the working agricultural landscape. The Green Valley Road corridor, characterized by the existing and enhanced agricultural patterns of the valley, is preserved with landscape treatments that obscure views to the Built Fabric. Within the residential neighborhoods, small residential scale buildings and associated outdoor areas connect to the larger public spaces and Open Lands, such as orchards, crops, vineyards, streets, paths, alleys and community gardens, to create a diverse network of public and private outdoor rooms.

In the foothills surrounding the valley, the native landscape of oak woodlands, grasslands and meadows drive the landscape design.

This section includes Standards and Guidelines for all site improvements including grading, planting and hardscape. Sustainable requirements and Guidelines are also included to produce healthy environments and reduce resource impacts. Refer to Appendix B - Sustainability Index for a compilation of these measures and associated requirements.

{ *One generation plants the trees; another gets the shade.* }

- Chinese Proverb



1. **Connect to and extend the overall Open Lands network and the agricultural landscape.** A network of Open Land areas are interwoven throughout the community. Extending and complimenting these areas are important design characteristics to complete the community and reinforce the connection to agriculture.
2. **Utilize natural materials and handcrafted details that complement the agricultural traditions and rural settlement patterns.** Paving, planters, walls, fences, hedgerows and/or any exterior site detailing draw from rural design traditions. These design traditions are a result of the response to the climate, agriculture, local cultural traditions, and the indigenous materials that are available. The resulting simple, informal, straightforward forms and details are well suited to contemporary interpretations.
3. **Create spontaneity and vitality throughout the community.** Consistent with the goals and policies of the Specific Plan, the landscape concepts outlined in this section are intended to create a community of people who value this unique place and its history. At the same time, Owners and members of the community bring their own interests and personalities to Middle Green Valley. It is this individuality that generates the vitality of the community. These Guidelines and Standards provide a framework from which a lively, varied streetscape and landscapes may be realized.
4. **Utilize the landscape as the primary form giver for all Improvements.** The existing context and landscape are the driving forces behind the design of buildings, plantings, driveways and outdoor improvements. The neighborhoods will grow into places nestled into the larger agricultural and woodland landscape to have the qualities of a rural town that has always been there. This objective includes orienting rooms to the outside to reinforce the indoor/outdoor relationship, using plantings to soften and spill over built elements and organizing outdoor spaces that provide a gradual transition between public zones and private garden areas.

[Foothill Zone]

[Valley Zone]

5.5.2 LANDSCAPE ZONES - OVERVIEW

There are two predominant landscape zones within the Plan Area: Foothill and Valley. The landscape concept for each zone supports the overall goal of establishing a gradual transition from the more civilized and cultivated landscapes of the Valley Zone to the more natural oak woodland landscapes in the Foothill Zone.

Below is a description of each landscape treatment area. Please refer to the Sections below for more detailed Guidelines and Standards for plant materials, planting concepts, walls, fencing and screening, and lighting.

Foothill Zone:

Areas within the Foothill Zone are essentially the settlement areas located in the upper oak woodland foothills surrounding the Valley. Landscape treatments work to anchor structures to the woodlands landscape. Built improvements are nestled into the topography of the foothills. The landscape is to remain natural with open grazing lands interspersed with trees and meadow areas. Landscape treatments within the Foothill Zone are predominantly for restoration and preservation purposes and include appropriate ranch fencing (refer to Section 5.5.7 below) for grazing lands and areas around operational/support buildings.

Valley Zone:

These areas are the more cultivated landscapes, characterized by the agricultural traditions of Green Valley. Landscape treatments surrounding Agricultural/Community, Courtyard, Bungalow, Farmstead and Compound Lot Building Types provide a defined line between the residential Built Fabric and the agricultural lands such as orchards, vineyards and/or row crops, allowing for more formal landscape treatments around buildings. The edge between agricultural land and residential areas may be defined by appropriate fencing and hedgerow solutions to ensure that adequate buffers are established between agriculture and residential uses. Typical landscape treatments in the center of neighborhoods are more formal and connect to the community path and street tree landscapes.

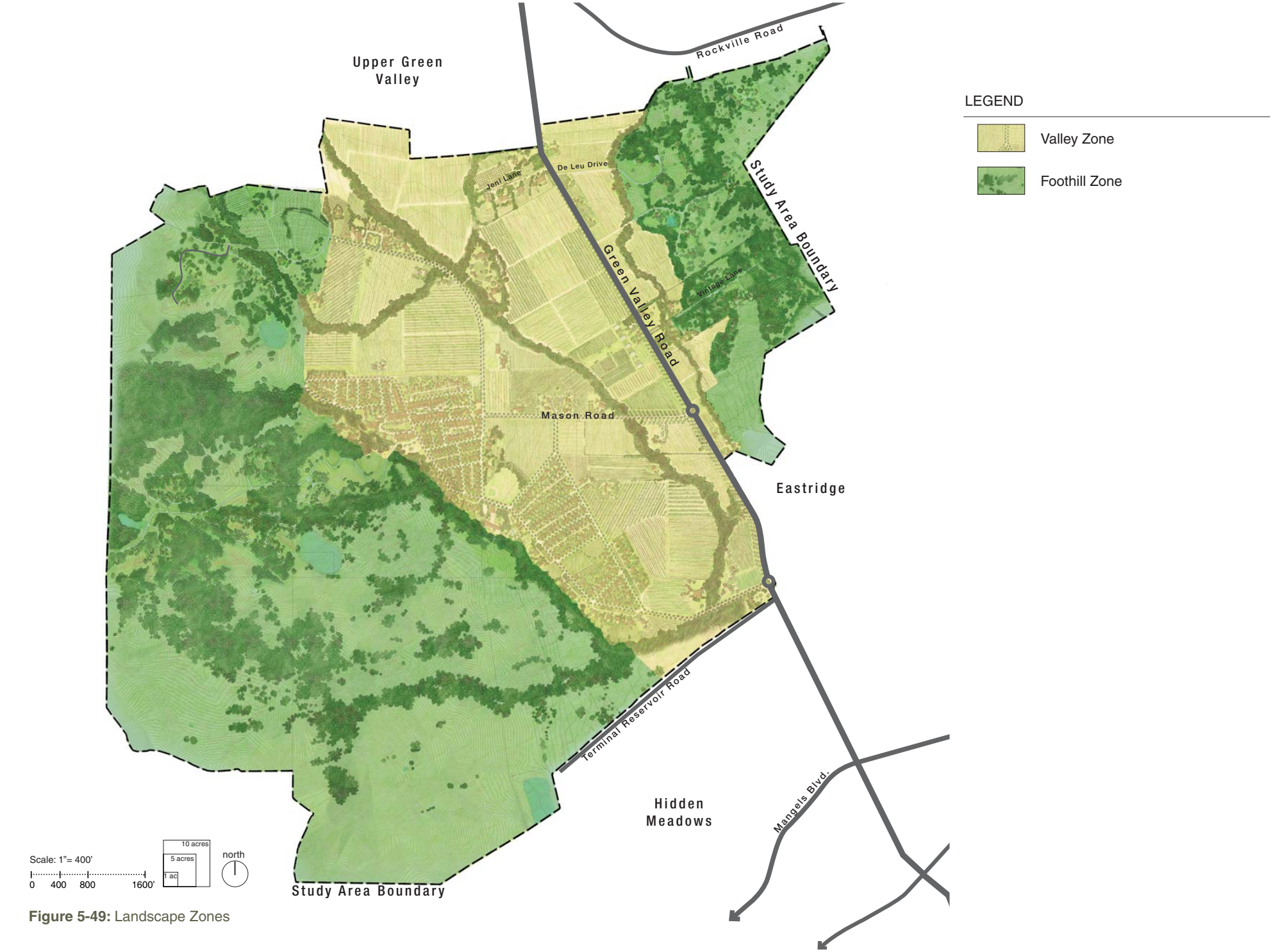


Figure 5-49: Landscape Zones

5.5.3 GRADING AND DRAINAGE

Objectives:

- *Protect and preserve woodland and riparian areas.*
- *Preserve and/or mimic the natural hydrology of the site.*
- *Incorporate LID concepts into site and landscape design. Utilize a network of small, simple stormwater control solutions to contain and infiltrate all runoff on site and decrease flooding potential.*
- *Control stormwater at the source by utilizing on site retention and infiltration techniques.*

Grading and drainage improvements are to focus on minimizing impacts to the site and landscape, protecting water quality, minimizing removal of existing trees and promoting the continued use of natural drainage systems. The Standards and Guidelines for grading and drainage should follow the general principles of Low Impact Design (LID) as described herein and in Section 3.3.3 - Sustainable Stormwater Design.

A Landscape Architect or Engineer, appropriately licensed per the legal requirements of the State of California, is required to prepare a full set of drawings including grading, drainage, and utility locations for new construction on all Lots.

The design of all site improvements focuses on integrating LID concepts into site designs in order to preserve and enhance the site's unique quality and character. The following is a summary of applicable LID concepts.

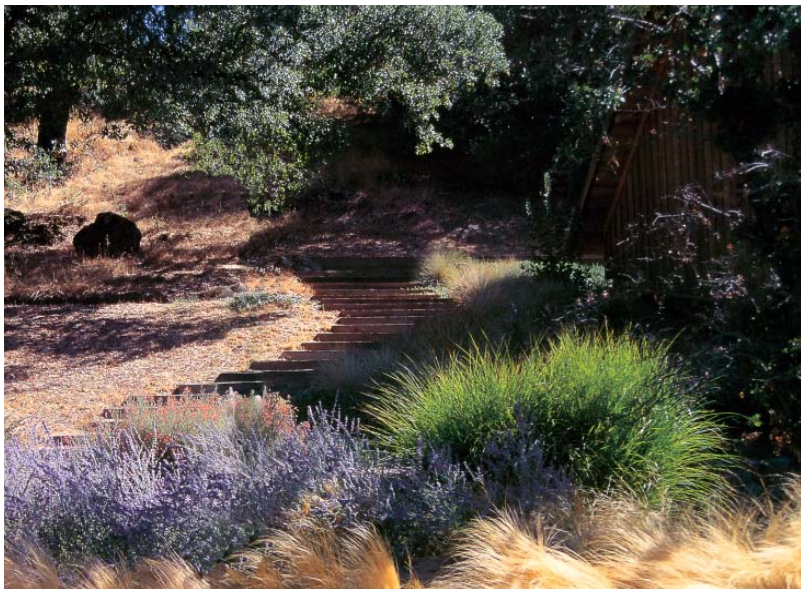
Low Impact Design Strategies

A building's design and siting determines its overall ecological impact. The following Guidelines summarize overall design strategies and fundamental site planning concepts of LID. The essential goal of LID is to maintain or replicate the predevelopment hydrologic functions of the site through the use of design techniques. These techniques are to be utilized to the greatest extent possible in stormwater management and site planning design. Refer to Section 3.3.3 for additional information on sustainable stormwater design.

- Site buildings to minimize grading and earthwork. This reduces construction costs, such as those associated with retaining systems and drainage redirection, and minimizes soil erosion and downstream water impacts.
- Reduce hydrologic impacts by minimizing impervious surfaces, graded areas, and vegetation clearing.
- Allow for a distributed control of stormwater methods by using a network of smaller, simple solutions throughout the site. This includes finding increased opportunities for infiltration (utilizing pervious surfaces) or containment on-site, depression storage, bioswale applications and vegetated swales, which mimic the natural hydrologic functions of the site while at the same time adding aesthetic value.
- Control stormwater at the source rather than only using end-of-pipe solutions. Minimizing or mitigating hydrologic impacts of land use activities closer to the source of generation by infiltration, interception, retention ponds, and/or depression storage decreases the need for pipe and protects the landscape and water quality.
- Decrease the utilization of typical engineering materials such as concrete and/or steel. By using materials such as native plants, soil crushed rock applications and/or water features, a more integrated natural landscape will result.

Grading Standards

- Reduce hydrologic impacts by minimizing impervious surfaces, graded areas, and vegetation clearing. A maximum Building Coverage percentage has been noted for each Building Type to reduce impervious surface coverage in Section 5.4.1. Building Coverage is defined as "*the maximum portion of a Lot that may be covered by a building and/or any other impervious surface, including, but not limited to, porches, courtyards, terraces and driveways*."
- All topsoil disturbed by grading operations is to be stockpiled within the construction site and reused as part of landscape restoration plans. Excavated topsoils shall be protected from erosion by wind or rain by tarps or other suitable materials.
- Control runoff with silt fencing.
- Protect on-site storm sewer inlets and streams with straw bales, silt fencing, silt sacks, rock filters, or comparable measures.
- Provide swales to divert surface water from hillsides.
- Utilize erosion and soil stabilization techniques on disturbed slopes.
- Any existing trees on-site are to be protected by fencing during any grading operations including protection from soil compaction within the drip line. See Section 5.5.6 for tree protection and removal Standards.
- Retaining walls may be used when it is necessary to preserve unique site attributes such as existing trees or where they are designed as extensions of the architecture. Retaining walls are to be a maximum of 4 feet in height and utilize materials that complement the architecture such as brick, dry stacked stone or tabby.
- Site buildings to minimize grading and earthwork to reduce construction costs, such as those associated with retaining systems and drainage redirection, to minimize soil erosion and downstream water impacts.
- The extent of grading and site disturbance is to be limited to the Building Envelope. Balancing cut and fill quantities on-site is required.



[Foothill landscape blends improvements into topography]

In addition to the general grading Standards above, the following Standards apply to Foothill Zones:

- Grading designs are to utilize natural and/or curvilinear shapes that blend into the natural landscape, rather than straight and angular solutions.
- Cut and fill slopes on the foothills are to be revegetated and blended into the surrounding environment.

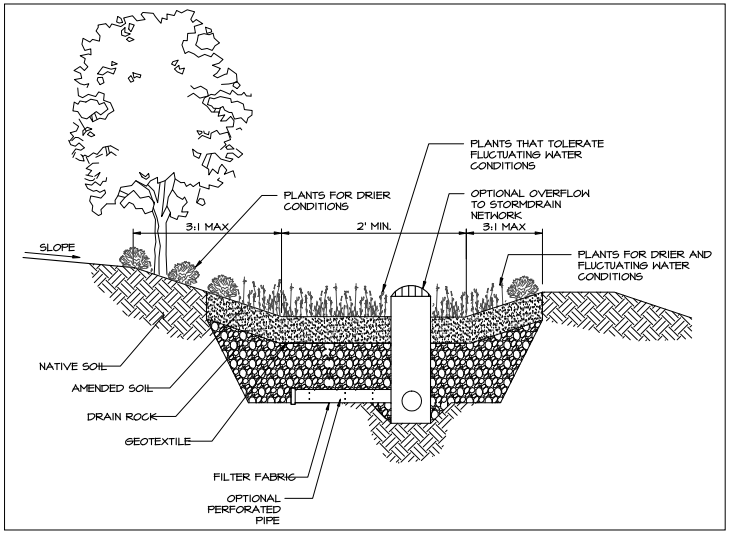


Figure 5-50: Rain Garden Detail

[Vegetated Swale]

[Impervious Paving and Drain]

Drainage

- Increased water flow from Lots is not permitted. All stormwater runoff is to be managed on-site and rainwater runoff from all impervious surfaces is to be treated using vegetated swales and rain gardens as feasible. Rain gardens or manmade depressions planted with native or naturally adapted plants can be created at locations where they will collect, store and filter water back into the soil.
- Utilize captured rainwater for on-site non-potable uses. A rainwater collection system is required for these uses, such as flushing toilets and/or irrigation. Cisterns should be be sized and located on the Lot as to be out of public view and landscaped appropriately to obscure them from view.
- Drainage design must minimize any potential for erosion and consequent downstream water quality impacts.
- Allow for a distributed control of stormwater methods by using a network of smaller, simple solutions on the Lot. This includes infiltration (utilizing pervious surfaces) or containment on-site, depression storage, bioswale applications, rainwater gardens and vegetated swales that mimic the hydrologic functions of the site while at the same time adding aesthetic value.
- Impervious surfaces are to be minimized to encourage water percolation. The use of pervious (water permeable) materials, such as porous concrete, open-celled pavers or stabilized crushed rock for driveways and outdoor improvements is encouraged. See exterior paving, Section 5.5.8.
- Gutters and downspouts are to direct drainage away from foundations and paved surfaces into rain barrel systems. Gutters and/or downspouts may not direct drainage onto adjacent Lots, sidewalks or Open Lands.
- An improved surface, such as stabilized crushed rock, is to be placed under the dripline of non-guttered roofs to prevent soil erosion and increase ground absorption.

[Community garden reinforces agricultural setting]

[Flowering vines coupled with wood and wire mesh fence creates a functional hedgerow treatment]

[Landscape structure with integrated planting treatment]

5.5.4 PLANTING CONCEPTS

Objectives:

- *Create landscape areas with unique landscape structures and details that reinforce rural traditions and connect to the overall community Open Lands network.*
- *Integrate flowering vines and perennials at garden structures and entry designs to enhance the streetscape character.*
- *Integrate kitchen, herb or cottage gardens into private landscape areas to reinforce the connection to the larger agricultural landscape.*
- *Establish a defined edge that establishes where agriculture starts and the built environment stops.*
- *Utilize plant materials and existing vegetation to anchor buildings to the site and provide screening.*
- *Landscape treatments should focus on obscuring built improvements from views from Green Valley Road.*
- *Ensure that planting designs at maturity do not obstruct solar access for adjacent solar installations.*

Planting design emphasizes strengthening the links between indoor and outdoor spaces, creating a rich streetscape character, and connecting to the agricultural landscape. Residences and related buildings are to be designed to "look outward." Landscape treatments reinforce this principle by providing a gradual transition from public community spaces, such as streets, alleys, parks and Open Lands, to the more private outdoor and indoor spaces.

In the Valley Zone, planting concepts are derived from historic agricultural traditions and patterns such as row crops, vineyards, orchards, allees, hedgerows and fencing that create a distinct and legible landscape mosaic. In the Foothill Zone, grazing lands, meadow areas and informal groupings of trees are historically part of the ranching landscape.

Refer to the Approved Plant List in Appendix D, which includes a combination of indigenous and naturalized or historically significant plant species that are derived from the agricultural heritage of the area. These plants are adapted to the climate, are less invasive, and require less water and less maintenance. Plants not included on the Approved Plant List may be used provided they are suited to the natural setting and design concept, require less water and are not invasive.



[Planting patterns reflect agricultural and rural influences]

General planting Guidelines and Standards

- Residential landscape designs are to be interpretations of historical agricultural traditions and, within those traditions, are to be informal and playful rather than highly manicured and controlled. Shrubs may be planted informally to create outdoor spaces, give definition to the street (rather than a fence) and/or to screen service areas and/or driveways.
- Existing trees and other vegetation are to be incorporated into designs and dictate the placement of buildings and related improvements.
- Plant trees and vegetation near structures to shade buildings and reduce energy requirements for heating/cooling while respecting the need to prevent shading of rooftop solar systems.
- Locate trees and other planting to provide shading of sidewalks, patios and driveways.
- Landscape is to be pervasive and intertwined with built elements. Plantings are to spill over onto, climb up or otherwise soften surrounding site walls, foundations, paving, steps and fences to blend the built fabric with the Green Fabric. Vines may be used to fill between structural components of walls and/or stairs.
- Fences and/or site walls are to be planted with low informal shrubs and intertwined with vines to establish a strong landscape edge. Plant materials may be combined with wire fencing to create a "living" fence. Alternatively, hedgerows are to be used to define agricultural edges and transitions. See Section 5.5.7 – Landscape Edges: Fences, Walls, Shrub Screens and/or Gates.
- On Lots with driveway access from a neighborhood street, planting materials should be placed to obscure views of the garage and driveway.
- Expansive turf areas are to be limited to reduce irrigation, fertilization and maintenance requirements. Informal lawn areas that utilize a native seed mix and are drought tolerant are encouraged. Lawn areas that do not utilize a native seed mix are to be equal to or less than the area of the Building Footprint. Refer to the Approved Plant List.
- Avoid using turf in areas with a slope of 4:1 or greater and in densely shaded areas.
- The use of mulch at least four (4) inches deep in planting areas is required to retain moisture and reduce erosion.



- The integration of kitchen, herb and cottage gardens are encouraged to provide aesthetic benefits of cultivated gardens in addition to fresh, home grown vegetables, herbs, fruits and berries that can be used in the kitchen and shared with the community.
- Next generation oaks are to be included in landscape designs, see Approved Plant List in Appendix D.

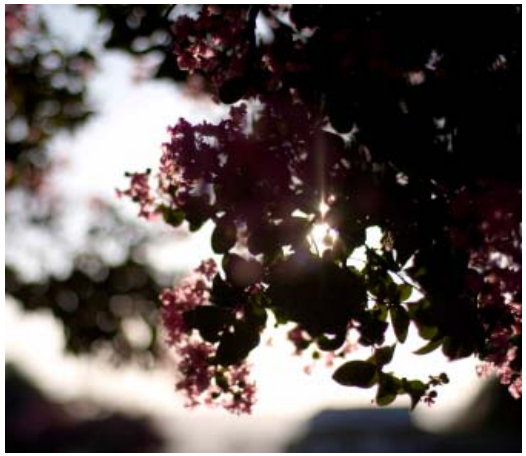
Foothill planting Guidelines and Standards

- Oak woodlands are to be maintained, extended and preserved on each Lot so that built improvements are set into and viewed through the oak woodland canopy.
- Areas of ornamental planting and intensive irrigation are to be minimized. Manicured lawns, ornamental planting, and outdoor room areas should be restricted to spaces confined by buildings, walls and plantings.
- Areas adjacent to buildings and surrounding landscape improvements are to be enhanced with native or naturalized plant materials to effectively transition to the surrounding natural areas. Areas immediately adjacent to building improvements that are not visible from off-site may use a greater variety of plant material.
- Planting outside of the Building Envelope is to be limited to native plant material as specified on the Approved Plant List.
- Plantings, particularly along house foundations, are to appear untamed and loose rather than formal, aligned and/or patterned.
- Any trees to be removed must be mitigated with a tree 15-gallon or larger in size. (See Section 5.5.6.)

Valley planting Guidelines and Standards

- Where buildings are closer together, planting clusters should be planted between individual buildings to provide privacy and to help subordinate buildings to the landscape.
- Within neighborhoods, landscape treatments are to extend and connect to community elements such as streetscapes and adjacent parks.
- Hedgerows and other planting solutions should be utilized to reinforce the agricultural edge.



[Plant Materials]

5.5.5 PLANT MATERIALS

Planting designs within valley areas are to extend and continue the community's agricultural landscape framework. Within foothill areas, designs are to extend, reestablish and/or continue the oak woodland landscape, native understory and grazing/ meadow lands. An integrated planting concept is to be applied to supplement existing trees, complete the streetscape and/or introduce complimentary vegetation with large canopy trees, understory trees and shrubs to create a variety of levels in the landscape. In order to meet this objective, each Building Type has planting requirements; refer to Section 5.4.1. Refer to the Approved Plant List for appropriate plant materials for Valley and Foothill Zones.

5.5.6 TREE AND HABITAT PROTECTION, REMOVAL, PRUNING AND DEFENSIBLE SPACE

Objectives:

- *Protect existing mature hardwood and oak trees. Preserve, conserve and enhance valuable Open Lands that provide wildlife habitat.*
- *Minimize tree and shrub removal in foothill areas by locating improvements in existing cleared areas.*
- *Avoid removal of Heritage Trees.*
- *Repair environmental degradation that has occurred, and seek an optimum balance between the economic and social benefits of the valley's natural resources.*
- *Maintain defensible space around structures for wildfire protection.*

In order to maintain the existing oak woodland forest and the habitat it provides, the removal of trees is to be avoided whenever practical. Tree removal and/or selective tree thinning may be approved provided the Owner documents the reasons for the request.

- Prior to siting any buildings, the driveway or other improvements, an oak woodland management plan is to be developed along with an arborist's report for any Lot with existing oak trees. The plan should address tree health and structural stability for all Heritage Trees located within the Building Envelope. In addition all trees within 30 feet of all built improvements, within 10 feet of driveways and other site improvements, or where construction and grading would encroach within the tree's dripline are required to be included. The health and structural integrity of trees should be a key factor in determining the locations of buildings and driveways within the Lot.

- No tree, regardless of size, is to be removed without prior approval of the CRC. The removal of any Heritage Trees is to be mitigated with a native tree of 24" box or larger in size. A Heritage Tree is defined as:

  (a) Any tree that measures greater than 15 inches in diameter at a point 54 inches above natural grade. (b) Any oak tree native to California, with a diameter of 10 inches at natural grade. (c) Any tree or group of trees specifically designated by the County for protection because of its historical significance, special character or community benefit.

  Heritage Trees provide a sense of place, increase the aesthetics of the community and roadways, and when located near Building improvements reduce energy costs associated with air conditioning.
- Where possible, existing trees within the Building Envelope may be spaded and transplanted to other locations within the Lot.
- Unauthorized removal or cutting of trees is subject to fines imposed by the CRC. If fines are assessed and not promptly paid, the CRC has the right to replace trees, at the Owner's expense, in accordance with a mitigation plan.
- Prior to thinning and pruning of trees and other vegetation outside of designated Building Envelope areas, the proposed work is to be reviewed and approved by the CRC.
- Protect against wildfire by maintaining a minimum 30 feet of defensible space around the perimeter of all structures by adhering to the following Guidelines within this defensible space:
  - *Only fire retardant materials, which tend to be more open in structure, have thick stems and are more succulent are to be planted within the defensible space.*
  - *Eliminate ladder fuels and lower limbs of trees.*
  - *Remove dead vegetation and piled debris (such as firewood) from the defensible space and break up the continuity of brush species.*
  - *Replace shrubs with low ground cover and maintain a height of 4 inches.*
  - *Reduce continuous brush fields to individual plants or small clusters at least 15 feet apart. Use driveways, paths, turf areas and trails to break up plant continuity.*

5.5.7 IRRIGATION

- *Minimize irrigation requirements by using the Approved Plant List, which contains native plant materials and plants well suited to the local climate.*
- *Utilize efficient irrigation systems such as drip irrigation with rain/ moisture sensors.*
- *Limit manicured lawn areas.*

To aid in water conservation, planting design is to reduce water consumption while using minimal and efficient irrigation systems.

- Utilizing indigenous or naturalized plant materials, grouped according to water consumption needs, is required to reduce water needs and to extend the natural ecosystems and habitat of Middle Green Valley.
- All permanent irrigation systems are to be below ground and fully automatic. Use of water conserving systems, such as drip irrigation and moisture sensors, is required. An electric, solid state controller is required for all systems and shall be equipped with a master valve terminal and at least two fully independent programs.
- Rain/moisture sensors that shut off irrigation during or after rainfall are to be installed.
- Temporary irrigation systems are required at all revegetation areas. These systems may be abandoned when plantings have been clearly established after a minimum of one growing season.
- Refer to 5.5.4 - Planting Concepts for additional Guidelines and Standards regarding planting design.

Figure 5-51 - Wall design with integrated planting treatments

5.5.8 LANDSCAPE EDGES: FENCES, WALLS, SHRUB SCREENS, HEDGEROWS AND/OR GATES

Objectives:

- *Reinforce the rural character of the community by utilizing crafted garden design details and materials to create a multi-layered landscape.*
- *Utilize fences and hedgerows along agricultural edges to define boundaries and direct site lines.*
- *Integrate vines and plants with walls, fences and gates to reinforce the dominance of the landscape.*
- *Allow for privately fenced or walled areas within private areas of Lots that maintain views while minimizing off-site visibility.*

Fences, walls, shrub screens and gates are to extend the architecture of buildings, give definition and variety to the streetscape, outdoor spaces and agricultural lands, and screen service areas. Designs within Valley areas are to draw from the rural town tradition, which are generally painted picket or informally spaced shrubs and vines that create a soft edge along the street. Designs in the Foothill areas draw from the ranching traditions that relied on wood board or three rail designs. Refer to the applicable Building Type for any fencing requirements.

- Fencing solutions are to be used to block views of utilities, trash enclosures and outdoor work areas. Mechanical units may be screened with vegetation. Spacing and size of shrubs must be sufficient to screen all mechanical units at the time of initial planting installation.
- All fences and walls are encouraged to be combined with an integrated shrub screen and vine plantings.
- Placement of fences/walls/screens is to respond to existing tree locations, parking areas and/or sidewalks.
- Walls extending the architecture of a building to enclose outdoor rooms such as patios or courtyards may be up to 8 feet in height. Other free standing walls within the Building Envelope may not exceed 4 feet in height.

The following is a list of approved types of edge treatments; see below for Standards regarding maximum heights and treatments in specific Zones.

Walls

- Approved masonry types include:
  - Low stone
  - Low stucco



Figure 5-52: Fence or Fence/Wall Combination Designs

Fences or Fence/Wall Combinations

- Approved fence, fence/wall combinations and/or planting designs include:
  - *Wood picket and/or spindle, painted (approved colors) or stained*
  - *Grape stake*
  - *Wood and brick or stone combinations*
  - *"Living fences" (wire fencing planted heavily with vines or other vegetation)*
  - *Perennial and native grasses combined with wire or wood fencing*
  - *Informal shrub screen*
  - *Informal 2, 3 or 4 wood rail, stained*
  - *Wood board fence with mesh (for agricultural and ranching applications)*

Hedgerows

- Approved hedgerow treatments include:
  - *Fruit/Berry hedge*
  - *"Living fences" (wire fencing planted heavily with vines or other vegetation)*
  - *Dense row of shrubs, informally trimmed*
  - *Hedgerow shrubs*
  - *Fence and shrub combinations*
- Refer to the Approved Plant List for appropriate hedgerow plant materials. Hedgerow treatments may vary in height and width but are to be generally no higher than 6 feet.



Figure 5-53: Hedgerow Treatments

Figure 5-54: Gate Design

Gates and Monuments

- Approved gate designs and associated monuments include:
  - *Wood picket, single or double leaf gate*
  - *Handcrafted, wire, single leaf gate*
  - *Low brick monuments*

Inappropriate Fence, Gate and Wall Types

- Inappropriate edge treatments include:
  - *Concrete block*
  - *Chain link*
  - *Woven wood slat or solid board fence or solid gate designs*
  - *High walls (over 4 feet) that utilize solid, opaque masonry designs that are not connected to buildings*
  - *Brick designs that utilize pre-cast concrete or manufactured brick with a sharp, machined edge*

The following are Guidelines and Standards for edge treatments within each landscape zone:

FOOTHILL ZONE

- Fencing and edge treatments are to be less formal and be characterized with a rural, ranching design tradition.
- Walls and fences are to be located within the Building Envelope with the exception of fences used for grazing operations.
- Appropriate fence types include wood applications that may be coupled with a mesh metal screen or heavy gauge wire within Foothill areas include (See Figure 5-56):

  - *Board*

  - *Split-rail*

  - *Grape stake*
- Fences within the Building Envelope (defined by setbacks) may be a maximum of 6 feet in height and are to be extensions of the architecture.
- Fences associated with managing grazing operations shall be consistent with Conservancy management requirements.

VALLEY ZONE

See specific Building Type for additional requirements regarding required fencing and frontage treatments. See also Figure 5-57.

Front Yard Area

- Edge treatments (fences, brick walls and/or shrub screens) in front yard areas (between front property lines and 5 feet back of front building facades) are to be between thirty inches (30") and 42 inches (42") in height and placed along or within 2 feet back of the property line.
- Low masonry walls (18 to 24 inches in height) are to be combined with a 3 foot minimum shrub screen behind the wall.
- Gates and/or entry monuments may be used in combination with front yard treatments (hedges and/or fences) but may not exceed 5 feet in height.

Side / Rear Yard Areas

- Fences within side and back yard areas (starting 5 feet back from the front building facade) may step up to 6 feet in height, utilizing a semi-opaque fence or wall design heavily planted with shrubs and vines.
- The height transition from the front yard edge treatment to the side/rear yard treatment is to be gradual and utilize stepped height transitions.
- A hedgerow treatment is required along the rear property line for all Lots that are located on the residential/agricultural edge.

Alley Areas

- An edge treatment along the rear yard property line along alley's is to be a minimum of 4 feet and a maximum of 6 feet to create more closure for the alley. All fences along alleyways are to be combined with shrubs and vines that cover a minimum of 50% of the wall/fence facade at maturity.
- Gates and monuments may be used along alleys provided they are a maximum of 6 feet in height.

Figure 5-55: Alley Area Fence

Figure 5-56: Appropriate Foothill Zone Fence Treatments

Figure 5-57: Appropriate Valley Zone Fence Treatments

5.5.9 EXTERIOR PAVING: PATHS, TERRACES, COURTYARDS AND DRIVEWAYS

Objectives:

- *Design outdoor terraces, rooms and spaces that are natural extensions of the indoor.*
- *Utilize materials that complement the architecture of the Building.*
- *Utilize pervious materials to maximize stormwater infiltration.*
- *Preserve the natural features of the Lot.*

Paths, outdoor terraces and courtyards are to be combined with plant materials, fencing, walls and architectural devices such as balconies, verandas, trellises, and/or arcades to create a series of outdoor garden rooms. Flagstone, pavers or brick (impervious materials) may be used in areas immediate to buildings. Moving away from the house there is to be a gradual transition to pervious or softer surfaces such as compacted earth or open celled pavers.

- Impervious surface areas are to be limited and pervious materials utilized instead (such as compacted earth, compacted crushed stone or open-celled pavers). Pervious paving solutions include:
  - *Crushed rock/pea gravel*
  - *Compacted earth (paths only)*
  - *Mulch*

Any of the above materials may be edged in brick, stone or steel.

- Paved areas are to minimize the number of different types of paving materials in order to produce an understated, unified design.
- Vines, shrubs and ground covers are to be planted on and adjacent to outdoor stairways, paths, building projections and terraces to reinforce the dominance of the landscape and its integration with the architecture.
- The selection of materials from local sources (within 500 miles of the site) and the use of salvaged materials are encouraged.

Driveways

Driveways, garage aprons and garage doors are to be designed to minimize their visibility from the street and the principal rooms, porches or terraces of adjoining houses. Driveways are to be subordinate to overall neighborhood landscape. In the Foothill Zone driveways are to blend into the landscape through careful siting, design, use of architectural devices and plant materials.

- Maximum width: 12 feet.
- Maximum apron width (where driveway meets adjoining road): 14 feet.

Paving Materials

Approved pervious paving materials include:

- *Open-celled pavers*
- *Native stone (sand set)*
- *Mulch*
- *Pervious concrete or asphalt*
- *Compacted earth*

Approved impervious paving materials include:

- *Asphalt (driveways only)*
- *Unit/pre-cast pavers*
- *Brick*
- *Integral colored concrete, banded with stone and/or seeded*
- *Native stone (mortared)*












[Impervious Paving Details] **[Patio and Path Details]** **[Brick Details]** **[Driveway Solutions]**

Figure 5-58: Paving Design




[Full Cutoff Fixture Diagram]

Figure 5-59: Exterior Lighting Solutions

5.5.10 EXTERIOR LIGHTING

Objectives:

- *Maintain the dark night-time sky.*
- *Restrict light spill to those areas directly adjacent to buildings.*
- *Maintain the rural character*

Permanent exterior lighting is permitted only in conformance with the following standards:

- Lighting luminaires, sconces and path lights shall be designed and finished using traditional rural precedents.
- Pole-mounted luminaires, sconces and path lights for residential uses shall be substantially consistent with the Model Lighting Ordinance (prepared jointly by the IES and ISA dated June 22, 2010) Second Public Review Draft LZO Zone for land use designations OL-N, OL-R, AG-WS and AG-P (the areas that will be subject to conservation easements) and LZ1 for all other land use designations.
- On alleys, the use of lantern designs at garages is required in order to provide subtle alley illumination.
- Uplighting is not permitted. "Full cut off" lighting luminaires that do not allow for uplighting are to be specified. All direct light is to shine a minimum of 20 degrees below the horizontal plane.
- Low-intensity light sources shall be used with translucent or frosted glass lenses. Lamps with a maximum of a 25-watt bulb or gas lights that complement the community lighting system are allowed for site lighting and shall be shielded with simple shade devices. Lower intensity bulbs shall be used in architectural fixtures such as step lights.
- Lighting that uses timing mechanisms to shut off lights automatically is encouraged in parking and/or service areas. Motion detectors may be used, where appropriate. Infrared sensors are preferable to ultrasonic types.
- After installation of exterior lighting, all lighting shall be tested by an independent lighting professional acceptable to County staff to ensure that there is no light spill in unintended areas.
- High efficiency exterior lighting such as light-emitting diode (LED) lighting, fluorescent, or other high efficient equivalents are recommended. Use automatic photocell, motion or timer controls on exterior lights.
- The use of incandescent lighting shall be avoided because of its inefficient energy use. Low voltage lamps and/or compact fluorescent lamps (CFL's), which are four times more efficient and last ten times longer than incandescents, are good alternatives. If incandescent bulbs are used they shall be installed with dimming controls.
- Alternative power technologies for lighting, such as solar photovoltaics or fuel cells are encouraged.
- All residential parcels (including all ancillary buildings) shall be substantially consistent with the Model Lighting Ordinance June 22, 2010, Second Public Review Draft LZ0 zone for land use designations OL-N, OL-R, AG-WS and AG-P (the areas that will be subject to conservation easements) and LZ1 for all other land use designations.




5.5.11 UTILITIES AND SERVICE AREAS

- Trash disposal, outdoor work areas, utility meters and connections, transformers, air conditioning units, pool/spa equipment and similar above-ground devices are to be completely screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained.
- Owners are responsible for providing utility service lines to their homes and service areas.
- In order to minimize site disturbance, all utility lines are to be located underground, and when feasible, under or along driveways. Utility alignments are to minimize grading, clearing and tree removal.
- Service, trash and storage areas are to be made inaccessible to animals. Trash storage areas are to be easily accessible to service personnel and contain odors. Trash storage areas are to be sized to accommodate a minimum of three full-sized garbage containers (garbage, recycle and compost waste bins).
- Comply with Solano County and Solano Garbage Company guidelines for bin placement.
- Utility boxes, including meters, are to be attached to or incorporated into the building's architecture and screened from off-site views. All exposed metal related to utilities (meters, outlet covers, etc.) is to be painted to match adjacent natural and/or building materials.

5.5.12 LANDSCAPE INSTALLATION REQUIREMENTS

In order to ensure that a complete environment is established, all landscape and irrigation improvements are to be fully installed and operational prior to issuance of a certificate of occupancy (CO).

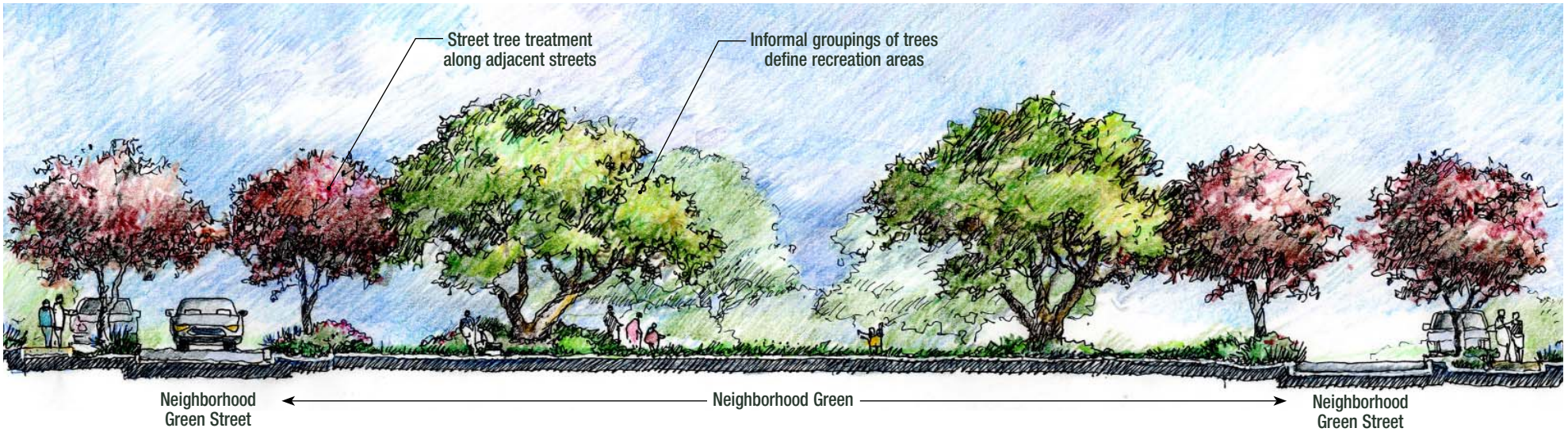


Figure 5-60: The Neighborhood Green - The Central Gathering Place for Neighborhoods

5.6 OPEN LANDS PATTERNS

5.6.1 INTRODUCTION

The Open Lands network is the primary organizing element of the community that knits together the Plan. This section focuses on describing the general requirements for the five primary Open Lands - Recreation (OL-R) to be distributed effectively throughout the community:

- Neighborhood Green,
- Playground /Pocket Park,
- Ramble,
- Sports Fields and
- Community Gardens

The Open Lands requirements described in this section translate the goals and polices of the Specific Plan to provide a multi-layered open space system of civic spaces that creates vibrant and healthy neighborhood environments.

5.6.2 PURPOSE

This section establishes the Standards and requirements for incorporating the Open Land - Recreation types throughout each neighborhood area. These requirements address the design, general size and character, locations and integration of these areas as applicable and as consistent with the Land Use and Regulating Plans to ensure that these open spaces areas are distributed appropriately throughout the neighborhoods.

5.6.3 ALLOWABLE TYPES AND REQUIREMENTS

The section describes five general Open Lands - Recreation types as summarized in Table 5-4 – Open Lands and Requirements Types and describes how these Open Lands - Recreation types are integrated with the agricultural and natural Open Lands types.

5.6.4 DESIGN OBJECTIVES

- Provide a similar ratio of Open Lands areas in each neighborhood area as described in this Section, and as shown on the Land Use and Green Fabric of this Specific Plan.
- Provide one prominent Open Lands area within each of the four neighborhood component areas, as described in this section and as described in Section 3.3 – Open Lands – The Green Fabric.
- Connect and compliment the overall Green Fabric as identified in Section 3.3 and 3.4 of this Specific Plan.
- Be in scale and compatible with adjacent neighborhood uses, streetscape environments, and drainage concepts.
- Preserve or replace on-site trees that are removed due to development as a means of providing carbon storage. See Section 5.7.5 - Streetscape Standards and Section 5.5 - Landscape Standards for specific details.

5.6.5 OVERVIEW OF OPEN LANDS

The following Section describes the main Open Lands types and related concepts that are to occur in each of the four neighborhood component areas of the Plan

Figure 5-61: The Main Green at Elkhorn

Open Lands	General Description	Transect Zones	Size/Area	Parking
Neighborhood Green	The Neighborhood Green is intended to be a community gathering space available for unstructured recreation as well as organized community events. The Neighborhood Green provides a central civic space. This area is available for special events, neighborhood purposes and commercial activities (such as markets, fairs). It is spatially defined by street trees and one-way streets.	T4, T5, T6	Min: 10,000 sf	Street parking
Playground/Pocket Park	An open space designed and equipped for the recreation of children. A playground shall be fenced according to local codes and may include an open shelter and comfort station. Playgrounds are interspersed within residential areas. Playgrounds may be included within Neighborhood Greens. Pocket Parks are available for unstructured recreation throughout the community. These small parks consist of an open area and trees that provide passive recreation areas.	T5, T6	Min: 1 acre Max: 7 acres	Street Parking
Ramble	These are the neighborhood trails/paths that provide the cut throughs in residential areas and community amenities. Rambles are naturally landscaped with a pervious path within an ample landscape buffer. They often open up to pocket parks creating gathering and passive recreation spaces.	T3, T4, T5, T6	Min: 5,000 sf Max: 10,000 sf	Street parking
Sports Fields	Playfields are designed for structured recreation and organized sports. They are to be sized and designed to current athletic standards.	T4, T5	Min: 1 acre	Minimum 6 spaces per acre of Sports Field. May be accomplished with adjacent street and/or shared parking with neighboring uses.
Community Gardens	Areas gardened and maintained by members of the community intended to engage members of the community in social interaction, improve quality of life, connect the community to the agriculture legacy and provide food for the community. Gardens may contain vegetables, herbs or flowers. Community Gardens may be included within Neighborhood Greens or Pocket Parks.	T3, T4, T5, T6	N/A	Street parking

Table 5-4 - Open Lands Recreation - Types and Requirements

Landscape Character	Hardscape	Frontage	Buildings and Improvements	Programming and Uses
Passive/Active space » Assembly and event space, may utilize paved areas and seating » Formal street tree plantings on edges of greens. Informal tree plantings within Green define passive and active zones. » Pervious paths and trails » Manicured turf areas » Water features » Gardens » Passive recreation spaces	» Simple paving patterns encouraged	» Fronts at least 2 streets with formal street tree treatment and street parking » Depending on the context each frontage may respond differently to it's setting	» Comfort Station » Paths » Picnic shelters » Event equipment (kiosks, bandstands, etc.) » Pedestrian amenities (benches, tables, etc.) » Low fences and/or walls to define passive recreational and/or community spaces » Utility infrastructure » Passive recreational improvements such as shuffleboard and bocce ball courts.	» Event and assembly space » Interpretive and educational activities » Passive recreation » Playgrounds » Community Gardens
Active space » Playgrounds will be maintained according to specific use with either turf area, woodchips or pavement. Impervious pavement is to be limited	» Materials shall respond to their context. Paved areas for access. » Playground areas may utilize pervious concrete or asphalt » Simple paving patterns encouraged » Impervious surfaces are to be minimized.	» Fronts at least 1 street unless directly related to a recreational facility. » A vegetated buffer around play structures is required	» Pedestrian amenities (benches, tables, etc.) » Playground equipment » Fencing » Turf area » Utility infrastructure	» Playground amenities (basketball court, tether ball, handball) » Playgrounds and play structures.
Passive space » Informal grouping of trees and passive gathering spaces	» Paved areas for access.	» Fronts at least 1 street	» Pervious paths » Pedestrian amenities (benches, tables, etc.) » Utility infrastructure	» Walking, hiking » Path connections and gathering spaces
Active space » Playfields will be maintained according to specific use with either turf area, woodchips or pavement. Impervious pavement is to be limited » Open areas are characterized by meadows and groupings of trees	» Paved areas for access are permitted. » Simple paving patterns permitted » Impervious surfaces are to be minimized.	» Fronts at least 1 street unless directly related to a recreational facility. » A vegetated buffer around sports fields is required	» Pedestrian amenities (benches, tables, etc.) » Athletic courts and fields » Fencing » Turf area » Utility infrastructure » Kiosks or concessions buildings » Comfort Stations	» Sports amenities (basketball court, baseball field, tennis court, etc.) » Playgrounds
Passive space » Garden landscape	» Paved areas for access.	» Fronts at least 1 street unless incorporated into a Neighborhood Green. » Frontage along a neighborhood street shall include an approved fence/ hedgerow combination	» Low fences, hedgerows and/or walls » Pedestrian amenities (benches, tables, etc.) » Utility infrastructure	» Kitchen Gardens » Flower Gardens » Passive recreation

Green Valley Road Corridor

This area is the front door to the Middle Green Valley community where the agricultural fields, including orchards, vineyards and/or row crops, dominate the landscape and provide a scenic view to the agricultural lands, the Green Valley Creek Corridor and the foothills beyond. No Open Lands - Recreation uses occur in this component.

The Open Lands concept of this area is centered around the Green Valley Farm Stand and/or Grange Hall which acts as the main civic space oriented to support the connection to the surrounding productive agricultural lands. This element is envisioned as a farm stand with an associated community meeting function, events space for community gathering events, situated among working fields and related agricultural operations. Refer to Chapter 4 for implementation requirements.

The agricultural fields dominate both sides of Green Valley Road with an associated hedgerow and/or fence treatment along the western side of Green Valley Road, which creates an edge and buffer to the agricultural lands beyond. The Green Valley Creek, a preserved and enhanced drainage corridor, provides the buffer and foreground natural landscape to the western neighborhoods of the Plan Area.

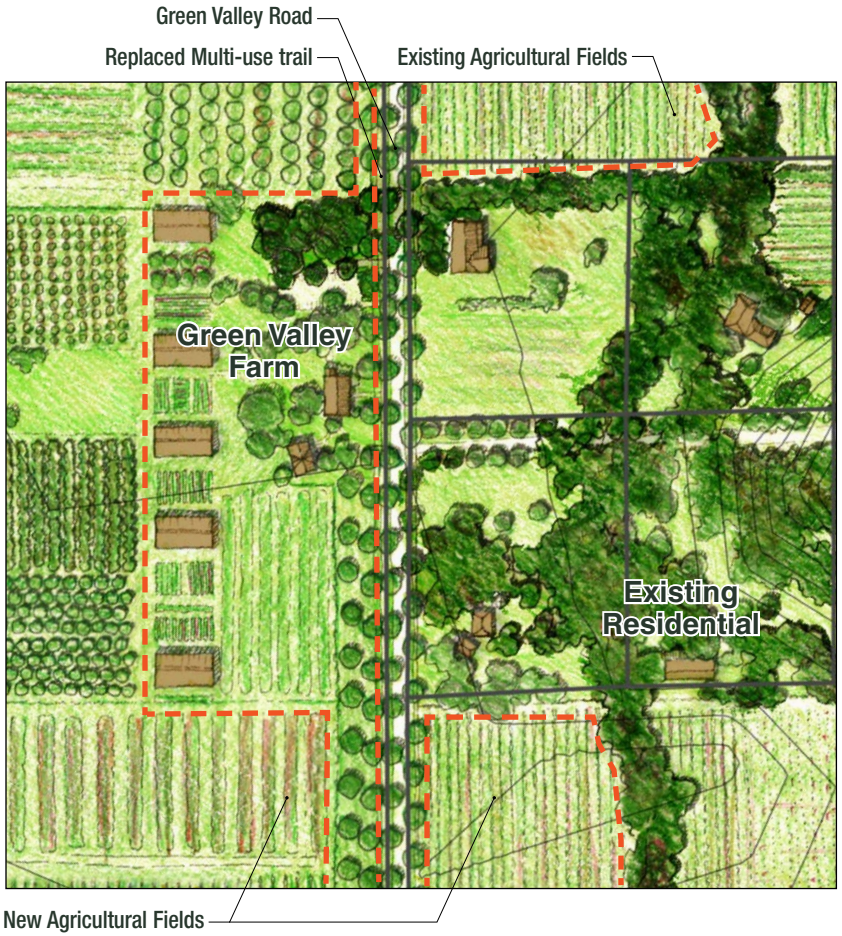


Figure 5-62: Green Valley Road Corridor

Elkhorn Neighborhood

The Elkhorn Neighborhood is located at the core of the community where it provides the main social, cultural and gathering space for the community. This neighborhood is to contain a minimum of 5 acres of Open Lands Recreation areas, as described below:

The main Open Land - Recreation elements of this area are:

- **The Main Neighborhood Green** – This area is envisioned as providing a variety of community uses, such as community garden space, event space, and passive recreational space of approximately 1 - 1.5 acres.
- **Trailhead** – A trailhead with parking is located to the south of the Main Green for overflow event parking and trail access.
- **Rambles** – Rambles are located within Elkhorn to provide alternate access routes through the community. These areas may be complimented with smaller pocket park areas and/or playground improvements if compatible with adjacent uses.
- **Pocket Parks and Playgrounds** – As noted above, small parks and/or playground facilities may be located adjacent to Ramble areas and/or provided in areas where they are easily accessible to residents. A minimum of 2 Pocket Parks and 1 Playground are to occur within this Neighborhood, (either separately or together).
- **Community Gardens** – Several opportunities for community garden areas may occur within this neighborhood. Community gardens may occur near, adjacent to, or within Neighborhood Green areas, or within Open Lands Recreation areas.

The agricultural/passive Open Lands that occur in this area are:

- **Meadows** – These areas are to remain natural and are the organizing elements for homesites and related improvements in the foothill neighborhoods. Homesites are to be arranged around the edges of meadow openings, (minimum size 0.25 acres).

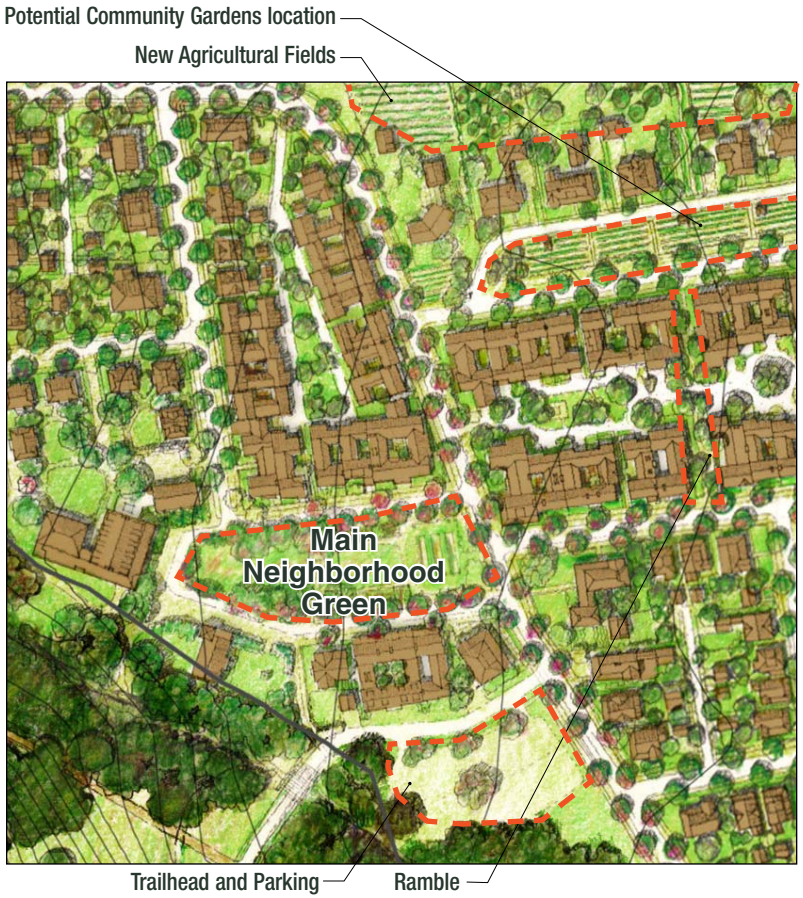


Figure 5-63: Elkhorn Neighborhood

- **Agricultural Fields** – Surrounding Elkhorn are active agricultural fields. A hedgerow/fence treatment is required along all rear lot lines and roads that abut fields to provide an adequate buffer and transition to working agriculture.

Nightingale Neighborhood

This area is envisioned to have a variety of Open Land areas that provide a varied and balanced range of recreational activities. This neighborhood is to contain a minimum of 10 acres of Open Lands Recreation areas.

The main Open Lands - Recreation elements of this area are:

- **Sports Fields** – This area shall be the main sports fields area for the community. A minimum of 5 acres is required, which includes a baseball/soccer field on the valley floor and a more informal field west of the Hennessy Creek corridor in the lower Nightingale foothills. See Chapter 4 for implementation requirements.
- **Rambles** – Rambles are located within Nightingale to provide alternate access routes through the community. These areas may be complimented with smaller pocket park areas and/or playground improvements if compatible with adjacent uses.
- **Pocket Parks and Playgrounds** – As noted above, small parks and/or playground facilities may be located adjacent to Ramble areas and/or provided in areas where they are easily accessible to residents. A minimum of 1 Pocket Park and 1 Playground are to occur within this Neighborhood, (either separately or together). Playgrounds may also occur within the Sports Field areas.
- **Community Gardens** – Several opportunities for community garden areas may occur within this neighborhood. Community gardens may occur near, adjacent to, or within Neighborhood Green areas, or within active Open Lands areas.

The agricultural Open Lands that occur in this area are:

- **Agricultural Fields** – Integrated throughout and around Nightingale are active agricultural fields. A hedgerow/fence treatment is required along all rear Lot lines, trails and roads that abut fields to provide an adequate buffer and transition to working agriculture.

Figure 5-64: Nightingale Neighborhood

Three Creeks Neighborhood

This neighborhood is anchored by the existing winery and smaller neighborhood Green. This neighborhood is to contain a minimum of 2.5 acres of Open Lands Recreation areas.

The main Open Lands - Recreation elements of this area are:

- **The Neighborhood Green** provides the central civic space. This area is envisioned as providing a variety of community uses, such as event space, trailhead staging, passive recreational space and/or a playground facility. This area is to be a minimum of 0.75 acres.
- **Pocket Parks and Playgrounds** – As noted above, a playground/pocket park may be located within the smaller Green or provided in an area where it is easily accessible to residents. A minimum of 1 Pocket Park and/or 1 Playground is to occur within this Neighborhood.
- **Community Gardens** – A main community garden space is envisioned within this neighborhood in the southerly area. This space may be used for Open Lands - Recreation types such as pocket parks, playground and/or passive recreational space.
- **Meadows** –These areas are to remain natural and are the organizing elements for homesites and related improvements in the foothill neighborhoods. Homesites are to be arranged around the edges of meadow openings, (minimum size 0.25 acres).

The agricultural Open Lands that occur in this area are:

- **Agricultural Fields** – Surrounding Three Creeks are active agricultural fields. A hedgerow/fence treatment is required along all rear lot lines that abut fields to provide an adequate buffer and transition to working agriculture.

Figure 5-65: Three Creeks Neighborhood

First and foremost, a great street should help make community: should facilitate people acting and interacting to achieve in concert what they might not achieve alone. Accordingly, streets that are accessible to all, easy to find and easy to get to…the best streets will be those where it is possible to see other people and to meet them; all kinds of people. Participation in the life of a street involves the ability of people who occupy buildings (including houses and stores) to add something to the street, individually or collectively, to be part of it. Responsibility, including maintenace, comes with participation.

- Allan Jacobs, Great Streets

5.7 STREET AND CIRCULATION STANDARDS

The street and circulation Standards in this section translate the Specific Plan policies (refer to Section 3.4, The Gray Fabric) and related General Plan goals policies into more specific Standards that are designed to fit the particular neighborhood environment, function and location. These Standards are to be used to establish a Gray Fabric that creates a variable block and street pattern reminiscent of traditional town settlement patterns.

5.7.1 GRAY FABRIC CONCEPTS

The specific dimensions and details in these streets and trails are based on establishing a rural aesthetic to create a series of walkable, compact and interconnected neighborhoods. To implement the Goals and Policies of the Specific Plan and the General Plan, these Standards emphasize minimizing paved surfaces, improving stormwater management, encouraging slower vehicle speeds and enhancing pedestrian safety, access and mobility. These street standards represent the main conceptual direction of each improvement. Detailed design for all thoroughfares shall be finalized in consultation with relevant county staff and agencies.

There are two roundabouts, seven street types and five general trail types within the Specific Plan area. The three "primary" road improvements (the roundabouts, rural collector, and local road are designed to provide principle travel (pedestrian, bicycle and automobile) routes and movement to, through and from the Plan Area. The remainder of the street and trail types, or "secondary" circulation improvements, are designed to provide neighborhood scaled, pedestrian oriented environments that secondarily provide access and parking for building uses. Utilities shall be located underground in all cases.

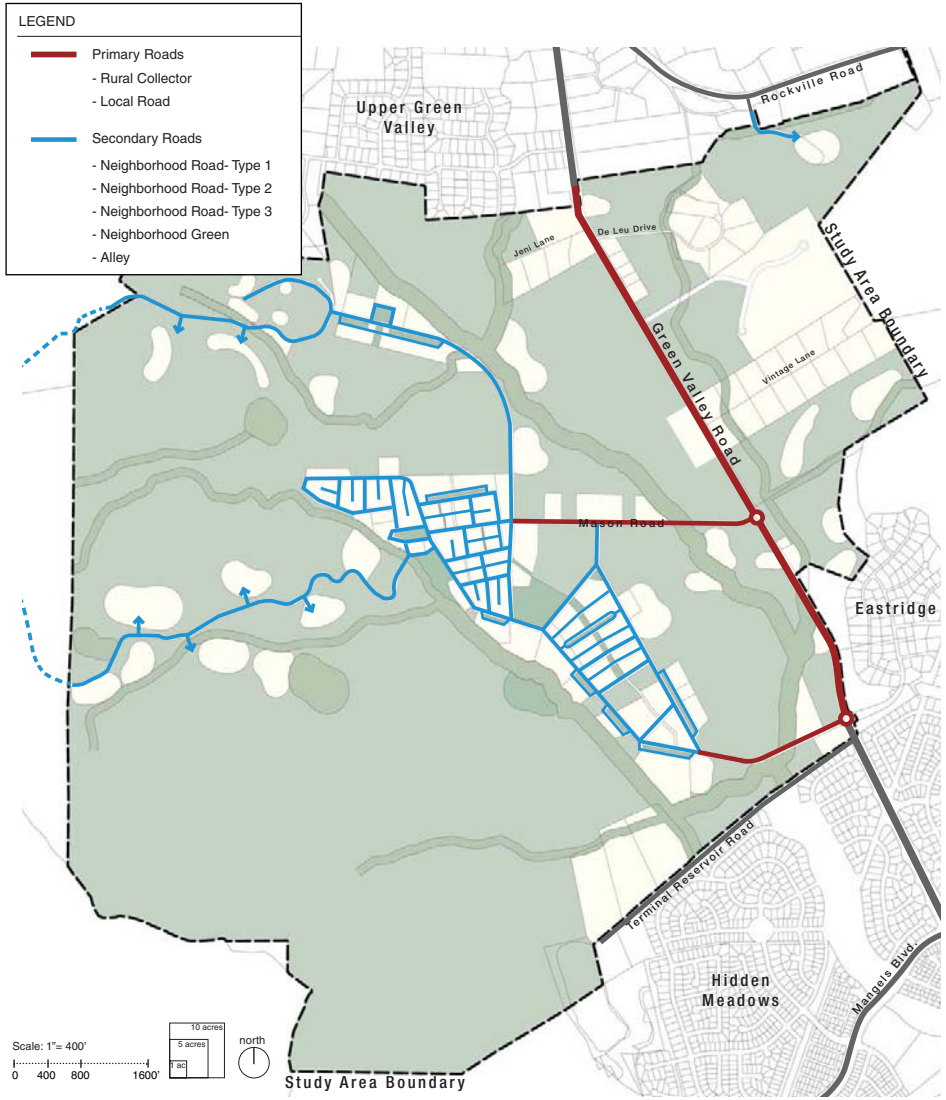


Figure 5-66: Primary and Secondary Thoroughfares

5.7.2 BLOCK AND STREET PATTERN

The Specific Plan incorporates a modified, informal grid system that offers a high level of connectivity appropriate to this rural setting while providing safe and efficient access to areas within and outside the Plan Area.

In general, blocks should be designed to promote walkability, livability and the achievement of a traditional neighborhood feel. Patterns are to be a more irregular, modified grid system that infuses serendipity into the pattern to echo the way small towns grew over time. Streets located and/or emergency access improvements in foothill areas are to be designed to respond to the topography while utilizing historical fire road and/or maintenance road alignments to minimize grading impacts.

Block Requirements:

Block Length: Maximum: 300 linear feet.

Blocks of various designs and functions are allowed as long as compliance with the Regulating Plan, the Green Fabric and access concepts and policies are demonstrated.

Lot Width: Lots shall comply with minimum widths as set out in Building Types, Section 5.4.1.

Street/Trail Rights of Way: All blocks and throughways shall be designed per the allowable street and trail types, as identified in the Regulating Plan and Gray Fabric diagram (Figure 3-23).

Figure 5-67: Block Pattern - Detail of Elkhorn Neighborhood

5.7.3 ROUNDABOUT AND STREET STANDARDS

The following section provides the traffic circle and street standards for all streets and throughways within the Plan Area:

Roundabout – Roundabouts provide an appropriately scaled traffic management tool that will be used along Green Valley Road in two locations, (one at Mason Road, and one at the new southerly intersection at Eastridge) to smooth out traffic flow and provide traffic calming. The roundabout will have a 16 foot travel lane with an approximate inside radius of 40 to 50 feet (to be determined in consultation with County staff). A street tree pattern will be used around the perimeter of the circle. These trees shall be positioned to ensure that they do not obstruct the travel way or potentially obstruct large equipment while still creating an enhanced streetscape. The central island will have low, native flowering shrubs with informal tree plantings to reinforce the rural setting and provide seasonal color.

Roundabout Specifications	
Maximum Design Speed:	25-35 mph
ROW Width:	100-120 ft (for circle)
Travel Lanes:	2
Parking Bays:	NA
Travel Lane Width:	16 ft
Parking Bay Width:	NA
Shoulder Planting Width:	8 ft min
Trail Type/Width:	8 ft
Curb Type:	Landscape shoulder and/or mountable curb in specific areas
Tree and Shrub Species:	See Tables 5-15 and 5-20
Street Lighting:	See Section 5.7.6

Table 5-5 - Roundabout Specifications

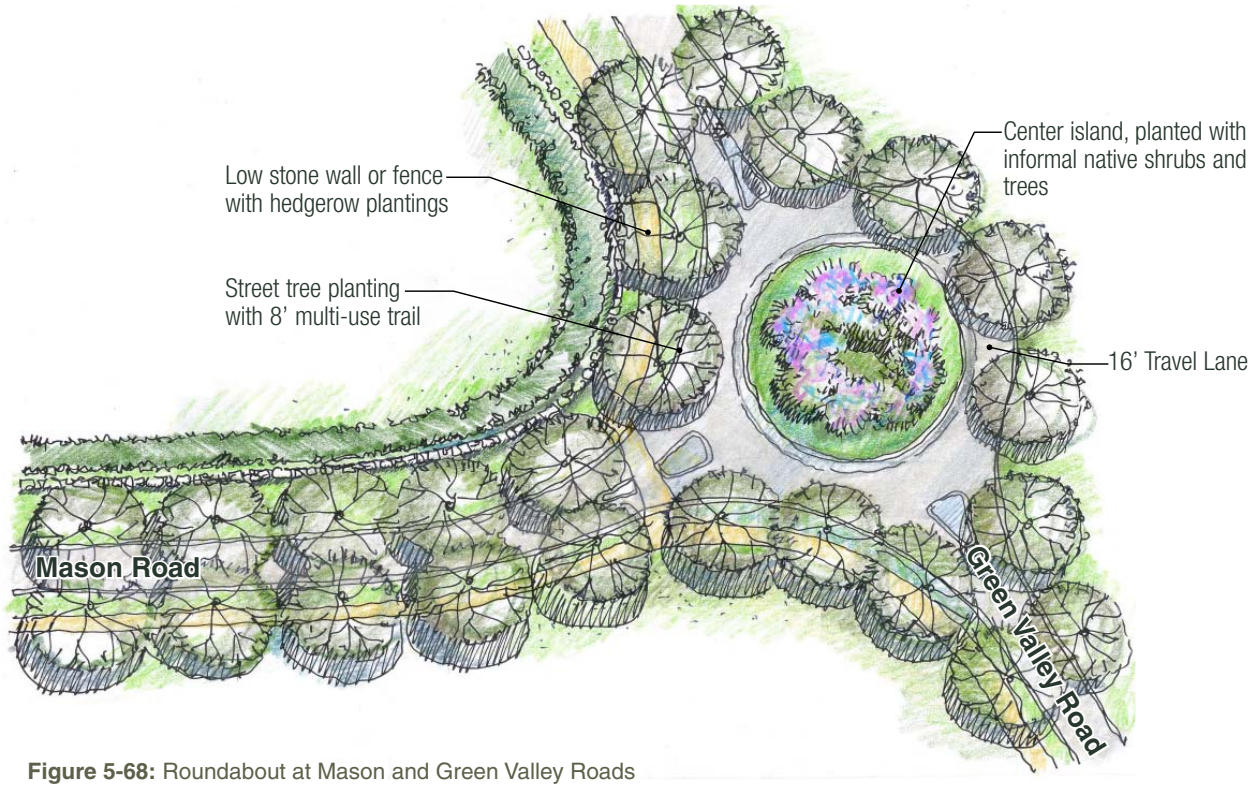


Figure 5-68: Roundabout at Mason and Green Valley Roads

Figure 5-69: Roundabout at Green Valley Road and Eastridge Road

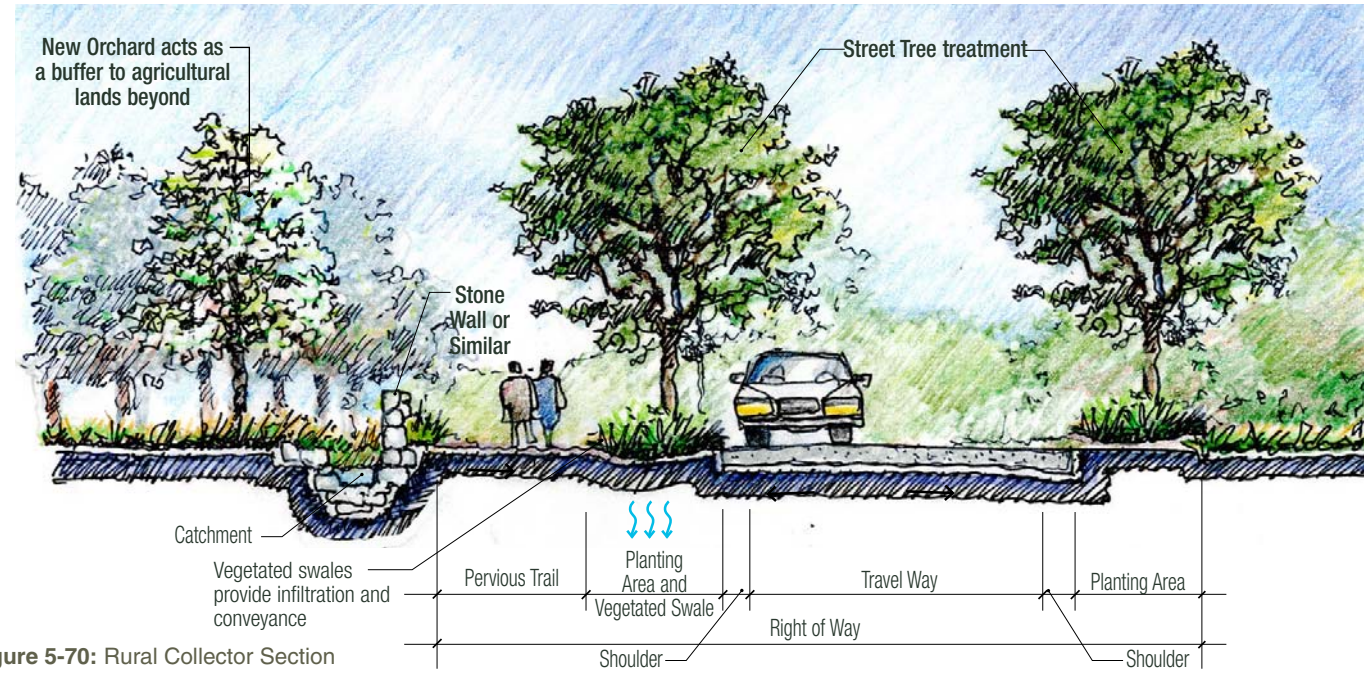


Figure 5-70: Rural Collector Section

Green Valley Road (Rural Collector)

This is a moderately paced 2-lane country road with a multi-use trail on one side. This section occurs along Green Valley Road. A large canopy orchard tree, such as a Black Walnut or similar will be planted in a street tree pattern along the road. A low fence and/or stone wall with an integral hedgerow provides an edge to the agricultural lands beyond. Drainage is handled in vegetated swales along the road.

Green Valley Road Specifications	
Maximum Design Speed:	35-45 mph
ROW Width:	60-80 ft
Travel Lanes:	2
Parking Bays:	NA
Travel Way Width:	22 - 24 ft
Travel Lane Width:	11 - 12 ft

Parking Bay Width:	NA
Planting Width:	6 ft min
Trail Type/Width:	8 ft
Curb Type:	Landscape shoulder
Tree and Shrub Species:	See Tables 5-15 and 5-20
Street Lighting:	See Section 5.7.6.

Table 5-6: Green Valley Road Specifications

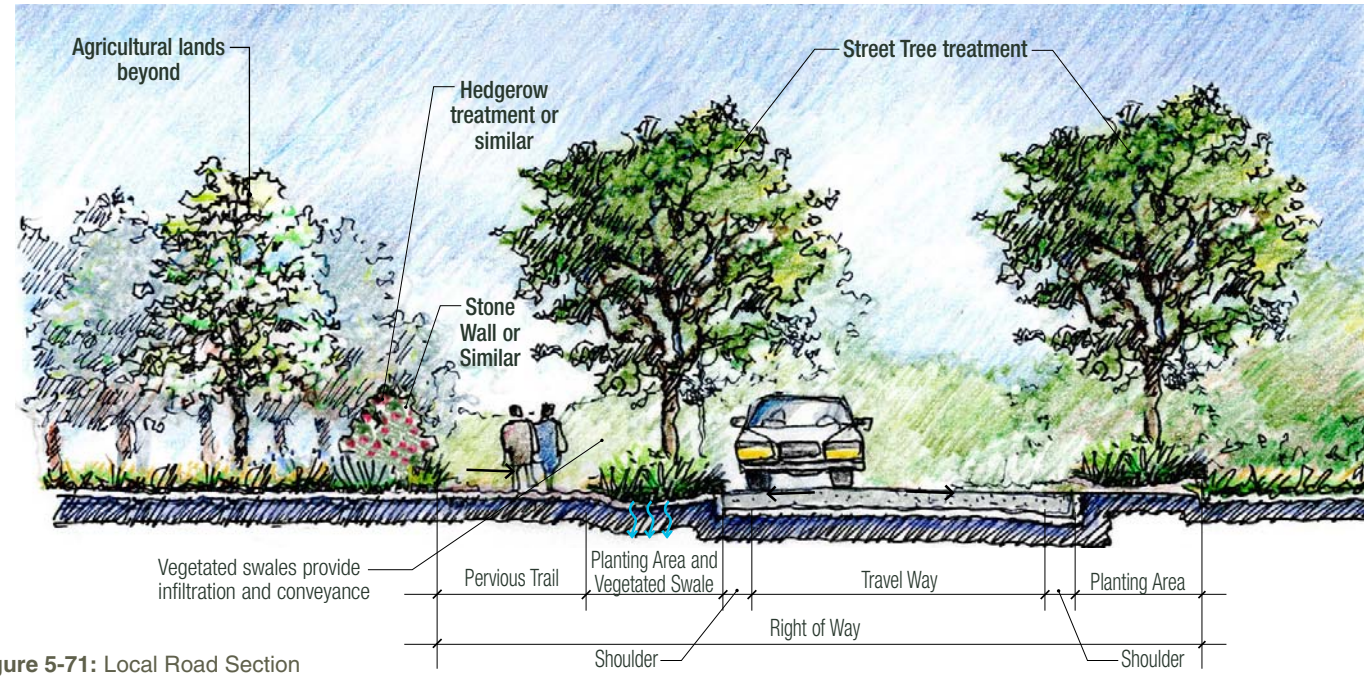


Figure 5-71: Local Road Section

Local Road

This is a moderately paced 2-lane country road with a and multi-use trail on one side. This section occurs at the easterly section of Mason and at the new rural connector at the southerly boundary. A large canopy orchard tree, such as a Black Walnut or similar will be planted in a regular street tree pattern along the road. A low fence, stone wall and/or an integral hedgerow provides an edge to the agricultural lands beyond. Drainage is handled in vegetated swales along the road.

Local Road Specifications	
Maximum Design Speed:	25-35 mph
ROW Width:	50-70 ft
Travel Lanes:	2
Parking Bays:	NA
Travel Way Width:	22 ft
Travel Lane Width:	11 ft

Parking Bay Width:	NA
Planting Width:	6 ft min
Trail Type/Width:	8 ft
Curb Type:	Landscape shoulder
Tree and Shrub Species:	See Tables 5-15 and 5-20
Street Lighting:	See Section 5.7.6.

Table 5-7: Local Road Specifications

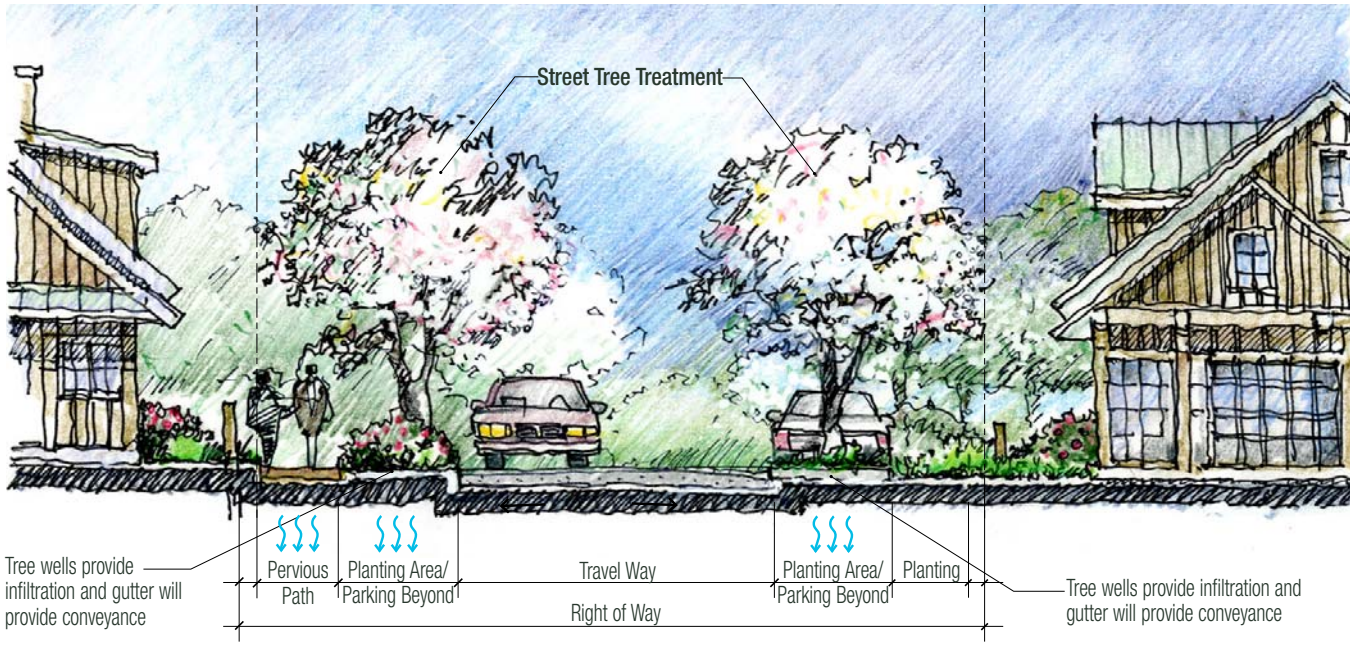


Figure 5-72: Neighborhood Road - Type 1 Section

Neighborhood Road - Type 1

This road occurs within neighborhoods. It is a slow, 2-lane road with parallel parking on both sides. Pedestrian pathways are located on one or both sides. Landscaped areas alternate with parallel parking pockets to collect and filter stormwater. Medium sized flowering canopy trees are planted in a regular street tree pattern to provide texture and scale.

Neighborhood Road - Type 1 Specifications	
Maximum Design Speed:	15-25 mph
ROW Width:	50-60 ft
Travel Lane(s):	2
Parking Bay(s):	2
Travel Way Width:	20 ft
Travel Lane Width:	10 ft

Parking Bay Width:	8-10 ft
Shoulder and Planting Width:	8 ft min
Trail Type/Width:	5 ft pervious path (one or both sides)
Curb Type:	Low curb
Tree and Shrub Species:	See Tables 5-16 and 5-20
Street Lighting:	See Section 5.7.6

Table 5-8: Neighborhood Road - Type 1 Specifications

Figure 5-73: Neighborhood Road - Type 2 Section

Neighborhood Road - Type 2

This road occurs in neighborhoods along the transitions between neighborhoods and adjoining Open Lands. This road is a slow, 2-lane road with parallel parking on one side. Pedestrian pathways are located on one side. Landscaped areas alternate with parallel parking pockets to collect and filter stormwater. Medium sized flowering canopy trees are planted in a regular street tree pattern to provide a strong edge to the Open Lands beyond.

Neighborhood Road - Type 2 Specifications			
Maximum Design Speed:	15-25 mph	Parking Bay Width:	8-10 ft
ROW Width:	50-60 ft	Shoulder and Planting Width:	8 ft min
Travel Lanes:	2	Trail Type/Width:	5 ft pervious path on one side
Parking Bay:	1	Curb Type:	Low curb/landscape shoulder
Travel Way Width:	20 ft	Tree and Shrub Species:	See Tables 5-17 and 5-21
Travel Lane Width:	10 ft	Street Lighting:	See Section 5.7.6

Table 5-9: Neighborhood Road - Type 2 Specifications

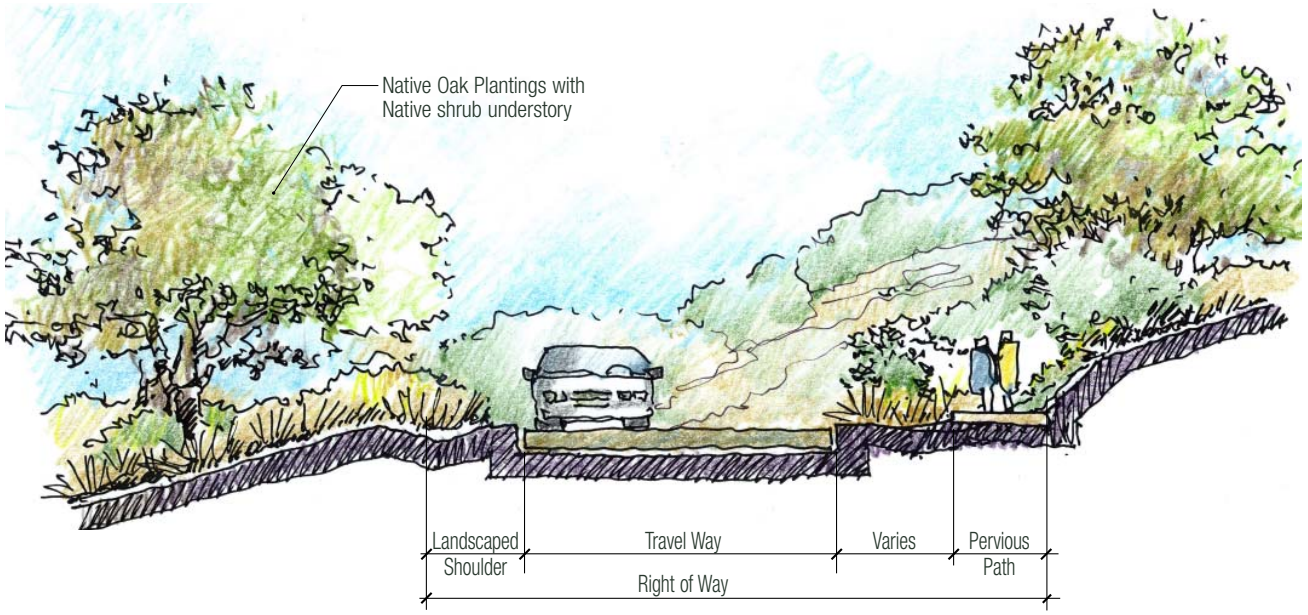


Figure 5-74: Neighborhood Road - Type 3 Section

Neighborhood Road - Type 3

This road occurs in the lower foothill areas. This road is a slow, 2-lane road with no street parking. A meandering pedestrian pathway is located on one side. A more naturalistic planting pattern of native oaks and shrubs will provide a transition to the native oak woodland landscape.

Neighborhood Road - Type 3 Specifications	
Maximum Design Speed:	15-25 mph
ROW Width:	50-60 ft
Travel Lane(s):	2
Parking Bay(s):	NA
Travel Way Width:	20 ft
Travel Lane Width:	10 ft

Parking Bay Width:	NA
Shoulder and Planting Width:	8 ft min
Trail Type/Width:	5 ft pervious trail
Curb Type:	Landscape shoulder
Tree and Shrub Species:	See Tables 5-18 and 5-22
Street Lighting:	See Section 5.7.6

Table 5-10: Neighborhood Road - Type 3 Specifications

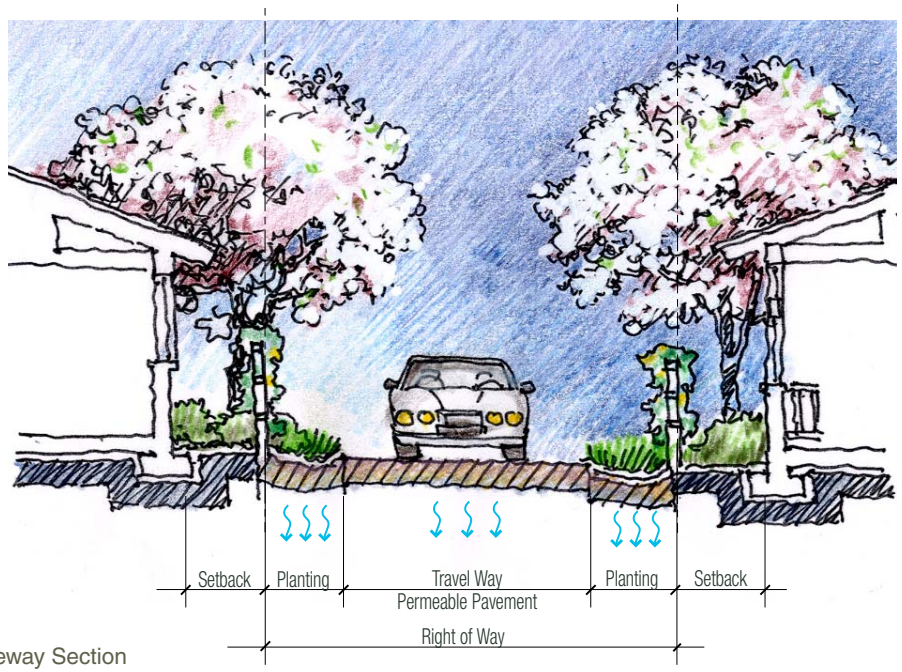


Figure 5-75: Alley/Driveway Section

Alley/Driveway

These lanes provide rear service access along a shared lane. Drainage will be collected in planted, pervious shoulders. Fencing and small scale canopy trees, such as Snowdrift Crabapple, occur within Lot areas to create a contained outdoor room. Refer to applicable Building Type in Section 5.4 for required fencing and tree planting.

Alley/Driveway Specifications	
Maximum Design Speed:	15 mph
ROW Width:	24 ft
Travel Lane:	1
Parking Bay:	NA
Travel Way Width:	14 ft permeable pavement
Travel Lane Width:	14-16 ft

Parking Bay Width:	NA
Shoulder and Planting Width:	5 ft min
Trail Type/Width:	NA
Curb Type:	Landscape shoulder
Tree and Shrub Species:	See Appendix D
Street Lighting:	See Section 5.7.6

Table 5-11: Alley/Driveway Specifications

Neighborhood Green

These one-way roads encircle the community Greens. These roads are slow, one-lane roads with parking on one side. Pedestrian pathways are located on one side, while more meandering paths are located within Green areas. Street planting areas alternate with parallel parking pockets to collect and filter stormwater. Medium sized flowering canopy trees, such as Ornamental Pear or Purple Leaf Plum will be planted in a regular street tree pattern along the road and edges of the Greens to contrast with the more informal native tree groupings (California Sycamore, Coast Live Oak) located within Green areas.

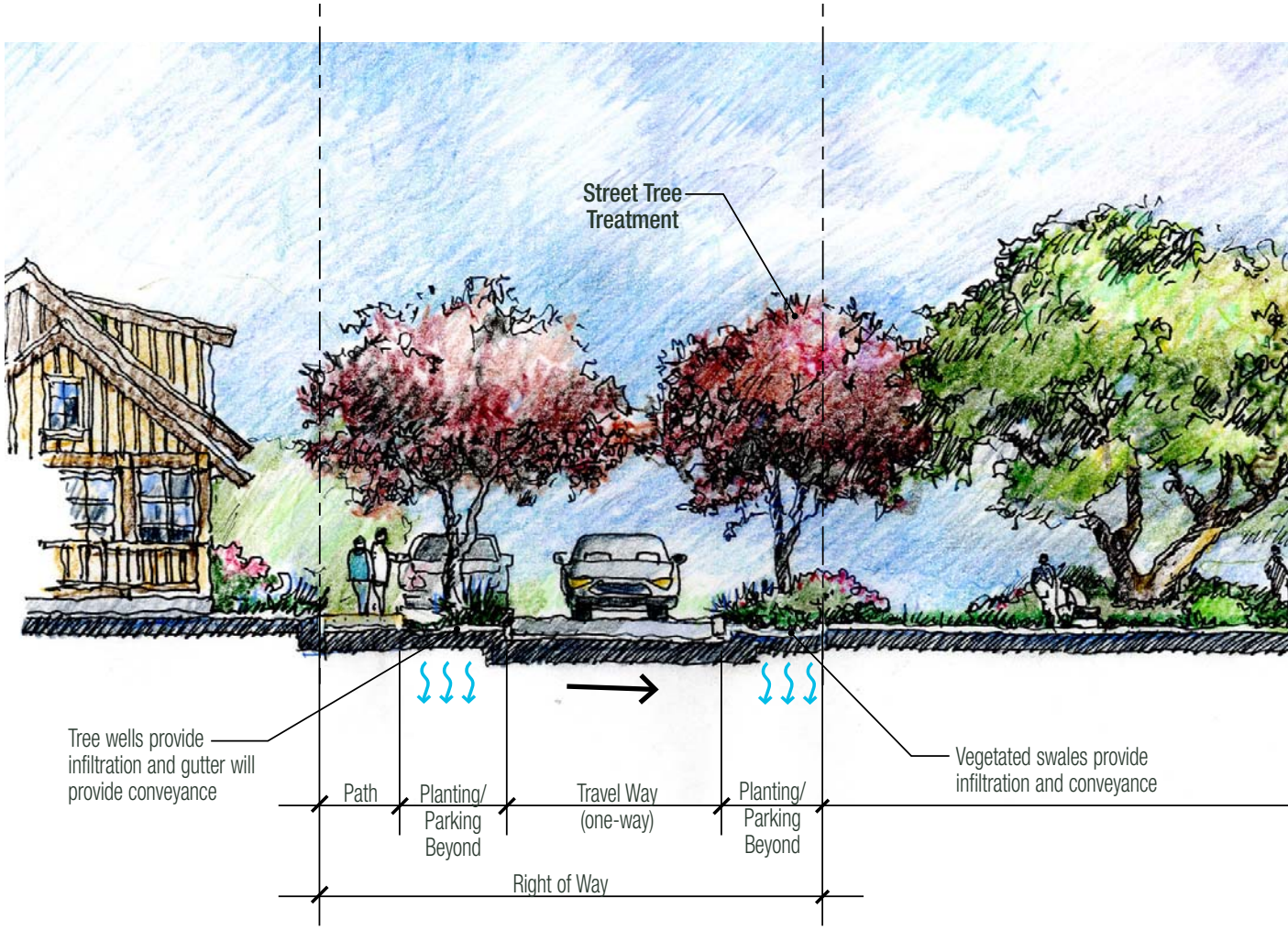
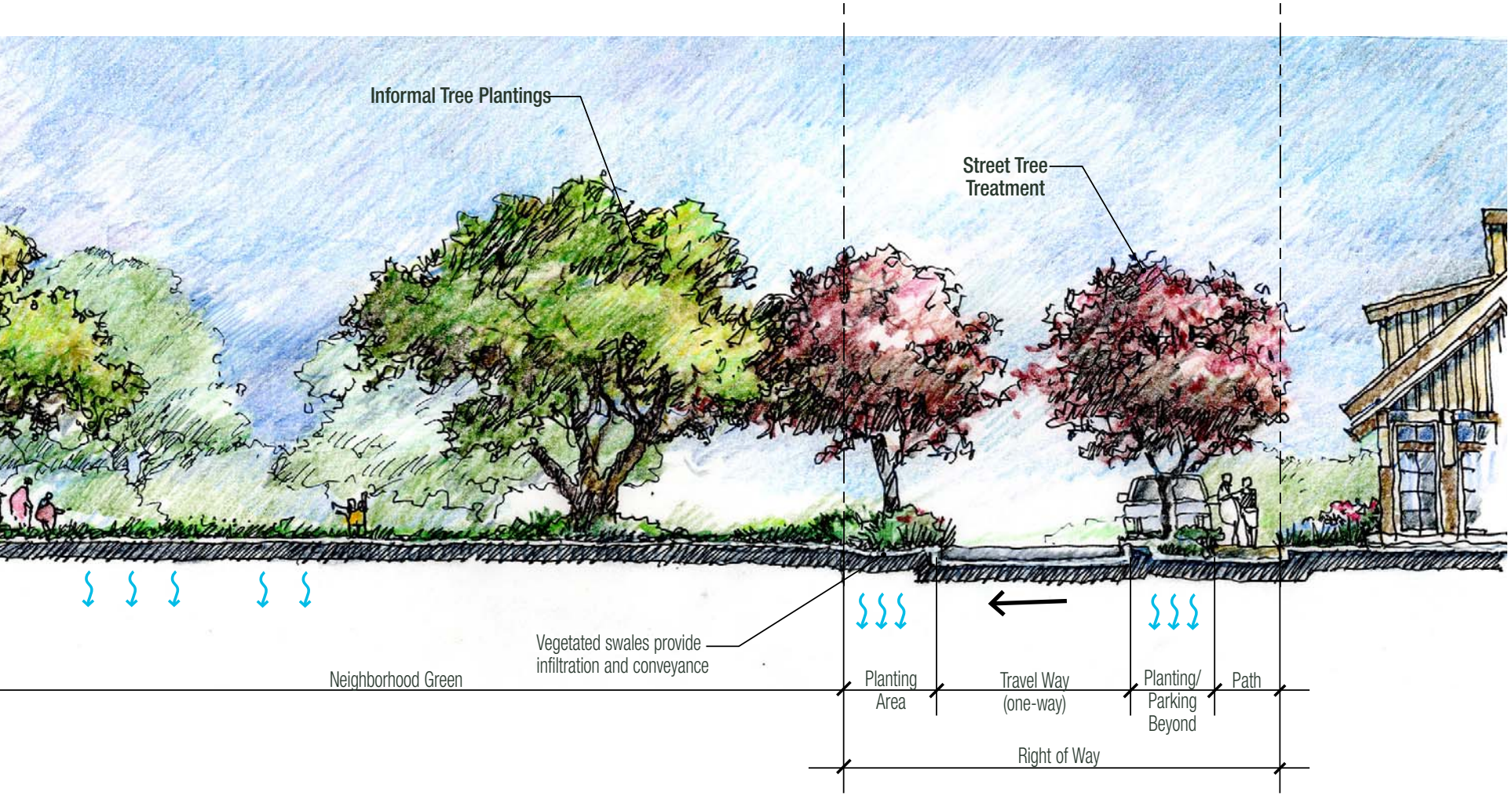


Figure 5-76: Neighborhood Green Section

Neighborhood Green Lane Specifications	
Maximum Design Speed:	15-25 mph
ROW Width:	35 ft
Travel Lane:	1

Parking Bay:	1
Travel Way Width:	14 ft
Travel Lane Width:	14 ft

Table 5-12: Neighborhood Green Lane Specifications



Parking Bay Width:	8-10 ft
Shoulder Planting Width:	8 ft min
Trail Type/Width:	5 ft

Curb Type:	Low curb/landscape shoulder
Tree and Shrub Species:	See Table 5-19
Street Lighting:	See Section 5.7.6

5.7.4 TRAIL NETWORK – HIKING, BIKING AND PEDESTRIAN CONNECTIVITY

A network of trails, paths, and trailheads are to knit the community together and provide links to regional open space and adjacent residential areas. A hierarchy of trail types provides a multi-layered system that offers many alternative routes to move around the community on foot or by bike. Trail design principles center on creating safe, high quality walking environments while utilizing softer and more rustic paving (such as stabilized crushed rock), and wall and fence treatments, to reinforce the rural design aesthetic.

The following section provides the trail and trailhead Standards within the Plan Area. Refer to applicable street types (Section 5.7.3) for trail types, which occur along roads.

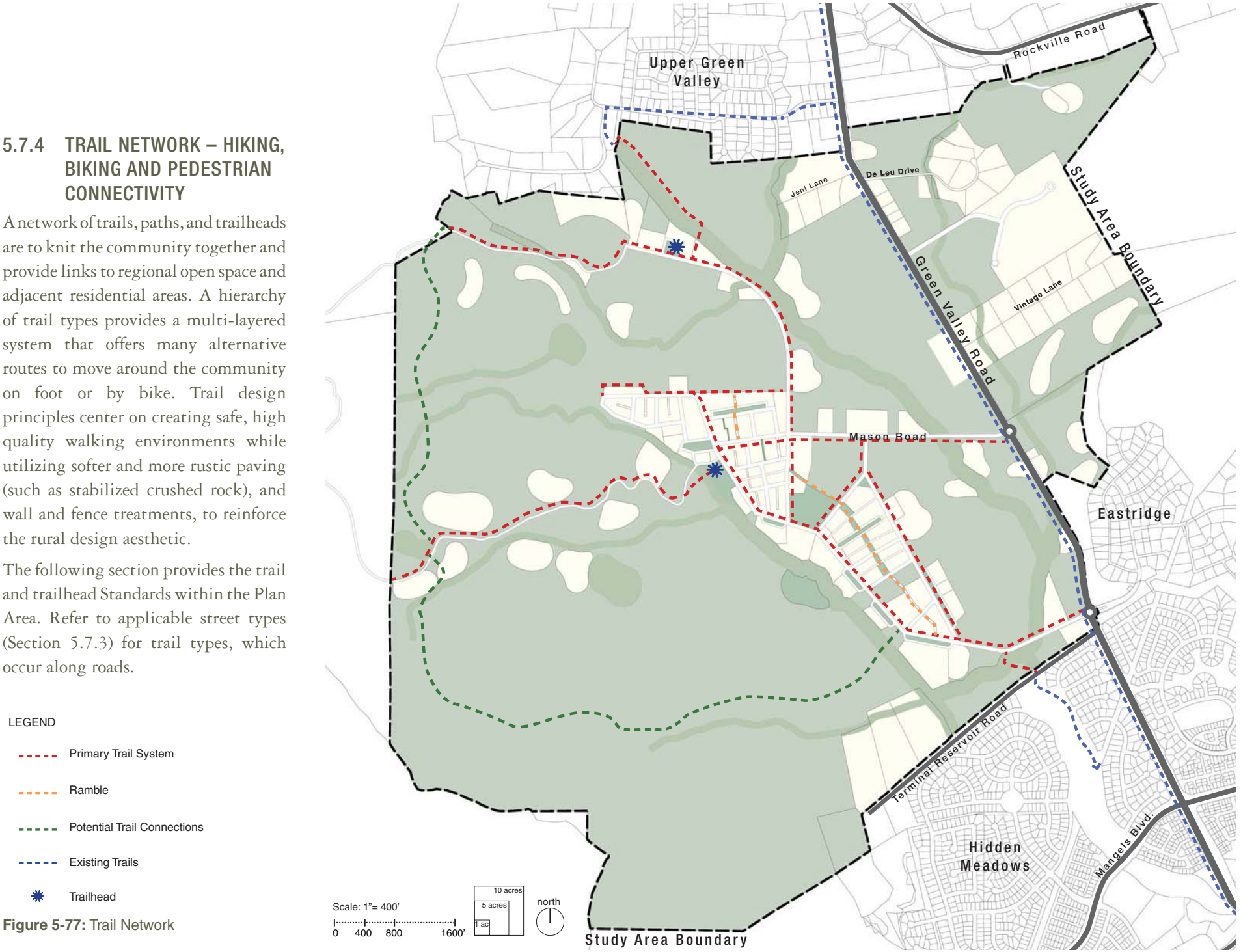


Figure 5-77: Trail Network

Figure 5-78: Foothill Trail Section

Foothill Trail

These paths vary from 4-5 feet and may occur within the hillside, agriculture and open space areas. Appropriate fencing that draws from the rural ranching aesthetic may be used to separate hikers from grazing operations and activities. Trails identified as "potential trail connections" are subject to permit and use restrictions as agreed to by the landowner and applicable state, federal and local permits. See appropriate fencing types in Section 5.5 - Landscape Standards.

Foothill Trail Specifications	
Trail Type/Width:	4-5 ft pervious trail

Table 5-13: Foothill Trail Specifications

TRANSPORTATION AND CIRCULATION - DEVELOPMENT REVIEW IMPLEMENTATION

TC.I-25: Require projects to facilitate bicycle and walking access when feasible. Adopt development standards and design guidelines that support such access.

- Solano General Plan – Transportation and Circulation Chapter

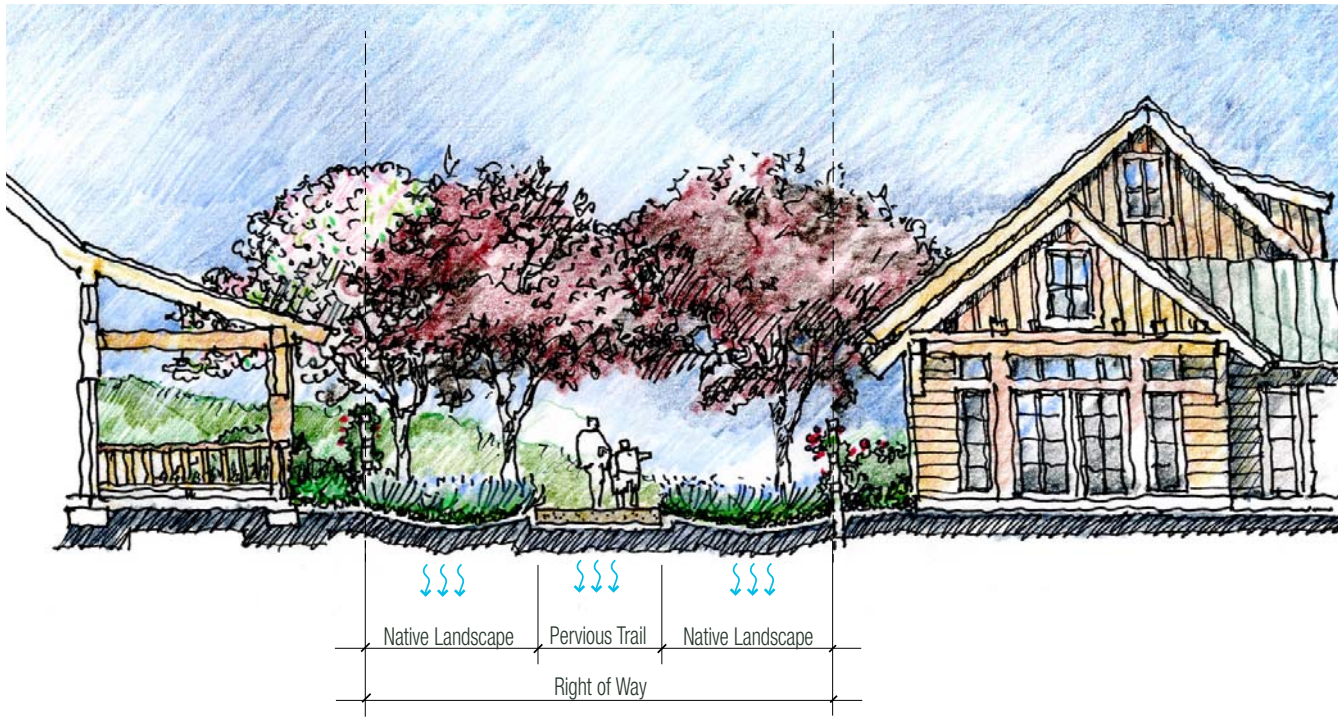


Figure 5-79: Ramble Section

Ramble

These paths vary from 6- 8 feet and are the meandering short-cuts through the neighborhoods and surrounding agricultural lands that provide opportunities to connect to the agricultural environment.

Ramble Specifications	
ROW Width:	30-50 ft
Shoulder Planting Width:	Varies
Trail Type/Width:	6-8 ft pervious trail
Tree and Shrub Species:	See Appendix D
Landscape Lighting:	See Section 5.7.6

Table 5-14: Ramble Specifications

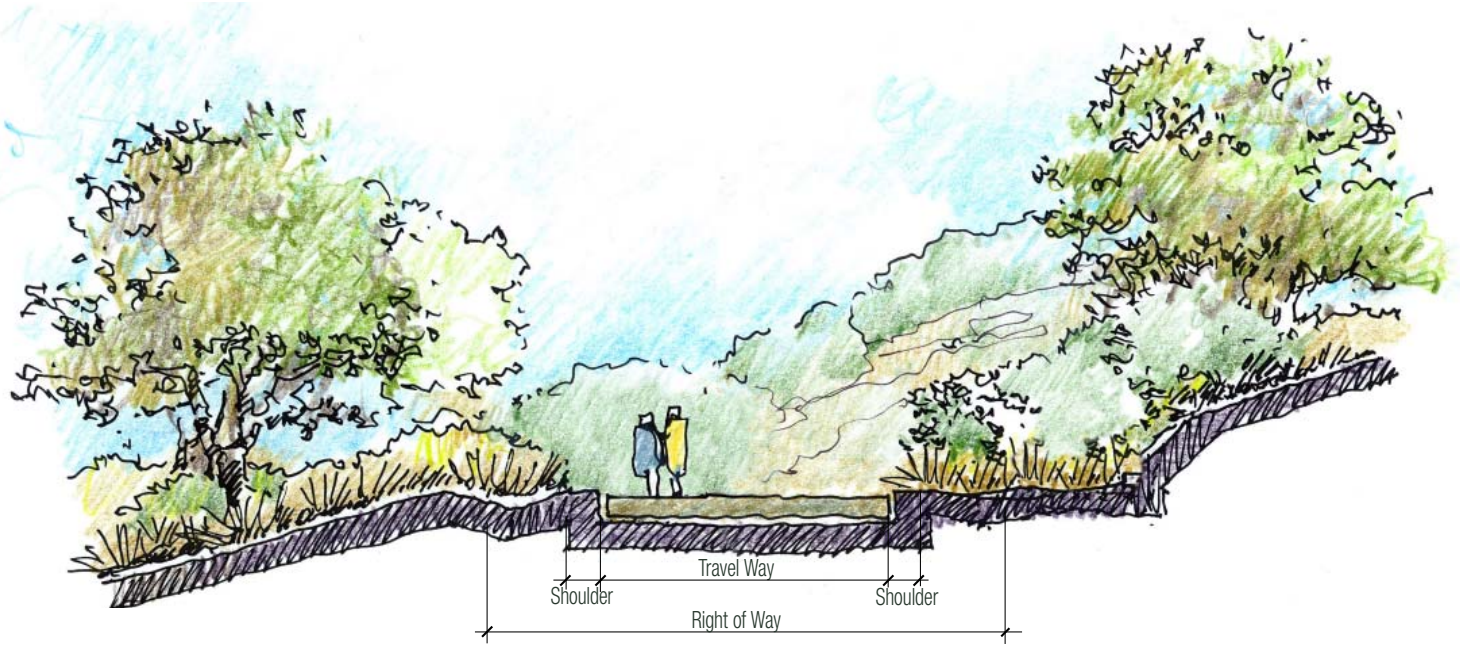


Figure 5-80: Emergency Access/Fire Road Section

Emergency Access

These roads will have a 16 foot pervious travel way to provide emergency access for the western neighborhood areas of Elkhorn and Three Creeks. These roads will also be used to compliment the trail network. Appropriate fencing that draws from the rural ranching aesthetic may be used to separate these roads from grazing operations and related activities. Refer to Section 5.5 - Landscape Standards for appropriate fence types.

Secondary Access Specifications	
Maximum Design Speed:	15 mph
ROW Width:	30 ft
Travel Lane:	1
Parking Bay:	NA
Travel Way Width:	12 ft (20ft unobstructed)
Travel Lane Width:	12 ft

Shoulder Width:	2 ft
Trail Type/Width:	NA
Curb Type:	Landscape shoulder
Tree and Shrub Species:	See Appendix D
Street Lighting:	See Section 5.7.6

Table 5-15: Emergency Access Specifications

5.7.5 STREETSCAPE STANDARDS

To support the establishment of an integral Open Lands network of connected pedestrian oriented street spaces, the following section sets out a well-defined street tree palette, associated planting concepts and street and path lighting Standards. Streetscapes are designed per the street types to respond to spatial and neighborhood location characteristics. The streetscape palette draws on historically significant and native or naturalized species to reinforce the agricultural legacy of the area and the strong geometric patterning of the farming landscape. It is envisioned that a healthy diversity of tree species is established within the Plan Area in order to reduce monotony and/or potential pest infestations that could affect large populations of trees.

There are several stree tree alternatives that have been designated for each street type. In this way, other tree species may be substituted as long as the form, habit and cultural characteristics are clearly similar to the tree alternatives included in this Specific Plan. In addition, a plant list of compatible ground covers, shrubs and accent trees are provided to complete the understory and ground plane treatments of the streetscape environment.

Figure 5-81: Regularly spaced street trees are used throughout Neighborhoods to reinforce the small town aesthetic

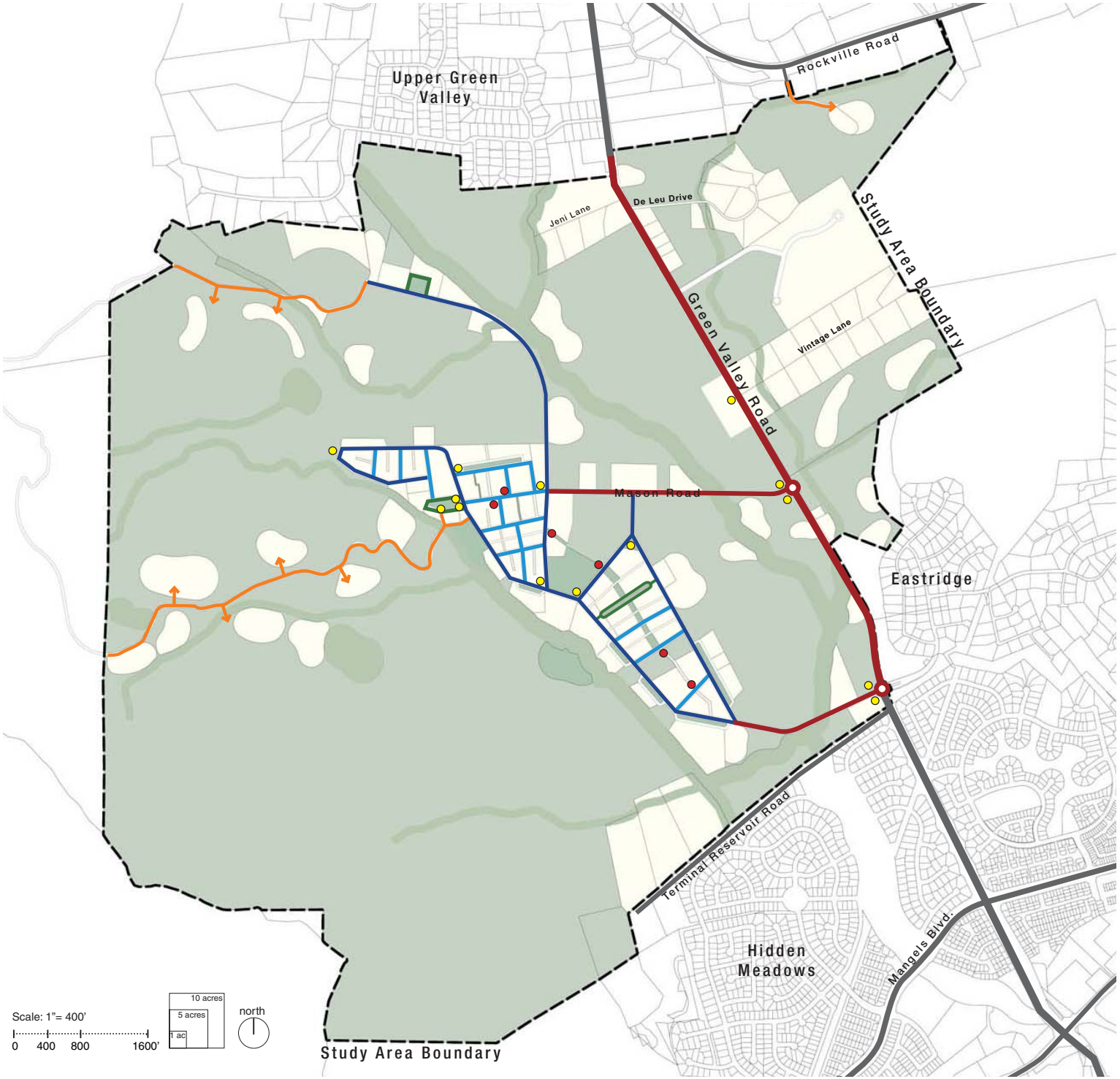
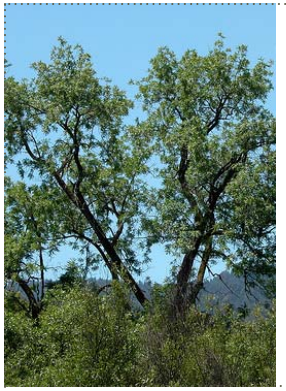


Figure 5-82: Standard for Maximum Number of Street Lights

Rural Collector and Local Road



Juglans californica hindsii:
Hinds' Black Walnut

Native to Northern California. Endangered as a native, but used as a rootstock for English Walnut and as a parent to J. hindsii x J. regia 'Paradox.' Grow in single species stands or mixed with Quercus and Populus species.
Type: Deciduous.
Growth: To 30' -60' height and width, single trunk.
Form: Rounded oval

Fraxinus velutina "Fan-Tex':
Fan-Tex Ash

Thrives in hot, dry climates and in alkaline soils. Good yellow fall color & resistance to wind burn.
Type: Deciduous
Growth: Fast, to 40' to 50' tall and 30' spread
Form: Rounded

Platanus x acerifolia 'Columbia':
London Plane Tree

Tolerant of many different soil conditions and urban conditions such as soot, dust and reflected heat; good tree for streets, avenues, parks. Variegated cream and gray bark provides visual interest in winter.
Type: Deciduous
Growth: Fast-growing to 40' to 80' height and 30'- 40' spread.
Form: Spreading vase
(Platanus racemosa, the native species, is generally recommended for wild or informal gardens)

Table 5-16: Rural Collector and Local Road Streetscape Trees

Neighborhood Road - Type 1

Lagerstroemia x 'Natchez'
Natchez Crape Myrtle

Showy white summer flowers, attractive mottled bark, and orange-red autumn color. Drought and heat tolerant.
Type: Deciduous
Growth: Moderate to 15' tall and 12' wide
Form: Vase, rounded.

Malus 'Snowdrift':
Snowdrift Crabapple, or
Malus arnoldiana:
Arnold Crabapple

Small tree or possible hedge, with showy white flowers in spring. Arnold has fragrant flowers. Can tolerate clay, loam and sand. Moderate water needs.
Type: Deciduous
Growth: Medium growth to 25' height and width
Form: Small umbrella

Olea europea 'Swan Hill'
Non-fruiting olive, tolerant of heat and drought. Will grow in sand, loam and clay soil conditions.
Type: Evergreen
Growth: Fast, to 30' to 35' height and width
Form: Rounded or vase

Pistacia chinensis:
Chinese Pistache

Tolerates various watering regimes. Good fall color.
Type: Deciduous
Growth: Slow to moderate growth to 30' to 60' height and width.
Form: Oval

Platanus x acerifolia 'Columbia':
London Plane Tree

Tolerant of many different soil conditions and urban conditions such as soot, dust and reflected heat; good tree for streets, avenues, parks. Variegated cream and gray bark provides visual interest in winter.
Type: Deciduous
Growth: Fast-growing to 40' to 80' height and 30'- 40' spread.
Form: Spreading vase
(Platanus racemosa, the native species, is generally recommended for wild or informal gardens)

Prunus cerasifera 'Krauter Vesuvius':
Krauter Vesuvious Purple Leaf Plum

Darkest purple-leaved plum, seldom fruits. Abundant pink flowers in spring. Prefers regular summer water.
Type: Deciduous
Growth: Fast growing to 20' height by 20' width.
Form: Oval

Table 5-17: Neighborhood Road - Type 1 Streetscape Trees

Neighborhood Road - Type 2

Robinia x ambigua 'Purple Robe':
Purple Robe Locust

Dark purple-pink flowers from mid-srping to early summer. Reddish-bronze new growth. Tolerates heat, drought and poor soils.

Type: Deciduous
Growth: Medium-fast to 40' tall and 30' wide
Form: Oval

Ulmus parvifolia 'Athena' or 'Allee':
Chinese Elm, upright varieties

Disease-resistant, as a street tree will require some pruning for form and structure. Reddish flaking bark provides visual interest, texture.

Type: Deciduous (or semi-deciduous)
Growth: Fast, to 40' to 60' tall and up to 70' wide
Form: Vase

Fraxinus velutina "Fan-Tex':
Fan-Tex Ash

Thrives in hot, dry climates and in alkaline soils. Good yellow fall color & resistance to wind burn.

Type: Deciduous
Growth: Fast, to 40' to 50' tall and 30' spread
Form: Rounded

Pyrus calleryana:
Flowering Ornamental Pear

Can tolerate moist to dry soils, including clay, sand and loam. Produces fragrant white flowers in spring and tiny (0.25"<0.50"), relatively insignificant fruit. Red-gold-purple fall color.

Type: Deciduous
Growth: Fast growing to 50' height, 30' width.
Form: Oval to rounded

Prunus cerasifera 'Krauter Vesuvius':
Krauter Vesuvious Purple Leaf Plum

Darkest purple-leaved plum, seldom fruits. Abundant pink flowers in spring. Prefers regular summer water.

Type: Deciduous
Growth: Fast growing to 20' height by 20' width.
Form: Oval

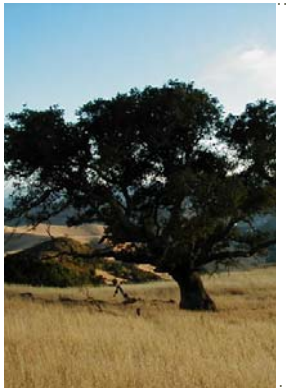
Robinia x ambigua 'Purple Robe':
Purple Robe Locust

Dark purple-pink flowers from mid-srping to early summer. Reddish-bronze new growth. Tolerates heat, drought and poor soils.

Type: Deciduous
Growth: Medium-fast to 40' tall and 30' wide
Form: Oval

Table 5-18: Neighborhood Road - Type 2 Streetscape Trees

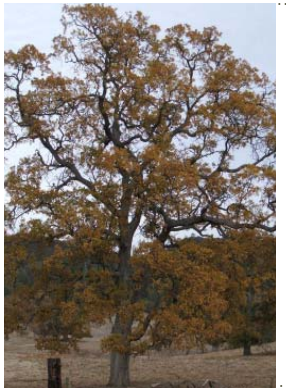
Neighborhood Road - Type 3



Quercus agrifolia:
Coast Live Oak

Native to Chaparral, Coastal Sage Scrub, Mixed-Evergreen Forest, Riparian (rivers and creeks) and Southern Oak Woodland communities in Coastal California. Will not tolerate summer water, excess water from lawns, etc., or fertilizer.

Type: Evergreen.
Growth: To 20' to 60' height, 20' to 35' width depending upon growing conditions
Form: Irregular umbrella.



Quercus lobata:
Valley Oak, Water Oak

Will send roots down deep to find water – like and need a high water table especially to establish. Majestic, irregular natural form. Historically found on grasslands of Solano County region's valley floors.

Type: Deciduous.
Growth: Fast-growing to 70' – 80' height, 30' to 50' spread.
Form: Irregular umbrella

Quercus douglasii:
Blue Oak

Low-branching, wide-spreading native to the dry foothills around Central Valley. Good fall color.

Type: Deciduous
Growth: 30' to 50' high, 40' to 70' wide
Form: Wide, irregular umbrella

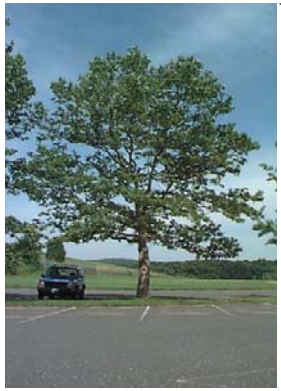
Quercus wislizenii:
Interior Live Oak

Native to eastern side of Coast Ranges, interior valleys. Per Sunset, "handsome tree for parks and big lawns."

Type: Evergreen
Growth: To 30' – 75' tall and wide, often wider than tall.
Form: Irregular, wide umbrella

Table 5-19: Neighborhood Road - Type 3 Streetscape Trees

Neighborhood Green



Platanus x acerifolia 'Columbia':
London Plane Tree

Tolerant of many different soil conditions and urban conditions such as soot, dust and reflected heat; good tree for streets, avenues, parks. Variegated cream and gray bark provides visual interest in winter.

Type: Deciduous
Growth: Fast-growing to 40' to 80' height and 30'- 40' spread.
Form: Spreading vase
(Platanus racemosa, the native species, is generally recommended for wild or informal gardens)

Pistacia chinensis:
Chinese Pistache

Tolerates various watering regimes, although regular lawn watering runs risk of verticillium wilt. Good fall color.

Type: Deciduous
Growth: Slow to moderate growth to 30' to 60' height and width.
Form: Oval

Table 5-20: Neighborhood Green Streetscape Trees

Table 5-21: Rural Collector and Neighborhood Roads - Type I
Shrub and Ground Cover Palette

SMALL TREES/SHRUBS

Acer campestre	Hedge Maple
Aesculus californica	California Buckeye
Amelanchier alnifolia	Saskatoon
Arbutus unedo	Strawberry Tree
Arctostaphylos densiflora 'Howard McMinn'	Manzanita
Arctostaphylos densiflora 'John Dourley'	Manzanita
Baccharis pilularis	Coyote Brush
Carpenteria californica	Bush Anenome
Ceanothus spp.	Ceanothus
Cercis occidentalis	Western Redbud
Cistus spp.	Cistus
Cotoneaster spp.	Cotoneaster
Eleagnus angustifolia	Russian Olive
Heteromeles arbutifolia	Toyon
Philadelphus lewisii	Mock Orange
Prunus caroliniana 'Compacta'	Carolina Laurel Cherry
Punica granatum 'Nana'	Dwarf Pomegranate
Rhamnus californica 'Eve Case'	Coffeeberry
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Ribes sanguineum	Red-flowering Currant
Rosmarinus 'Tuscan Blue'	Rosemary
Rubus ursinus	California Blackberry
Salvia clevelandii	Cleveland Sage
Salvia apiana	White Sage
Symphoricarpos alba	Snowberry
Teucrium fruticans	Bush Germander
Vaccinium ovatum	Evergreen Huckleberry

* NOTE: Shrubs along these roads may be used in conjunction with fencing as hedgerows.

GROUND COVERS

Arctostaphylos 'Emerald Carpet'	Groundcover Manzanita
Ceanothus 'Centennial'	Groundcover Ceanothus
Cotoneaster dammeri 'Lowfast'	Cotoneaster
Helianthemum nummularium	Sunrose
Iris x douglasiana	Douglas Iris
Rosmarinus 'Irene'	Groundcover Rosemary

GRASSES

Carex barbarae	White Root Sedge

[Aesculus californica]

[Baccharis pilularis]

[Rhamnus californica 'Eve Case']

[Rosmarinus 'Irene']

Chondropetalum tectorum	Small Cape Rush
Elymus glaucus	Blue Wildrye
Festuca Mairei	Atlas Fescue
Festuca rubra	Red Fescue
Juncus patens	California Gray Rush
Leymus condensatus	Giant Wildrye
Muhlenbergia rigens	Deergrass
Nassella pulchra	Purple Needlegrass
WILDFLOWERS (SEEDED)	
Achillea millefolium	Achillea
Eschscholzia californica	California Poppy
Gaillardia x grandiflora	Blanketflower
Lupinus nanus	Lupine
SMALL TREES/SHRUBS	
Acer campestre	Hedge Maple

Table 5-22: Neighborhood Roads - Type 2 Shrub and Ground Cover Palette

Amelanchier alnifolia	Saskatoon
Arbutus unedo	Strawberry Tree
Arctostaphylos densiflora 'Howard McMinn'	Manzanita
Arctostaphylos densiflora 'John Dourley'	Manzanita
Carpenteria californica	Bush Anenome
Ceanothus spp.	Ceanothus
Cercis occidentalis	Western Redbud
Cistus spp.	Cistus
Cotoneaster spp.	Cotoneaster
Heteromeles arbutifolia	Toyon
Osmanthus spp.	Osmanthus
Philadelphus lewisii	Mock Orange
Prunus caroliniana 'Compacta'	Carolina Laurel Cherry
Punica granatum 'Nana'	Dwarf Pomegranate
Rhamnus californica 'Eve Case'	Coffeeberry
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Ribes sanguineum	Red-flowering Currant
Rosmarinus 'Tuscan Blue'	Rosemary
Salvia clevelandii	Cleveland Sage
Salvia apiana	White Sage
Teucrium fruticans	Bush Germander
Vaccinium ovatum	Evergreen Huckleberry
Westringia fruticosa	Westringia

[Eschscholzia californica]

[Heteromeles arbutifolia]

[Westringia fruticosa]

[Ceanothus 'Centennial']

[Trachelospermum jasminoides]

[Juncus patens]

GROUNDCOVERS AND PERENNIALS

Arctostaphylos 'Emerald Carpet'	Groundcover Manzanita
Artemesia spp.	Artemesia
Ceanothus 'Centennial'	Groundcover Ceanothus
Cotoneaster dammeri 'Lowfast'	Cotoneaster
Erigeron karvinskianus	Samta Barbara Daisy
Helianthemum nummularium	Sunrose
Hemerocallis spp.	Daylilly
Iris x douglasiana	Douglas Iris
Lavandula spp.	Lavender
Nepeta spp.	Catmint
Pentstemmon spp.	Pentstemmon
Rosa spp.	Groundcover Roses
Rosmarinus 'Irene'	Groundcover Rosemary
Santolina chamaecyparissus	Santolina
Salvia spp.	Salvia
Thymus vulgaris	Thyme
Trachelospermum jasminoides	Asian Jasmine
Verbena spp.	Verbena

GRASSES

Carex barbarae	White Root Sedge
Agrostis exarata	Agrostis
Chondropetalum tectorum	Small Cape Rush
Elymus glaucus	Blue Wildrye
Festuca mairei	Atlas Fescue
Festuca rubra	Red Fescue
Juncus patens	California Gray Rush
Leymus condensatus	Giant Wildrye
Muhlenbergia rigens	Deergrass
Nassella pulchra	Purple Needlegrass

Table 5-23: Neighborhood Roads - Type 3 Shrub and Ground Cover Palette

SMALL TREES/SHRUBS

Aesculus californica	California Buckeye
Arctostaphylos densiflora 'Howard McMinn'	Manzanita
Baccharis pilularis	Coyote Brush
Carpenteria californica	Bush Anenome
Ceanothus spp.	Ceanothus
Cercis occidentalis	Western Redbud
Corylus cornuta var. californica	California Hazelnut
Fremontodendron californicum	Flannel Bush
Garrya fremontii	Fremont Silktassel
Heteromeles arbutifolia	Toyon
Prunus caroliniana 'Compacta'	Carolina Laurel Cherry
Rhamnus californica 'Eve Case'	Coffeeberry
Rhamnus californica 'Mound San Bruno'	Coffeeberry
Ribes sanguineum	Red-flowering Currant
Rosmarinus 'Tuscan Blue'	Rosemary
Rubus ursinus	California Blackberry
Symphoricarpos alba	Snowberry
Vaccinium ovatum	Evergreen Huckleberry

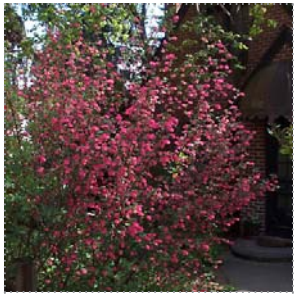
GROUNDCOVERS AND GRASSES

Arctostaphylos 'Emerald Carpet'	Groundcover Manzanita
Carex barbarae	White Root Sedge
Ceanothus 'Centennial'	Groundcover Ceanothus
Elymus glaucus	Blue Wildrye
Festuca Mairei	Atlas Fescue
Festuca rubra	
Iris x douglasiana	Douglas Iris
Leymus condensatus	Giant Wildrye
Muhlenbergia rigens	Deergrass
Nassella pulchra	Purple Needlegrass

WILDFLOWERS (SEEDED)

Achillea millefolium	Achillea
Eschscholzia californica	California Poppy
Gaillardia x grandiflora	Blanketflower
Lupinus nanus	Lupine

[Carpenteria californica]



[Ribes sanguineum]

[Elymus glaucus]

[Lupinus nanus]

5.7.6 STREETSCAPE LIGHTING

The exterior lighting objective for Middle Green Valley is to preserve the rural character and the dark, nighttime sky. With that in mind, only key intersections and the proposed roundabouts will have street lighting and shall be minimized to the street lighting necessary to comply with the public safety requirements of the County. In common areas, standard pole street lighting may only be used at these key intersections and proposed roundabouts. (See Figure 5-82 for the limited street light locations and Figures 5-83 and 5-84 for fixture design concepts). The ambient lighting from houses and community buildings will be used to service the minimal lighting needs in neighborhoods. Final street light and path light locations will be finalized in consultation with County staff and shall comply with the goals of preserving the rural character of Middle Green Valley and the dark, nighttime sky by allowing only the street lighting that is required to protect public safety.

At community facilities and trails, low-level landscape lighting will be employed where nighttime events warrant a lighted trail or path of travel for safety (such as near the Sports Fields). Directional and/or facility identification signs may integrate low levels of light for visibility. All fixtures used in the landscape will be full-cut-off fixtures that will help maintain the dark nighttime sky.

Figure 5-83: Full cut-off path light concept

Figure 5-84: Full cut-off street light concept

Figure 5-85: Rural Sign Precedents

5.8 SIGNAGE

5.8.1 GUIDING PRINCIPLES

The main goal of the signage section is to provide a coordinated aesthetic direction for community and commercial signage that regulates the placement, type, size and number of signs and communicates information in a visually pleasing manner.

The objectives for sign design are:

1. All sign systems are to relate to the rural, agricultural aesthetic. Signs are to use unadorned, simple and refined forms. Details and materials should draw from historical designs and build upon the design vernacular of the rural, valley and foothill setting.
2. Signs should be in scale with adjoining roadways, trails and buildings. Signs are to be sized and designed so that a perceivable sense of scale exists between the sign and its setting. Materials and colors are to complement surrounding buildings and the landscape, while still emphasizing and maintaining a unique personality indicative of the Middle Green Valley community as applicable and/or a building's specific purpose.
3. Signs should help create and enhance a rich pedestrian and interpretive experience. Sign design should deemphasize the importance of the automobile and promote the pedestrian oriented and environmental values of the community.
4. Signs should safeguard and protect the public health, safety and general welfare of the community. Signs are to avoid creating traffic safety hazards caused by visual distractions and obstructions.

The Solano County Sign Ordinance shall apply where provisions for signage are not contained herein. If a conflict exists between these Standards and the Zoning Ordinance, the signage Standards contained herein shall apply. Project signage does not require a conditional use permit. Signage is subject to review by the Conservancy Review Committee (CRC).

5.8.2 GENERAL SIGNAGE STANDARDS AND GUIDELINES

All signs within the Plan Area shall be designed to satisfy the following Standards and Guidelines and applicable provisions of the Solano County Zoning Ordinance.

- Signs shall be maintained in good condition, always clean and free from graffiti or other disfigurations.
- Surrounding landscaping should be maintained to allow for visibility and to enhance the sign face and structure. Plantings surrounding the sign should help blend the sign with the landscape setting.
- Signage shall be reviewed and approved for compliance with the Standards described in this Section.
- Signs shall be constructed of durable, long lasting materials of high quality.
- Illumination of signs shall minimize light and glare on surrounding areas including roads, Lots, trails and Open Land areas.
- Any lighted sign shall be illuminated only by continuous and stationary light sources. If the light sources are external to the sign or are otherwise physically detached from the sign, they shall be directed at the sign so that only the sign face is illuminated.
- Lettering on signs shall be proportional to the sign and shall be in a font and style that is consistent with project signage throughout the Plan Area. All materials are to be non-reflective. This standard does not apply to street signage.
- Business signs shall not be lighted when a business is closed.
- Sign lighting shall be substantially consistent with the Model Lighting Ordinance June 22, 2010 Second Public Review Draft LZ0 zone for land use designations OL-N, OL-R, AG-WS and AG-P (the areas that will be subject to conservation easements) and LZ1 for all other land use designations.

Figure 5-86: Monument Sign Treatments

Figure 5-87: Residential Marker Alternatives

5.8.3 PROHIBITED SIGNAGE

Prohibited signs include, but are not limited to, the following:

a. Billboards or any large signs that change regularly
b. Inflatable signs, icons or logos
c. Animated, flashing or moving signs
d. Signs with exposed fluorescent lighting
e. Exterior signs with flags or banners attached
f. Permanent banner signs

5.8.4 MONUMENT SIGNS

Monument signs are intended to be used to mark the community destinations within the Plan Area including, but not limited to, neighborhood greens, playground/pocket parks, interpretive functions, playfields, trailheads and community/agricultural buildings.

Monument signs shall comply with the following Standards:

Sign Location

- Monument signage shall be located to identify the entrance or location of a destination within the community. Monument signage shall not be used to identify individual neighborhoods.

Sign Area and Height

- The size of the sign shall be in scale to the surrounding landscape and/or adjoining road and shall not exceed six feet (6') in width and four feet (4') in height.

Materials and Structure

- Monument signage shall be constructed of a combination of wood and/or natural appearing stone treatments.
- All finishes shall be non-reflective.
- Landscaping shall be incorporated at the base of the sign to blend the signage into the natural landscape.

Copy Design

- Lettering on the sign shall not exceed five inches (5") in height.

5.8.5 RESIDENTIAL MARKERS

Residential markers shall be consistent with the overall community sign aesthetic of Middle Green Valley, while relating to the character of individual neighborhoods. In general, residential signs shall be understated and utilize natural materials that are consistent with landscape design.

General residential markers shall comply with the following Standards:

Sign Location

- Address markers or placards may be attached to pedestrian entry piers, fences or walls. Alternatively, address markers may be mounted on a simple, freestanding wood post.
- On Compound Lots the address markers is to be located within 20 feet, but not closer than 6 feet, of the intersection of the driveway and the road.

Sign Area and Height

- Posts shall not exceed five feet (5') in height.

Materials and Structure

- Residential signage should be constructed predominately of wood, with metal and/or stone accents.
- Landscaping shall be incorporated at the base of the post to blend the marker into the landscape.

Copy Design

- Lettering on the sign shall not exceed four inches (4") in height.
- Address fonts are to be consistent or related to that found on community signs.

[Projecting/Hanging Sign]

[Awning]

[Wall Sign]


[Freestanding Sign]

[Window Sign]


[Freestanding Sign]

Figure 5-88: Sign Types

5.8.6 COMMERCIAL SIGNAGE

Commercial signs are to provide another layer of richness and texture to the streetscape. The following sign types are permitted within Neighborhood Commercial and Agricultural Tourist areas:

1. **Projecting/Hanging** - Signs that project six (6) inches or more from, and are supported by, the wall of a building or structure (excluding wall signs). Projecting/hanging signs are the preferred sign type.
   - *Projecting/hanging signs are not to extend more than five (5) feet out from a building wall.*
   - *Projecting/hanging signs are generally not to exceed twelve (12) inches in thickness. Projecting signs that exceed twelve (12) inches in thickness may be considered for approval by the CRC on a case-by-case basis.*
2. **Awning** - Signs or lettering affixed to or painted on an awning.
3. **Wall** - Signs affixed to, painted on, or erected flush with a building or structure so that the text and/or image of the sign is displayed in a plane parallel to the wall or structure. Individual, cut and/or raised lettering attached to walls are likewise considered wall signs.
   - *Wall signs are not to project more than six (6) inches from the building in any area.*
4. **Freestanding** - Signs that are supported from the ground by some structural element, such as columns, poles or braces, or by the sign itself and is not in any way connected to any part of the building.
   - *Freestanding signs are only permitted when set in an adequately-sized landscape area that does not impede or obstruct the pedestrian movement (minimum four (4) feet of pedestrian clearance).*
5. **Window Sign** - a sign that is painted on or attached to a window or a sign that is displayed inside a building so that it is easily readable from outside the building.
   - *Only one window sign is permitted per window unless otherwise approved by the CRC.*
6. **Menu Box** - Any sign that is enclosed in glass to exhibit a menu. Menus posted flat against the interior of a window are also defined as a menu box.

Sign Location

- Commercial signs may be located only within the property boundaries of the business which they advertise.

Sign Area and Height

The maximum sign area is based on the lineal footage of each commercial building front. The maximum area of signs is as follows:

- The maximum square footage of sign area allotted any one building is equal to 150% of the total linear feet of the building frontage:

  Total area = (linear feet of store frontage) x 1.5.

For example, a building with a storefront of 25 feet in length may have a total of 37.5 square feet of signage. (37.5 s.f. = 25ft x 1.5)

- If a building has more than one sign, the total area of all the signs must be equal to, or less than, the maximum area allowed per the maximum area formula given above.
- The maximum sign area allotted any multi-business building is equal to the total calculated in the formula above, plus 50% of that total for a separate second-story business. This additional allowance applies only when the commercial space of the accessory floors is open to the public.
- Only 66% of the surface area of double-faced signs is to be counted against the maximum square footage, provided the two faces are parallel and mounted flush with each other.

Sign Type	Calculation	s.f.
Awning Sign	(13.5 square feet x 0.85)	11.5
Hanging Sign	(14 square feet x 0.66 x 0.85)	8.0
Menu Box		7.5
Total sign area	**11.5 + 8.0 + 7.5**	**27.0**

Figure 5-89: Sign Calculation Example

- 100% of the surface area of the two (2) faces of a sandwich board shall be included in the maximum square footage.
- Only 85% of the surface area of a wood relief sign, or of a wall or awning sign with wood cut lettering, is to be counted against the maximum square footage.
- The square footage of lettering painted on or otherwise applied directly to a wall, window and/or awning is to be measured as the area of the perimeter formed by the words and/or phrases in whole and is to be included in the maximum allowable area.
- Any structural element supporting a sign is not to be included in the maximum square footage.
- All signs, regardless of maximum area allowed, must be appropriately scaled to surrounding buildings, streets, and pedestrian areas.
- The following sign area maximums are to be observed, independent of the above restrictions, for the following sign types:
- Hanging Sings - ten (10) square feet maximum on any one facade prior to any area reduction calculations.
- Wall Signs (at the second floor) - ten (10) square feet maximum.
- Window Signs (except lettering painted directly on the window) - three (3) square feet maximum.

The following sign heights are permitted for each sign type:

- Projecting/Hanging signs are not to extend above the eaveline of one-story buildings or above the finished floor of the second story. The bottom of hanging signs are to be located a minimum of eight (8) feet above finished grade when located adjacent to, or

Figure 5-90: Painted Wall Sign reflects agricultural legacy

above, any pedestrian corridor or public right-of-way.

- Freestanding signs are not to exceed thirty-six (36) inches in height as measured from ground level.

Materials and Structure

- Commercial signs are to be constructed predominately of natural materials.
- Approved materials include carved and/or painted wood and hammered metal signs with a handcrafted appearance. Signs with highly reflective materials, plastics, neon and illuminated letters are not permitted.
- Sign colors are to complement the surrounding architecture and may utilize those colors specified as accent and/or trim colors on the approved color palette. Generally, signs should utilize one base color with one or two accent colors.

Figure 5-91: Regulatory Sign

Copy Design

- Signs are to utilize designs and letter fonts that reflect the rural aesthetic and vintage produce and agricultural traditions.
- The use of "non-square", relief, pictographic and statuary (three-dimensional) signs is encouraged.
- Signs shall blend natural textures and materials, such as wood with hammered metal, and use symbols, images and/or three-dimensional carvings to portray the nature of the business and/or service advertised.
- Contemporary interpretations of traditional sign designs that draw from historical details are encouraged.

Sign Illumination

Sign illumination is to be designed together with the exterior building and store window lighting so that all commercial lighting combines to create a warm, indirect, subdued light that encourages nighttime pedestrian

activity while maintaining a dark nighttime sky.

- All lighting is to be shielded and directed downward, reflecting directly off the sign. Light bulbs and/or tubes should not be visible to passing vehicle and/or pedestrian traffic.
- The intensity of lighting is to be subdued so that the illumination of the sign does not exceed that necessary to make the sign visible to vehicle and/or pedestrian traffic along the nearest street or pedestrian corridor.
- Sign illumination may not cast any light directly onto the street or pedestrian corridor.
- Internally lit signs are not permitted.
- All light fixtures, conduit and shielding are to utilize simple design details and natural, handcrafted finishes. They are to be painted colors consistent with those used on the sign itself.
- Illuminated signs are not to be directed toward any residential living space.
- Low intensity light sources are to be used, preferably with translucent or frosted glass lenses. The color of light is to be "warm", similar to that of daylight, rather than "blue" light. Sources are to be color corrected to achieve this result. The use of incandescent lighting is to be avoided because of its inefficient energy use.

5.8.7 DIRECTIONAL SIGNAGE

Directional signage assists in navigation through the community and assists in locating community features such as agricultural and community buildings, Open Land areas and natural features.

The following Standards shall apply for directional signs:

Sign Location

- Directional signs shall be located near major intersections or decision points along streets or trails.
- The signage shall not be located where it will impair the visibility for passing motorists, pedestrians, or cyclists.

Sign Area and Height

- The size of the sign should not exceed two feet (2') in width and nine feet (9') in height (including base) with a six foot minimum clearance to the bottom of the sign, or in accordance with local codes.

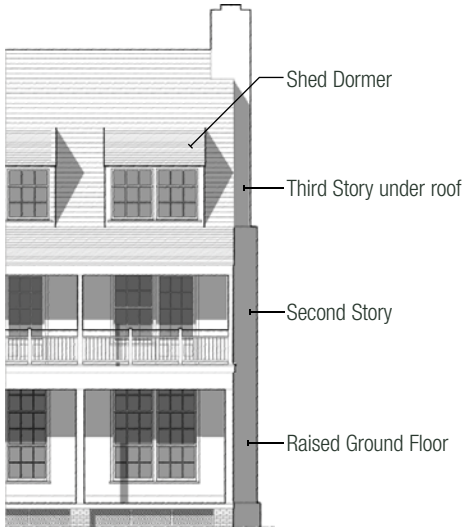
Materials and Structure

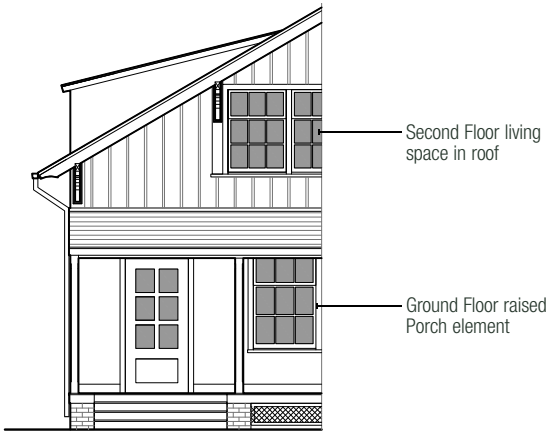
- Directional signage shall be constructed predominately of wood and/or masonry treatments with metal accents.
- Landscaping shall be incorporated at the base of the sign to blend the signage into the natural landscape.

Copy Design

- Lettering on the sign shall not exceed four inches (4") in height and should reflect a relaxed character.
- Vehicular signs lettering should be scaled to be legible from automotive speeds.
- Signage should not include more than four directional location

Figure 5-92: Trail Sign Design





5.9 DESIGN REVIEW

Included in the Conservancy goals of promoting conservation, education, agricultural awareness and community building is the establishment of an effective design review process for all improvements within the Plan Area that ensures that a small town aesthetic is realized.

The following section sets out Guidelines and Standards for the establishment and organization of the Conservancy Design Review Committee (CRC) and a design review process for all built improvements within the Plan Area.

The Conservancy shall prepare a document that outlines the Middle Green Valley design review process that meets the goals, Guidelines and Standards as set out in this section and as described throughout this Specific Plan.

5.9.1 HOW THIS SECTION IS ORGANIZED

This section is organized in two parts as follows:

1. **CRC Organization** – Section 5.9.2 provides a description of the structure of the CRC, through which the design and construction review process operates. It describes the composition of the CRC, its function and jurisdiction, as well as its responsibility to uphold the Principles, Goals, Standards and Guidelines set out in this Specific Plan.
2. **Design Review Process Guidelines** – Section 5.9.3 provides a description of the design review goals, project types to be reviewed and general procedures and Guidelines that the design review process is to include. These Guidelines provide the basis for the preparation of a review process document that the Conservancy shall prepare.

5.9.2 CONSERVANCY DESIGN REVIEW COMMITTEE ORGANIZATION

The CRC will be formed to oversee the design review process as set out in Section 5.9.3 within the Middle Green Valley Specific Plan Area. The CRC is an advisory body to the County. This review process is in addition to all County, local, state and federal approvals and/or permitting that must take place, as applicable, for any Improvement within the Plan Area.

A. Membership

The CRC will consist of at least three, but not more than five, members appointed by the Conservancy Board (Board). The Board shall select individuals whose occupations or education provides technical knowledge and expertise relevant to matters within the CRC's jurisdiction. If a licensed Landscape Architect, Architect, and/or civil engineer do not sit on the CRC, one each shall be retained by the CRC as needed. As needed, the CRC shall retain a Commissioning Agent or other qualified consultant

to advise on the design, construction and maintenance of sustainable design considerations, including water, resource and energy conservation in addition to indoor air quality.

B. Appointment and Term of Members

The Board retains the right to appoint all members of the CRC who shall serve at the Board's discretion. The Board shall retain the power to remove any CRC member and to appoint his or her successor.

C. Resignation of Members

Any member of the CRC may at any time resign upon written notice stating the effective date of the member's resignation to the Board. The Board, with or without cause, may remove any member at any time.

D. Functions of the CRC

It will be the duty of the CRC to consider and act upon such proposals or plans from time to time submitted to it in accordance with the design review process as outlined in this Specific Plan; to amend the Neighborhood Design Code as deemed appropriate with required approvals of the Board and Solano County; and to perform any duties assigned to it by the Conservancy as set forth in this document. The CRC will meet regularly as needed to perform its duties.

E. Compensation

The Board shall determine what compensation, if any, CRC members are to receive for services performed pursuant to their duties. All members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any CRC function or duty. The CRC may contract and/or assign some of the CRC's administrative duties, but not authority, to any qualified design professional as needed.

F. Amendment of the Neighborhood Code

The CRC from time to time may find it necessary to make adjustments or amendments to the Neighborhood Design Code that are consistent with the overall Goals and Principles of the Specific Plan. Provided that the changes are consistent with the Specific Plan, the County may initiate modifications to the Neighborhood Design Code in the form of a Specific Plan amendment to be reviewed and approved by the Board. Upon approval, these changes are to be reviewed and approved by the County in accordance with Section 4.4.5 and 4.4.6 of this Specific Plan.

G. Non-Liability

Provided that CRC members act in good faith, neither the CRC nor any member will be liable to the Conservancy, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. Approving or disapproving any plans, specifications and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Middle Green Valley.
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
5. Performing any other function pursuant to the provisions of this Specific Plan.

H. Actions and Approvals

The CRC's actions on matters will be by a majority vote of the CRC. Any action required to be taken by the CRC may be taken regardless of its ability to meet as a quorum, if a majority of the CRC is able to review the matter individually and come to a majority opinion. In such cases, the CRC shall make every effort to facilitate a discussion of the matter amongst all members through teleconferencing and/or other means of communication. The CRC will keep and maintain a record of all actions taken by it. The powers of the CRC relating to design review will be in addition to all design review requirements imposed by Solano County.

I. Appeals

The CRC shall establish an appeals process whereby applicants may appeal decisions by the CRC to the Board and finally to Solano County as applicable.

5.9.3 DESIGN REVIEW PROCESS GUIDELINES

The design review process shall be developed by the Conservancy in accordance with the following Guidelines. The Conservancy shall ensure that all built improvements and resource and agricultural programs are consistent and complementary of the mission of the Conservancy and community goals.

The Conservancy shall establish a website to help expedite its goals, and shall include a section for the CRC. Once an application is submitted, the CRC shall post notice of new applications on the website with relevant application documents. The website shall allow the public to submit comments via email through the website to the CRC on any pending application and the CRC shall transmit all comments received to the County with its recommendation on the application.

A. Design Review Process Goals

The Conservancy shall use the following goals to develop a fair and effective design review process:

- *Establish a design and construction review process that emphasizes the on-going protection of significant, scenic and agricultural lands to reinforce the concepts of community stewardship.*
- *Provide educational opportunities to foster understanding and awareness of the natural environment and regional food systems and how the decisions we make regarding our built environment affect those systems.*
- *Incorporate incentives in the design review process that foster utilization of green technologies and innovative designs to reduce resource consumption.*
- *Continually improve the effectiveness and involvement of the CRC and the Board.*
- *Obtain and manage funds to carry out the design review process in a fiscally responsible manner.*

B. Project Types to be Reviewed

The design review process shall include specific review and approval procedures for the following general project types:

1. **Neighborhood Plan- Five or more Lots** - Creation of five or more Lots or units in preparation for Solano County subdivision approval, which requires submission of a tentative map and final map to the County (refer to Section 26-31 of Article III – Map Requirements of the Solano County Subdivision Ordinance).
2. **Neighborhood Plan- Four or fewer Lots** - of four or fewer Lots or units in preparation for Solano County subdivision approval by the County, which requires submission of a tentative map and parcel map to the County (refer to Section 26-32 of Article III – Map Requirements of the Solano County Subdivision Ordinance).
3. **New Construction** - Construction of any new, freestanding structure (s), whether as a residential, commercial, mixed-use or landscape structure.
4. **Alterations, additions or rehabilitation of an existing structure** - Any new construction or rehabilitation to an existing building that alters the original massing, exterior finishes, window placement, roof design and/or other significant design elements.
5. **Major site and/or landscape Improvements** - Any major Improvements, including, but not limited to grading (for any excavation and/or

fill involving more than 50 cubic yards of dirt), swimming pools, driveways, fencing, paving and/or drainage, which alter an existing landscape.

6. **Sign work** - Any installation or alteration to commercial or residential signs is subject to an abbreviated review process.
7. **Variance Requests** - Alterations to any property lines, setbacks or Building Envelopes.

C. Design Review Process Required Steps

The design review process for project types 1, 2, 3 and 4 as noted above in will include at a minimum the following three steps:

Pre-Design Conference - Prior to preparing any drawings for a proposed project, the Developer/Owner, Architect, Landscape Architect and any other key project team members are to meet with representatives of the CRC to discuss the proposed project and program.

Preliminary Design Review - The Applicant shall prepare and submit to the CRC for review and approval a preliminary design review package, which may include information concerning existing site conditions, constraints, Building Types, building orientation, vehicular and pedestrian circulation, and streetscape design as applicable and as set out in the design review process document.

Final Design Review - Within one year of preliminary design review approval, the Developer/Owner shall initiate final design review by submitting applicable application and final design documents. This review will cover more detail of all items that need to be in compliance with the sustainability and aesthetic goals of the Specific Plan.

Projects to be reviewed will require and be preceded by the submission of plans and specifications as set out in the design review process document. The Developer/Owner shall retain competent assistance from an Architect, Landscape Architect, Arborist, Civil Engineer, and Soils Engineer (Consultants) as appropriate. The Developer/Owner and Consultant(s) shall carefully review the Specific Plan prior to commencing the design review process.

Submittals to, and approvals by, the CRC shall occur prior to County approvals. Having secured final approvals from the CRC, the Owner/Developer is required to meet all the submittal and approval requirements of for Solano County to move forward with development.

D. Design Approved Professionals

Design teams are to be comprised of the following Consultants, as applicable:

1. Licensed Architect
2. Licensed Landscape Architect
3. Licensed Civil Engineer
4. Additional professional services, as required, to provide consultation regarding energy efficient and environmentally sensitive design.

Strong project management and teamwork must be maintained to assure that sustainable design measures are integrated throughout the planning, design and construction stages of any project while adhering to the aesthetic goals at Middle Green Valley. Refer to Appendix B for the Sustainability Index.

E. Sustainable Principles Training Programs

The CRC shall provide programs and/or information that explain the required and recommended sustainable measures as set out in the Neighborhood Design Code. These measures should be continually updated and reviewed by the CRC to ensure that current methods and thresholds are being used. These programs could include training sessions, one-on-one meetings with Owners/Developers and publishing manuals on-line for owner's use to increase building performance and innovative measures for incorporation in building programs.

F. Application Fees

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals a design review fee shall be established by the CRC payable upon submittal of initial project application materials. Fees for resubmission shall be established by the CRC on a case-by-case basis. Application fees may be amended annually, as needed.

Fees should be structured to provide incentives to projects that include a high level of recommended green building and sustainable measures as set out in Appendix B – Sustainability Index.

G. Application Format

An application and information package shall be available from the CRC for each submission. Each submission must be accompanied by the required information, as specified in the design review process document. Submissions will not be reviewed without all of the required materials being submitted.

H. County Approval

The Developer/Owner shall apply for required approvals from Solano County. Any adjustments to CRC approved plans required by the County review must be resubmitted to the CRC for review and approval prior to commencing development. The CRC shall work with the County to provide opportunities to streamline permit processing for projects already approved by the CRC. The issuance of any approvals by the CRC shall not imply corresponding compliance with the legally required demands of local, state and federal agencies. The CRC's decision after County adjustment to plans previously approved by the CRC is appealable to the County, and the County's determination on appeal is not then subsequently appealable to the CRC.

I. Work in Progress Observations

During construction, the CRC shall establish a schedule to check construction to ensure compliance with approved final design documents, as applicable. These observations shall be specified in the design review process document. If changes or alterations have been found that have not been approved, the CRC shall utilize a "notice to comply" process in order to ensure that Improvements are installed per approved plans.

J. Notice of Completion

The CRC shall establish a notice of completion process that includes the following steps:

- Upon completion of construction, the Owner and/or Contractor shall submit to the CRC a Construction Observation Request Form for any Improvement(s) given final design approval by the CRC.
- The CRC shall make a final inspection of the property within a set amount of working days of notification.
- The CRC will issue in writing a Notice of Completion within a set amount of working days of observation. The Owner, however, cannot take occupancy of any Improvement(s) until a Notice of Completion is issued or an appropriate bond is filed with the CRC.
- If it is found that the work was not done in compliance with the approved final design documents, the CRC shall issue a Notice to Comply within three (3) working days of observation.