North Village

A MASTERPLANNED COMMUNITY

SPECIFIC PLAN

January 24, 1995

NORTH VILLAGE
SPECIFIC PLAN
AND
ENVIRONMENTAL IMPACT REPORT

Project Applicant:

Mission Land & Development Company
18101 Von Karman, Suite 800
Irvine, California 92715
Charles Johnson, President
Contact Person: Sunny Lee
(714) 757-2463

Specific Plan Prepared by:

Louise Rice-Lawson
Land Use Consultants
2912 Montana Ave., Suite 1
Santa Monica, California 90403
Contact Person: Louise Rice-Lawson
(310) 829-6205

In Association With:

G.L. Szabo & Associates
Land Planning & Design
86 Alviso Drive
Camarillo, California 93010
Contact Person: George Szabo
(805) 389-8913

Creegan & D'Angelo
Engineers • Planners • Surveyors
1000 Union Ave., Suite 300
Fairfield, California 94533
Contact Person: Robert Jones
(707) 429-5300

Gates & Associates
Landscape Architect
2440 Tassajara Lane
Danville, California 94526
Contact Person: David Gates
(510) 736-8176

Lead Agency:

City of Vacaville Advanced Planning
650 Merchant Street
Vacaville, California 95688
Contact Person: David Hubbell
(707) 449-5611

		Page Number
1.0	INTRODUCTION	1
1.1	Summary	1
1.2	Purpose and Intent	1
1.3	Legal Authority	2
1.4	Development Agreement	2
1.5	California Environmental Quality Act	2
1.6	Relationship to General Plan	3
1.7	Site Ownership	3
1.8	How the Document is Organized	3
2.0	SPECIFIC PLAN LAND USE DESCRIPTIONS	5
2.1	Comprehensive Land Use Plan	5
2.1.1	Approach	5
2.1.2	Land Uses	5
2.1.2.1	Residential	5
2.1.2.2	Commercial	8
2.1.2.3	Business Park	8
2.1.2.4	Community Facilities	8
2.1.2.5	Open Space	9
2.1.2.6	Circulation	10
3.0	SPECIFIC PLAN PROJECT-WIDE DEVELOPMENT STANDARDS	11
3.1	Project-Wide Development Standards	11
3.1.1	General	11
3.1.2	Residential	12
3.1.3	Business Park	13
3.1.4	Commercial	13
3.2	Circulation Plan	14
3.2.1	Circulation Development Standards	14
3.2.2	Arterials	14
3.2.3	Leisure Town Road	15
3.2.4	Collectors	15
3.2.5	Residential Collectors	16
3.2.6	Local Streets	16
3.2.7	Private Roads and Drives	16
3.2.8	Bus Turnouts	16
3.3	Landscape Plan	16
3.3.1	Community Wide Landscape Standards	17
3.3.2	Common Area Landscape	17
3.3.2.1	Community Focal Elements	17
3.3.2.2	Streetscape System	20

		Page Number
	3.3.2.2.1 Streetscape System Standards	21
	3.3.2.3 Neighborhood Parks	22
	3.3.2.4 Pedestrian/Bike Path Network	24
	3.3.2.5 Open Space System	25
	3.3.2.6 Transitional Buffers	28
	3.3.2.7 Thematic Community Furnishings	29
3.4	Utilities	32
	3.4.1 Water Distribution and Facilities	33
	3.4.1.1 Existing Potable Water Supply and Distribution	33
	3.4.1.2 Potable Water System Demand and Expansion	33
	3.4.1.3 Existing Non-Potable Water Supply and Distribution	37
	3.4.1.4 Planned Expansion of the Non-Potable Water Distribution System	38
	3.4.2 Sanitary Sewer	40
	3.4.2.1 Off-site Facilities	40
	3.4.2.2 Ultimate Improvements	40
	3.4.3 Storm Drainage System and Detention	43
	3.4.3.1 Existing Drainage	43
	3.4.3.2 Drainage Improvements	43
3.5	Gas, Electric, Telephone, Cable	44
3.6	Roads	44
3.7	Resource Management	44
	3.7.1 Gibson Canyon Creek and Wetlands	45
	3.7.2 Central Open Space and Transitional Buffer	47
	3.7.3 Treatment Plant Buffer	48
	3.7.4 Agricultural Buffer	49
	3.7.5 I-505 Sound Buffer	49
4.0	PLANNING AREA DEVELOPMENT STANDARDS	52
4.1	Planning Area 1 - Open Space	52
4.2	Planning Area 2 - Business Park	52
4.3	Planning Area 3 - Low Density Residential	53
4.4	Planning Area 4 - Low Density Residential	54
4.5	Planning Area 5 - Low/Medium Density Residential	54
4.6	Planning Area 6 - Medium Density Residential	55
4.7	Planning Area 7 - Year Round School Site	56
4.8	Planning Area 8 - Medium Density Residential	56
4.9	Planning Area 9 - Neighborhood Park Site	56
4.10	Planning Area 10 - High Density Residential	57
4.11	Planning Area 11 - Higher Education Center	57
4.12	Planning Area 12 - Business Park	58
4.13	Planning Area 13 - Business Park	58
4.14	Planning Area 14 - Commercial	59
4.15	Planning Area 15 - Business Park	59
4.16	Planning Area 16 - Business Park	60
4.17	Planning Area 17 - Low/Medium Density	61
4.18	Planning Area 18 - Medium Density Residential	61
4.19	Planning Area 19 - Low/Medium Density Residential	62
4.20	Planning Area 20 - Low Density Residential	62
4.21	Planning Area 21 - Low Density Residential	63

			Page Number
4.22	Planning Area 22-	Low Density Residential	64
4.23	Planning Area 23 -	Low Density Residential	64
4.24	Planning Area 24 -	Low/Medium Density Residential	65
4.25	Planning Area 25 -	Low Density Residential	66
4.26	Planning Area 26 -	Neighborhood Park Site	67
4.27	Planning Area 27 -	High Density Residential	67
4.28	Planning Area 28 -	Medium Density Residential	68
4.29	Planning Area 29 -	Low Density Residential	69
4.30	Planning Area 30 -	Swim Club	69
4.31	Planning Area 31 -	I-505 Sound Buffer	70
4.32	Planning Area 32 -	Gibson Canyon Creek Corridor	70
4.33	Planning Area 33 -	Agricultural Buffers	70
4.34	Planning Area 34 -	Sanitation Buffer	70
4.35	Planning Area 35 -	Central Open Space	71

5.0 SPECIFIC PLAN ZONING REGULATIONS 72

5.1 Specific Plan Land Use Districts 72

5.2 Residential 73

5.2.1 Permitted Uses - Single Family Residential 73
5.2.2 Conditional Uses - Single Family Residential 74
5.2.3 Permitted Uses - Multi Family Residential 74
5.2.4 Conditional Uses - Multi Family Residential 75
5.2.5 Residential District Standards 75

5.3 Commercial 83

5.3.1 Permitted Uses - Commercial 83
5.3.2 Conditional Uses - Commercial 84
5.3.3 Commercial District Standards 84

5.4 Business Park 85

5.4.1 Permitted Uses - Business Park 85
5.4.2 Accessory Uses - Business Park 85
5.4.3 Conditional Uses - Business Park 86
5.4.4 Business Park District Standards 86

5.5 Public Facilities 87

5.5.1 Permitted Uses 87
5.5.2 Conditional Uses 88
5.5.3 Public Facility District Regulations 88

5.6 Private Recreational Facilities 88

5.6.1 Permitted Uses 88
5.6.2 Private Recreational District Regulations 88

5.7 Open Space 89

5.7.1 Permitted Uses 89
5.7.2 Conditional Uses 89
5.7.3 Open Space District Standards 89

			Page Number
6.0	COMMUNITY DESIGN STANDARDS AND GUIDELINES		90
	6.1	Introduction	90
		6.1.1 Purpose and Intent	90
		6.1.2 Design Theme and Imagery	90
		6.1.2.1 Architectural Theme	91
		6.1.2.2 Landscape Theme	91
		6.1.3 Organization of the Chapter	92
	6.2	Residential Site Planning Standards and Guidelines	92
	6.3	Residential Architectural Standards and Guidelines	94
	6.4	Commercial and Business Park Site Planning Standards and Guidelines	99
	6.5	Commercial and Business Park Architectural Standards and Guidelines	102
	6.6	Landscape Standards and Guidelines	105
		6.6.1 Residential	108
		6.6.2 Business Park	108
		6.6.3 Commercial	109
7.0	IMPLEMENTATION		110
	7.1	Procedure for Amending the Specific Plan	110
		7.1.1 Screening of Proposed Amendments	110
		7.1.2 Administrative Amendments	110
		7.1.3 Major Amendments	110
	7.2	Administration of Development Agreements	110
		7.2.1 Procedure for Amending Development Agreement	111
	7.3	Development Review	111
		7.3.1 Purpose and Applicability	111
		7.3.2 Mitigation Monitoring	111
		7.4.3 Planning Area	111
		7.3.3.1 Area Plan Requirements	111
		7.3.3.2 Procedure for Transfer of Dwelling Units	113
		7.3.4 Residential Development Plans	113
		7.3.5 Commercial, Business Park and Public Facility Development Plans	114
		7.3.6 Conditional Uses and Variances	114
		7.3.7 Tentative Map Review	114
		7.3.8 Building Permits	114
		7.3.9 Signs	114
		7.3.10 Planned Growth Ordinance	114
	7.4	Procedure for Environmental Review	115
	7.5	Project Phasing	115
		7.5.1 Phasing Schedule	115
		7.5.2 Infrastructure Phasing	118
	7.6	Funding Mechanisms	124

Page Number

7.7 Mineral Rights Reservation 126

8.0 APPENDICES

8.1 General Plan Goal Consistency

8.2 North Village Specific Plan Goals

8.3 North Village Environmental Mitigation and Monitoring Report

8.4 Development Agreement (Separate Cover)

8.5 Plant Matrix

8.6 Odor Covenant

8.7 North Village Environmental Impact Report (Separate Cover)

		Page Number
1.	RESIDENTIAL MIX	6
2.	LAND USE SUMMARY	6
3.	PLANNING AREAS	7
4.	PROJECT WATER DEMAND	34
5.	POTABLE WATER DEMAND FACTORS	35
6.	PROPOSED DISTRIBUTION SYSTEM CAPITAL IMPROVEMENT PROJECTS	37
7.	NON-POTABLE WATER DEMAND FACTORS	38
8.	WASTEWATER FLOW GENERATION FACTORS	42
9.	RESOURCE MANAGEMENT MAINTENANCE TASKS	51

		After Page Number
1.	VICINITY	1
2.	ILLUSTRATIVE LAND PLAN	5
3.	PLANNING AREAS	7
4.	LAND USE PLAN	8
5.	CIRCULATION SYSTEM	13
6.	LANDSCAPE PLAN	16
7.	COMMUNITY FEATURES	16
8.	STREETSCAPE KEY PLAN	21
9.	PEDESTRIAN/BICYCLE NETWORK	24
10.	OPEN SPACE SYSTEM	26
11.	COMMUNITY-WIDE WALL AND FENCE PLAN	30
12.	POTABLE WATER	34
13.	OFFSITE WATER IMPROVEMENTS	36
14.	EXISTING S.I.D. CANAL SYSTEMS	37
15.	NON-POTABLE WATER	38
16.	OFFSITE SEWER IMPROVEMENTS	40
17.	SANITARY SEWER	41
18.	REGIONAL WATERSHED	41
19.	STORM DRAINAGE	43
20.	WETLANDS OPEN SPACE SYSTEM	50
21.	PLANNING AREAS	52
22.	ZONING	73
23.	PHASING PLAN	116

		After Page Number
1.	COMMUNITY ENTRY CONCEPT - SOUTH	17
2.	COMMUNITY ENTRY CONCEPT - SECONDARY	17
3.	COMMUNITY ENTRY CONCEPT - NORTH	17
4.	THEME INTERSECTION CONCEPT	19
5.	PLANNING AREA ENTRY CONCEPT	19
6.	MIDWAY ROAD - Plan A-1	21
7.	MIDWAY ROAD - Section A-1	21
8.	VACA VALLEY PARKWAY - Plan B-1	21
9.	VACA VALLEY PARKWAY - Section B-1	21
10.	ARTERIAL PARKWAY - Plan C-1 - Residential Interface	21
11.	ARTERIAL PARKWAY - Section C-1 - Residential Interface	21
12.	ARTERIAL PARKWAY - Plan C-2 - Residential and Park Interface	21
13.	ARTERIAL PARKWAY - Section C-2 - Residential and Park Interface	21
14.	ARTERIAL PARKWAY - Plan C-3 - Residential Transition to Open Space	21
15.	ARTERIAL PARKWAY - Section C-3 - Residential Transition to Open Space	21
16.	ARTERIAL PARKWAY - Plan C-4 - Creek Interface Plan	21
17.	ARTERIAL PARKWAY - Elev.. C-4 - Creek Interface at Bridge	21
18.	ARTERIAL PARKWAY - Plan C-5 - Open Space	21
19.	ARTERIAL PARKWAY - Section C-5 - Open Space	21
20.	ARTERIAL PARKWAY - Plan C-6 - Power Line Interface	21
21.	ARTERIAL PARKWAY - Section C-6 - Power Line Interface	21
22.	ARTERIAL PARKWAY - Plan C-7 - Business Park to Residential Interface	21
23.	ARTERIAL PARKWAY - Section C-7 - Business Park to Residential Interface	21
24.	ARTERIAL PARKWAY - Plan C-8 - Business Park/Park Interface	21
25.	ARTERIAL PARKWAY - Section C-8 - Business Park/Park Interface	21
26.	ARTERIAL PARKWAY - Plan C-9 - Business Park/Community College	21
27.	ARTERIAL PARKWAY - Section C-9 - Business Park/Community College	21
28.	LEISURE TOWN ROAD - North & South - Plan D-1	21
29	LEISURE TOWN ROAD - North & South - Section D-1	21
30.	COLLECTOR -Plan E-1/E-2	21
31.	COLLECTOR - Section E-1/E-2	21
32.	RESIDENTIAL COLLECTOR - Section F	21
33.	LOCAL ROAD - Section G	21
34.	NEIGHBORHOOD PARK - North Concept Plan	22
35	NEIGHBORHOOD PARK - South Concept Plan	23
36.	FOCAL OPEN SPACE OR RECREATION FACILITY CONCEPTS	23
37.	INTERIOR NEIGHBORHOOD PATH CONCEPTS	25
38.	GIBSON CANYON CREEK CONCEPT	26
39.	TREATMENT PLANT BUFFER CONCEPT	27
40.	I-505 SOUND BUFFER CONCEPT	28
41.	TRANSITION BUFFER CONCEPT	28
42.	WALL AND FENCE DETAILS	30
43.	PLANNING AREA THEME WALL CONCEPTS	30
44.	SITE LIGHTING CONCEPTS	31
45.	SIGNAGE CONCEPTS	31
46.	PRODUCT TYPES	52
47.	BUSINESS PARK/RESIDENTIAL SETBACKS	53
48.	LOTS BACKING ONTO MAJOR STREETS	53
49.	HIGHER EDUCATION CENTER CONCEPT	57
50.	ARCHITECTURAL STYLE PROTOTYPES	90
51.	SINGLE FAMILY AND ATTACHED CHARACTER	91
52.	CLUSTER SINGLE FAMILY CHARACTER	91
53.	TYPICAL ATTACHED SITE PLOTTING	92
54.	SINGLE FAMILY AND ATTACHED STREETSCAPE	92
55.	PROJECT ENTRY DIAGRAM	93
56.	SINGLE FAMILY AND ATTACHED SCALE AND MASS	94

		After Page Number
57.	ROOF	94
58.	WINDOWS AND DOORS	95
59.	PORCHES, TRELLISES, ENTRIES	95
60.	BALCONIES AND STAIRS	95
61.	GARAGE DOORS AND CARPORTS	96
62.	TRASH AND MAIL ENCLOSURES	98
63.	COMMERCIAL CHARACTER	102
64.	BUSINESS PARK CHARACTER	102
65.	COMMERCIAL AND BUSINESS PARK ROOFS	104

1.0 INTRODUCTION

1.1 SUMMARY

The design challenge in North Village was to overcome the regulatory and physical constraints present on the site, while creating a Community Plan which integrates housing, educational, employment and commercial opportunities into a quality living environment.

The site consists of 882 acres, in a relatively undeveloped area, bordered by Interstate 505, some business park, scattered residences and agricultural uses. (See Vicinity, Map 1) Two parallel, east-west, Pacific Gas and Electric transmission corridors and the Gibson Canyon Creek bifurcate the Specific Plan at approximately the center of the site. The flight path of the Nut Tree Airport enters the Specific Plan boundaries from the south. The flight path severely limits the land uses within its borders, both within the C-zone which is in the flight path, and the adjacent noise sensitive corridors within the E and F zones.

Environmentally sensitive vernal pool areas, and wetlands are located in the site and provide both a challenge and an opportunity to incorporate natural open space, parks and recreational trails into the land plan.

The Specific Plan follows a traditional design concept by providing a variety of uses within a village-like environment. In the design, activity is concentrated in a southern node which is comprised of a Higher Education Center, commercial, business park, higher density residential, a site for a year-round school and neighborhood park.

The North Village Planning Areas are integrated through a series of pedestrian trails and curvilinear street system. The Educational, Commercial, Business Park and Open Space uses within the Plan are accessible to one another and the neighborhoods through this combined circulation system.

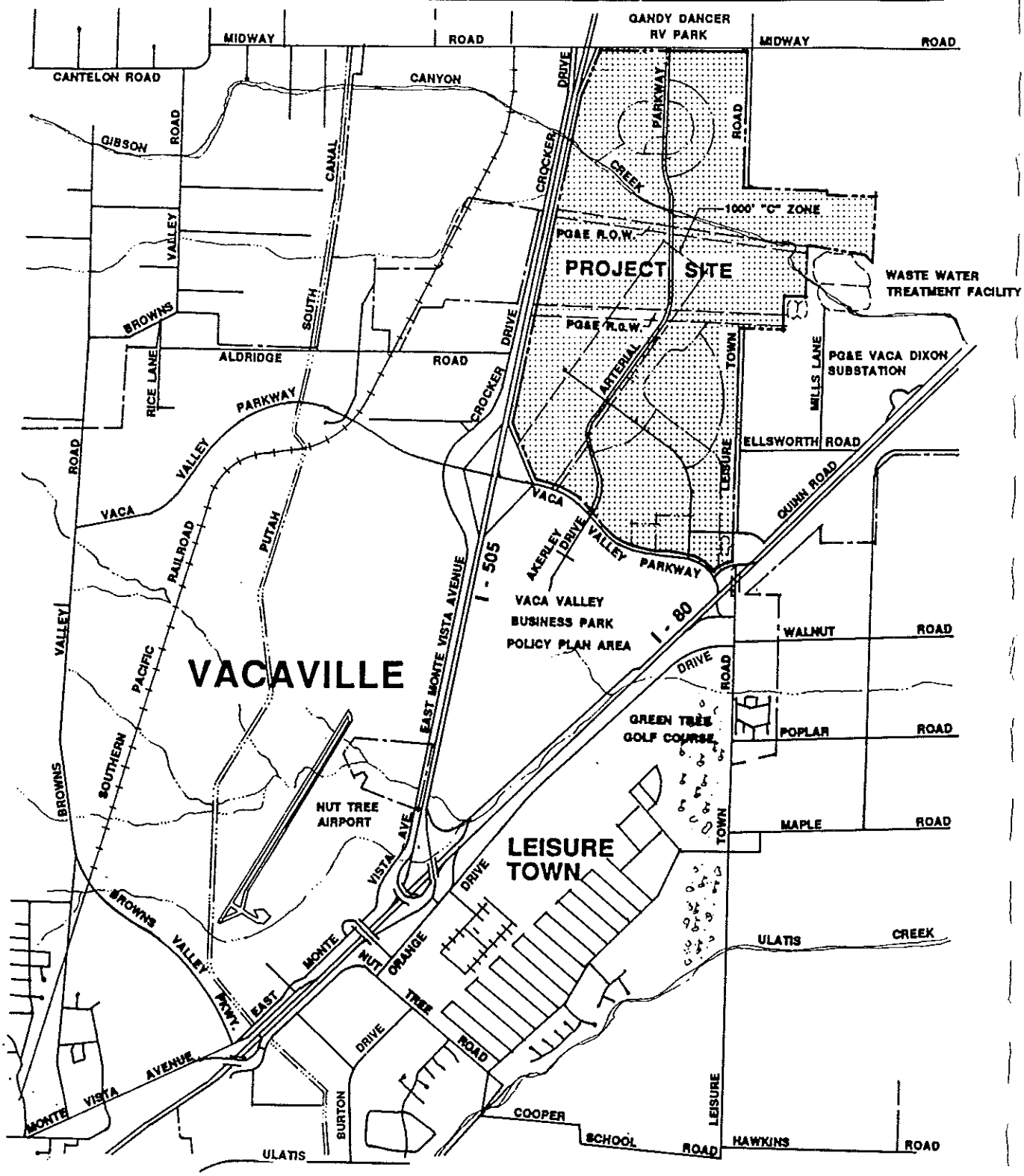
The northern portion of the Plan blends a variety of housing types, a neighborhood park, swim club and the enhanced Gibson Canyon Creek corridor.

The community will draw from Vacaville's diverse architectural and rural history by using a contemporary blending of early California ranch adobe, Monterey and stucco craftsmen styles to create an architectural and landscape theme. Entry monumentation, architectural treatments, a comprehensive landscaping program, enhanced paving, signage, walls and fencing will be used to integrate the various land uses into a consistent community design theme.

1.2 PURPOSE AND INTENT

The Specific Plan provides both general guidelines and specific standards for the development of North Village and sets the arrangement for a variety of land uses. As an implementation tool of the General Plan, the purpose of the Specific Plan is to provide a set of plans, policies, regulations and implementation programs for guiding and ensuring the orderly, future development in accordance with the adopted Land Use Plan.

The Specific Plan guarantees quality development standards through the Community Design Standards and Guidelines (Chapter 6.0) and ensures orderly development through public infrastructure improvements, phasing and implementation strategies. The role of the Specific Plan is to designate land uses, to analyze the present and future infrastructure demands, to establish development standards, and to minimize the effect of future impacts through phasing and implementation of the Plan policies and standards, and mitigation monitoring.



NORTH

NO SCALE

MLC Mission Land Company

an company

NORTH VILLAGE SPECIFIC PLAN

VICINITY

MAP - 1

The Specific Plan will be regulatory in nature and will establish zoning type regulations, as well as the development process for each Planning Area. In some instances the Specific Plan will replace the zoning ordinance. Where an issue is not addressed, the Municipal Code of the City of Vacaville will be the regulatory document.

The Specific Plan and Community Design Standards and Guidelines are intended to assist public officials and public agency staff in project review. For designs which vary from the Standards and Guidelines, the City will have the discretion to approve variations from the Guidelines, provided the City finds the project design equal to, or better than, that which would be achieved through the application of the development controls. All such project designs are to receive fair consideration.

In addition to decision makers and public agency staff, the Specific Plan and Community Standards and Guidelines are intended to guide developers, builders, planners, architects, landscape architects, civil engineers and property owners in project design.

1.3 LEGAL AUTHORITY

The Specific Plan has been prepared in accordance with the California Government Code Section 65450 et al and applicable ordinances of the City of Vacaville. The Specific Plan will constitute the land use, circulation, zoning, and development standards for the site. The Plan, which is a part of the Development Agreement, will also set the phasing schedule to be followed in the development of North Village.

All proposed development plans, tentative maps, parcel maps and other development approvals must be consistent with the Plan. Projects found consistent with the Plan are deemed consistent with the City's General Plan.

The Vacaville General Plan (Policy 2.2 I-9) requires that a Policy or Specific Plan be prepared for this area prior to development. In accordance with the General Plan, the Policy or Specific Plan is to define permitted and conditionally permitted uses, major public facilities (including roads, water, sewer and drainage facilities, schools and parks), phasing, infrastructure, financing mechanisms and any other elements that may be needed to ensure an orderly development process with minimal adverse impacts.

Because of the size and complexity of this project site, the City has chosen to call the Plan a Specific Plan rather than a Policy Plan. The Specific Plan is the equivalent of the Policy Plan in terms of requirements and elements, but the term is more descriptive of the complex interrelationship of land uses and the required infrastructure.

1.4 DEVELOPMENT AGREEMENT

The North Village Specific Plan is incorporated into a Development Agreement with the City of Vacaville. The Development Agreement vests the development rights, specifies the rate of development, delineates the extent of public facility improvements, identifies land dedication requirements, specifies development impact fee requirements, specifies existing ordinances and land use regulations, identifies appropriate assessment districts, and stipulates developer financing and reimbursement arrangements.

All future developments must be consistent with the terms contained in both the Development Agreement and the Specific Plan. In case of conflict between the Specific Plan and the Development Agreement, the Development Agreement will prevail. Significant provisions of the Development Agreement are summarized in the Specific Plan.

1.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adoption of a specific plan is a project which is subject to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Environmental Impact Reports (EIR) are prepared for specific plans due to the detailed development patterns and potential

effects associated with such plans. A program EIR has been prepared for the North Village Plan. A program EIR is prepared for a series of related actions that are characterized as a single project or program. Program EIRs are well suited for use with a specific plan. When a specific plan is adopted and the program EIR is certified, permit processing is expedited through subsequent use of the program EIR.

The mitigation measures which are contained in the North Village Specific Plan EIR have been incorporated into the Specific Plan mitigation monitoring program. The Mitigation Monitoring Program is bound into the Specific Plan as Appendix 8.3. The Specific Plan EIR is Appendix 8.7 (Separate Cover).

1.6 RELATIONSHIP TO THE 1990 GENERAL PLAN

A specific plan functions as an implementation tool of the 1990 General Plan in three ways: (1) by acting as a statement of planning policy that refines the General Plan policies applicable to a specific area, (2) by directly regulating land use, and (3) by bringing together detailed policies and regulations into a focused development program. The North Village Specific Plan has been prepared in conjunction with a General Plan Amendment, to implement the Updated General Plan.

The Specific Plan incorporates a series of goals and policies which are specific to the planning and development of the site. Both the General Plan goals and policies and the North Village Specific Plan goals and policies are contained in Appendices 8.1 and 8.2 of this document. The goals and policies of the Specific Plan provide the rationale for the design solutions and development regulations found in the Plan.

1.7 SITE OWNERSHIP

The 882 acre Specific Plan area is presently in three ownerships. The vast majority of the land is owned by the Mission Land Company. The Serta Mattress Company owns 14.38 acres of manufacturing land, and Sierra Bravo Inc. owns 10 acres of residentially designated land. Twenty-eight of the proposed 2,499 dwelling units planned for the project are located within the Sierra Bravo holdings.

1.8 HOW THE DOCUMENT IS ORGANIZED

The Specific Plan provides both the conceptual presentation of, and the specific framework for the development of North Village. Chapter 1.0 summarizes the purpose of the document, legal authority, controlling regulations and the relationship to the Vacaville General Plan.

Chapter 2.0, Specific Plan Land Use Descriptions, describes the various land uses within the Plan, and provides a conceptual picture of North Village.

Chapter 3.0 details the Project Development Standards which are to be followed in the precise development of the Specific Plan. Each requirement is separated and discussed, beginning with Project wide standards which apply to all land use designations. Following the Project wide standards, the standards are individualized for each land use. The specific development standards for roadways, landscaping, thematic elements, parks, trails, open space and mitigation areas are found in Chapter 3. Project wide requirements for infrastructure which will be necessary to service the Specific Plan are also listed and must be provided with the development of the Plan.

Section 3.8, Resource Management, describes the biologically sensitive areas of the Plan and contains the mitigation program which must be followed in the development of the Specific Plan. Planning Areas which are located adjacent to mitigation areas will be required to construct fencing consistent with the Specific Plan fencing plan and to respect the required open space buffers. The preservation of mature trees located on the site are also included in the Resource Management Section.

The Specific Plan is divided into Planning Areas. Chapter 4.0, Planning Area Development Standards, describes in detail the contents of each Planning Area, the density and intensity of uses, and the regulations to be followed in the development of the Planning Areas.

Chapter 5.0, Specific Plan Zoning Regulations, provides a precise set of requirements for the physical development of the Specific Plan by Zoning District. In some instances the Specific Plan replaces the zoning code. Where an issue is not addressed, the Municipal Code of the City of Vacaville will be the regulatory document.

Chapter 6.0, Community Design Standards and Guidelines, suggests interpretations of the thematic elements of the Specific Plan. Chapter 6 is to be used, as necessary, in determining the proper design for consistency with the intent of the Plan. Variations from the Standards and Guidelines can occur in the development of the Planning Areas so long as the product is consistent with the intent of the Specific Plan.

Chapter 7.0, Implementation, establishes the process to be followed in the development of the Plan, the procedures for amending the Specific Plan, the procedure for amending the Development Agreement, the development review process, the requirements for environmental review, project phasing and the funding mechanisms for the development and maintenance of the Specific Plan.

It will be necessary for the users of this document to familiarize themselves with the regulatory authority and procedural requirements of the Specific Plan.

a) To prepare Development applications for all Planning Areas and improvements.

b) To be consistent with the Land Use designations.

c) To provide the necessary infrastructure to service the Planning Area, and, when required, enter into maintenance and assessment districts to fund the construction and maintenance of infrastructure improvements.

d) To provide landscape elements consistent with the Specific Plan.

e) To provide trails, open space, and recreational uses, when applicable, consistent with the Specific Plan.

f) To be consistent with the Planning Area Development Standards.

g) To be consistent with the requirements of the Specific Plan Zoning Regulations and the Vacaville Municipal Code.

h) To incorporate a design theme which follows the imagery shown in the Community Design Standards and Guidelines.

2.0 SPECIFIC PLAN LAND USE DESCRIPTIONS

2.1 COMPREHENSIVE LAND USE PLAN

The objective of the urban design process is to provide a community which merges the practical and the aesthetic into a cohesive living environment. Through a variety of land uses and circulation linkages, the North Village Specific Plan establishes the basis for an integrated community.

2.1.1 Approach

There are a total of 35 planning areas within North Village, which are comprised of 18 single and multi-family neighborhoods, community commercial, business park, neighborhood parks, natural and enhanced open space, a year round elementary school site and a Higher Education Facility.

2.1.2 Land Uses (Refer to Maps 2, 3 and 4; Tables 2 and 3)

2.1.2.1 Residential

A variety of residential areas are proposed throughout North Village which contain Low, Low/Medium and High General Plan land use designations. The residential neighborhoods range in size from 10 to 50 acres. (Refer to Tables 1, 2 and 3, Residential Mix, Land Use Summary, and Planning Areas and Map 3)

Lower density neighborhoods are predominately located on the northern and eastern boundaries of the Plan, adjacent to the existing development. Within the Specific Plan, and adjacent to Leisure Town Road, the homes will be located primarily on cul de sacs and will either back or side onto Leisure Town. The lots will be a minimum of 11,000 square feet. The planning goal is to provide a softer transition from the existing neighborhood to the more intense land uses within the Village. The lower density residential neighborhoods are located in Planning Areas 3, 4, 20, 21, 22, 23, 25, and 29. (See Map 3).

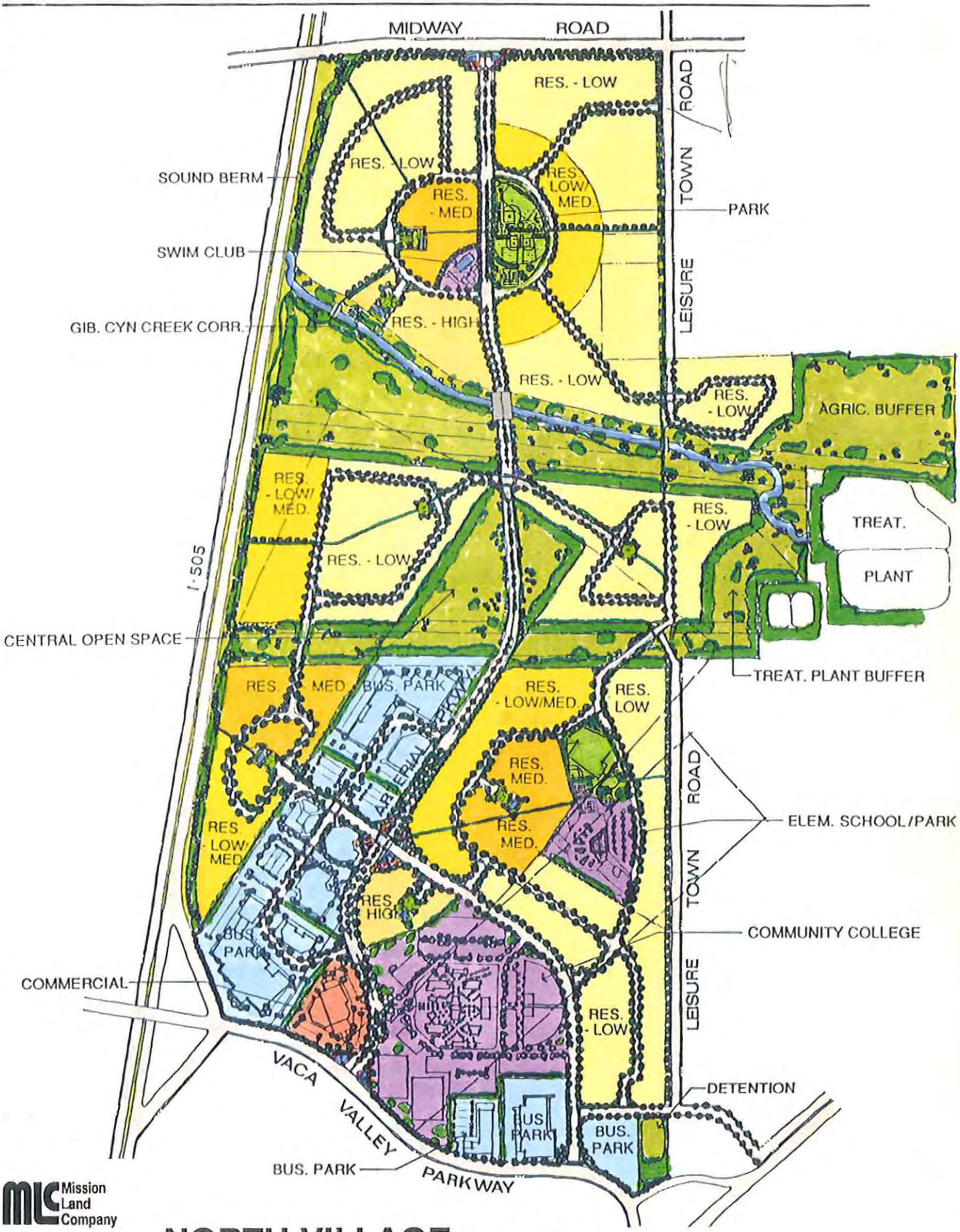
The Low/Medium neighborhoods are located in the northern, southern and western portions of the Specific Plan. The neighborhoods are surrounded by natural open space, improved parks, trails and landscaped buffers. The planning goal is to permit these smaller lot neighborhoods to borrow from a variety of open space and recreational opportunities. The Low/Medium neighborhoods will be located within Planning Areas 5, 17, 19, and 24.

Medium density neighborhoods are also located in both the northern and southern portions of the Specific Plan. In the north, the medium density neighborhood is bordered by the north-south arterial, a neighborhood park, swim club and the trail system. The homes have an opportunity to benefit from the natural and improved recreational amenities. In the southern section, the Medium density neighborhoods enjoy close proximity to the school, park site, commercial, and business park. The medium density neighborhoods are in Planning Areas 6, 8, 18, and 28.

High density neighborhoods are also located in both the northern and southern sections of the Plan. In the north, the attached homes are adjacent to open space, the swim club, the higher education facility, and improved trails.

In the south, the High density neighborhood is located adjacent to the north-south arterial, the Higher Education site, Commercial Center and the Business Park uses. In this location, the units are targeted for Business Park employees, as well as faculty and students of the college. The high density residential units will be located in Planning Areas 10, and 27.

Of the 2,499 units, 66% are in the Low and Low/Medium densities. Low density neighborhoods will range from 3.4 - 4.8 units per acre. The product will be single family detached at an average of



Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

ILLUSTRATIVE LAND PLAN

MAP 2

TABLE 1 RESIDENTIAL MIX

LAND USE	ACRES	UNITS	NET AVE. DU/AC.	%
LOW				
8,000 S.F.T.	76.4	261	3.4	10%
6,500 S.F.T.	79.9	328	4.1	13%
5,500 S.F.T	121.9	585	4.8	24%
	278.2	1174	4.2	47%
MODERATE				
LOW/MED. - 4,500 S.F.T.	82.5	470	5.7	19%
MEDIUM - 3,600 S.F.T.	53.6	430	8.0	17%
	136.1	900	6.6	36%
HIGH	25.0	425	17.0	17%
TOTAL	**439.3**	**2499**	**5.7**	**100%**

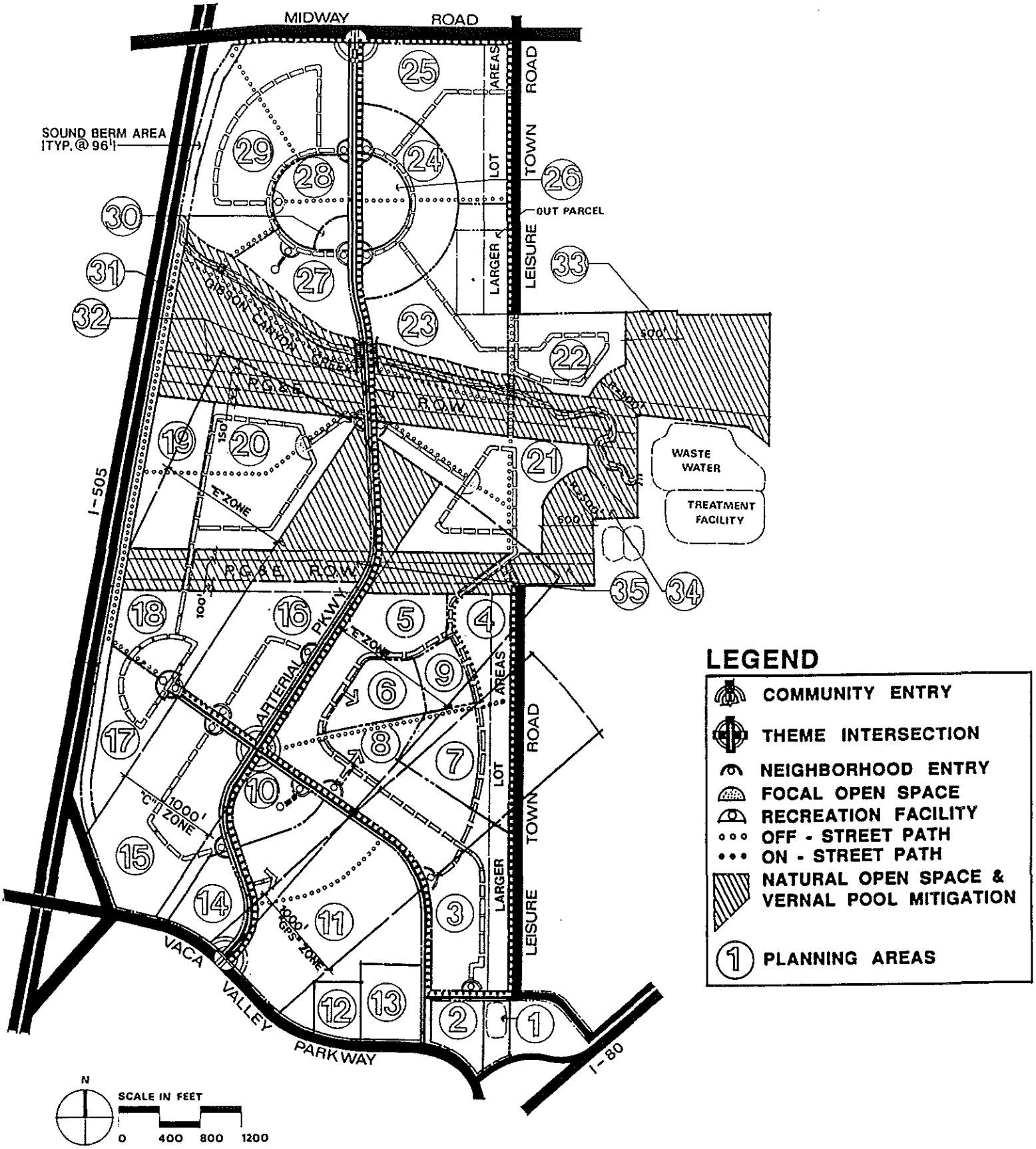
TABLE 2 LAND USE SUMMARY

	ACRES	%
RESIDENTIAL LOW	278.2	32
RESIDENTIAL MODERATE	136.1	15
RESIDENTIAL HIGH	25.0	3
COMMERCIAL*	12.0	1
BUSINESS PARK (EXISTING)*	92.2	11
COMMUNITY COLLEGE, SWIM CLUB,ELEMENTARY SCHOOL	70.2	8
PARKS & OPEN SPACE	230.0	26
MAJOR ROADS	38.1	4
TOTAL	882.8	100

*Commercial area increased from 10.0 to 12.0 acres and business park decreased from 94.2 to 92.2 acres by administrative amendment (September 19, 1995).

TABLE 3 PLANNING AREAS

NO.	LAND USE	ACRES	UNITS
1	DETENTION	1.9	
2	BUS. PARK	4.5	
3	RES. - LOW	44.1	203
4	RES. - LOW	20.9	97
5	RES. - LOW/MED.	24.6	165
6	RES. - MED.	13.4	108
7	ELEM. SCHOOL	10.0	
8	RES. - MED.	9.4	76
9	PARK	6.0	
10	RES. - HIGH	10.0	170
11	COMMUNITY COLLEGE	58.2	
12	BUS. PARK	5.2	
13.	BUS. PARK	10.0	
14	COMMERCIAL	12.0	
15	BUS. PARK	40.8	
16	BUS. PARK	31.7	
17	RES. - LOW/MED.	14.8	84
18	RES. - MED.	18.6	148
19	RES. - LOW/MED.	19.0	108
20	RES. - LOW	36.6	183
21	RES. - LOW	38.9	130
22	RES. - LOW	18.2	61
23	RES. - LOW	33.6	127
24	RES. - LOW/MED.	24.1	113
25	RES. - LOW	36.5	147
26	PARK	8.0	
27	RES. - HIGH	15.0	255
28	RES. - MED.	12.2	98
29	RES. - LOW	49.4	226
30	SWIM CLUB	2.0	
31	SOUND BERM	17.1	
32	GIB. CYN CREEK CORR.	90.0	
33	AGRIC. BUFFER	35.5	
34	TREAT. PLANT BUFFER	10.4	
35	CENTRAL OPEN SPACE	61.0	
	TOTAL	**843.7**	**2499**



MLC Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

PLANNING AREAS

MAP - 3

4.2 units per acre, and will permit typical single family subdivision design or rear garage solutions. The Low Density neighborhoods will target first and second move-up buyers, with larger square footage homes, targeting larger families with children.

The Low/Medium neighborhoods will provide a mix of single family detached homes, as well as, attached units. Densities will average 5.7 units per acre. The detached homes will consist of a variety of small lot alternatives including wide and shallow, zipper and "z" lots, rear garage and alley solutions, and can introduce lower density attached products, typically duplexes. The Low/Medium neighborhoods will target first time buyers, first time move-ups, and retirees.

Seventeen percent of the units are in the Medium Density land use category. The Medium density neighborhoods will represent attached homes and will provide a mix of courtyard clusters, duplexes, townhomes, and flats. Densities will average 8.0 units per acre. Medium density neighborhoods will be required to provide private recreational amenities within each subdivision. Recreational packages may include pool and spa, community center, tot lot, hard court facilities or passive recreational areas. The homes will target first time buyers, single heads of households or retirees.

The High Density neighborhoods will make up 17 percent of the residential units and will consist of attached products. Densities will average 17.0 units per acre. The product type will be townhomes and flats, and can be rental or ownership. Similar to the Medium density neighborhoods, High density neighborhoods will also be required to provide private recreational amenities. These units will target first-time home buyers, single heads of household and retirees.

2.1.2.2 Commercial

A Community Commercial site is incorporated into the Specific Plan and is located near the southern node adjacent to Vaca Valley Parkway in Planning Area 14. The site will provide for the needs of the North Village Specific Plan Area and the northeast quadrant and shall be anchored by a supermarket (unless a competing market has been developed within one mile). The site can include food and drug stores, apparel and accessory stores, business services, restaurants, finance, insurance and real estate services, health services, and variety stores. In addition to these services, the 12 acre site can accommodate radio and television repairs, nursery and garden supply and other homeowner related services.

2.1.2.3 Business Park

Business Park uses totaling ninety-four acres (11%) are concentrated in the southern portion of the Specific Plan in Planning Areas 2, 12, 13, 15, and 16. Areas 2, 12 and 13 front on and have access from Vaca Valley Parkway. Area 15 fronts on Vaca Valley Parkway with access from the north-south arterial (Arterial Parkway) and "E" Collector. Areas 15 and 16 have exposure to Arterial Parkway and gain access primarily from "E" Collector. Direct or short distance access to I-80 and I-505 via Vaca Valley Parkway minimizes the intrusion of truck traffic and noise into the neighborhoods and provides for the greatest exposure along Vaca Valley Parkway. This area provides sites for business offices, manufacturing uses and incidental commercial uses and services.

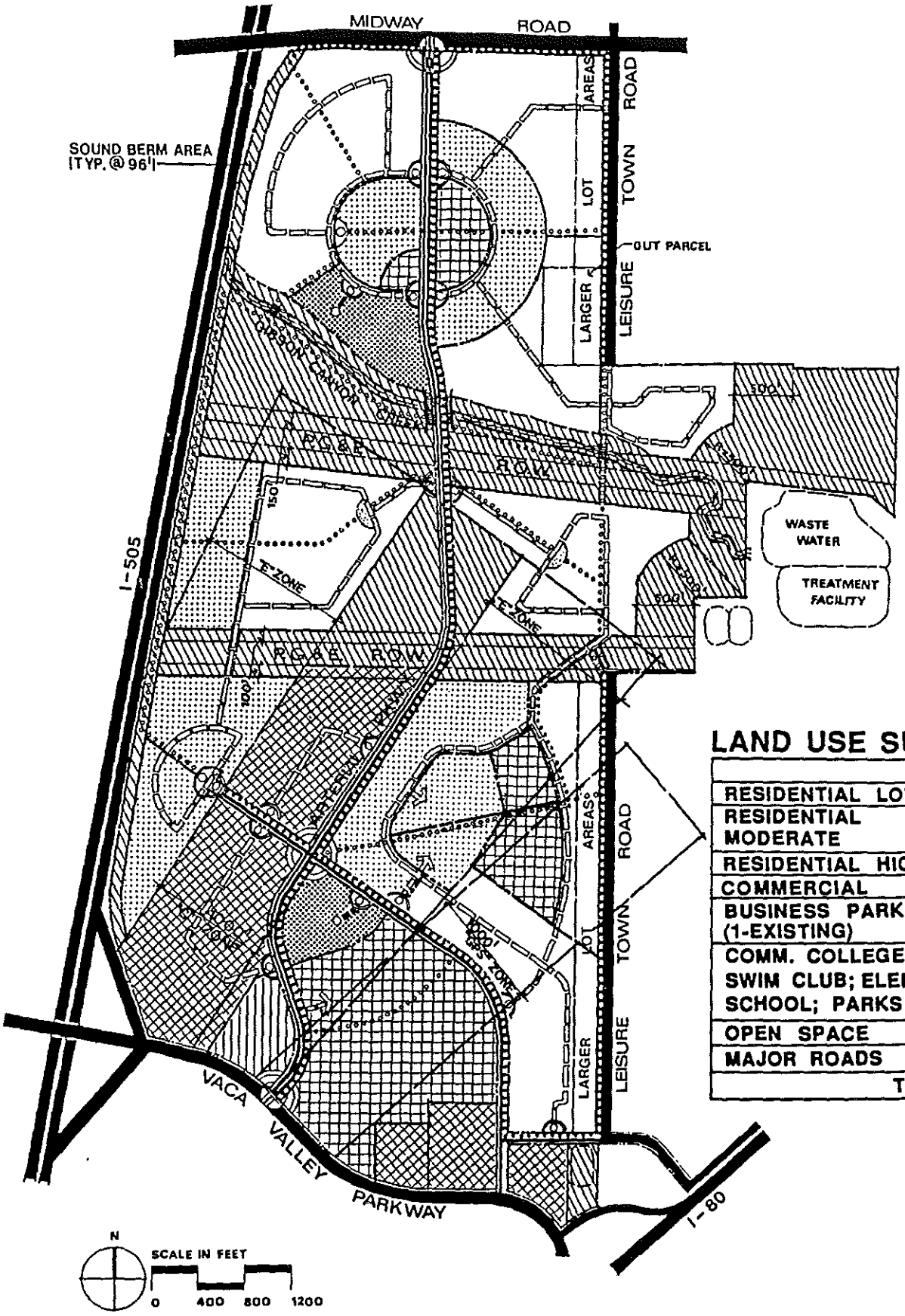
2.1.2.4 Community Facilities

The North Village Specific Plan provides one ten-acre elementary school site, adjacent to a six acre neighborhood park and a sixty acre Higher Education Facility in the southern village.

The year round school site will be dedicated to the school district.

The Higher Education Center has been located in the South for efficient access to and from I-505, via Vaca Valley Parkway, and will serve both regional and local needs. Library facilities, sports fields and a wide variety of classes will enhance the life-style opportunities for each North Village resident, business park user, and the City of Vacaville. The Higher Education Site will be dedicated to the Solano Community College District.

Fire and Police protection will be provided by facilities located outside the North Village Specific Plan area.



LAND USE SUMMARY

	ACRES	%
RESIDENTIAL LOW	278.2	32
RESIDENTIAL MODERATE	136.1	15
RESIDENTIAL HIGH	25.0	3
COMMERCIAL	10.0	1
BUSINESS PARK (1-EXISTING)	94.2	11
COMM. COLLEGE; SWIM CLUB; ELEM. SCHOOL; PARKS	84.2	9
OPEN SPACE	216.0	25
MAJOR ROADS	38.1	4
TOTALS =	883.8	100

N

SCALE IN FEET

0 400 800 1200

MLC Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

LAND USE PLAN

MAP - 4

2.1.2.5 Open Space, Parks and Recreation

The North Village Specific Plan devotes twenty-six percent of its land area, 230 acres, to various forms of natural and improved open space. These open spaces are in addition to the landscaped roadway edges described in Chapter 6, and do not include the normal required setbacks, private open space or buffers.

A. Natural and Enhanced Open Space

Natural and enhanced open space areas consist of the Gibson Canyon Creek Corridor; agricultural buffer; sanitation plant buffer; I-505 sound buffer; and the central open space.

Gibson Canyon Creek is designated in the Vacaville General Plan as a Riparian Preserve, intended for natural habitat preservation and low impact trail systems. Due to off-site drainage demands and flood safety considerations, the creek will accommodate anticipated 100 year storm flows (See Figure 38 in Section 3.3). The corridor will be re-vegetated with native plant material and will incorporate a 10-foot pedestrian/bicycle path.

Vernal pool mitigation areas are located in open space areas on the land use map. The vernal pool mitigation areas will present interpretive gardens along the open space trail system.

A linear landscaped corridor extends along the entire western frontage adjacent to the I-505. Within the corridor, a landscaped berm with low walls contains trails meanders around orchard rows and will serve as the required noise mitigation barrier for the community, while providing a critical link in the internal trail system (see Section 3.3.2.6). Introducing North Village's landscape theme along I-505, this extensive open space feature will become a landmark for North Village.

Along the extreme eastern edges of the Specific Plan, 500 foot landscaped areas will buffer existing agriculture and separate proposed homes from the waste water treatment plant.

Natural and improved open spaces which are public, will be dedicated to the City.

B. Neighborhood Parks

An eight acre park and two acre swim club are proposed in the northern section of the Plan. A six acre park adjacent to the elementary school is planned for the southern area. The parks have been located to serve the residential units within a one-half mile radius. The two park sites will be dedicated to the City.

C. Expanded Landscape Edges

In addition to the landscaped edges within the road rights-of-way at Midway, Vaca Valley Parkway and Leisure Town Road, twenty-five foot landscaped setbacks will be provided along Midway and Vaca Valley Parkway and a twenty-eight foot setback will be provided along the northern and southern sections of Leisure Town Road. In some sections, these setbacks will include pedestrian and bicycle paths.

D. Neighborhood Features

The criteria for pedestrian/bicycle paths, project entry/focal open spaces and land use transition buffers are discussed in Section 3.3, Landscape Plan, of the Specific Plan. These neighborhood features will be provided by the individual builder/developer of each residential area and represent critical links to the total open space network. Pedestrian/bicycle corridors are a minimum of 30 feet wide (10 foot path, 20 feet of landscaping), project entry/pocket parks or recreation facilities are a minimum of one half acre.

2.1.2.6 Circulation

To provide a variety of transit alternatives, the Specific Plan will incorporate a circulation hierarchy, which includes a primary north-south arterial, collectors, local roads, bicycle and pedestrian paths.

A. Roads

Precise road standards are described in Section 3.2. The entry design theme monumentation at Vaca Valley Parkway and Midway Road presents enriched landscaping and garden walls. From the primary entries, the Arterial Parkway moves through the Specific Plan and introduces the variety of land uses through secondary entry statements. The intersections are defined with decorative pavement. Bicycle and pedestrian paths are on each side of the roadway, are separated from traffic with landscape plantings. A landscaped 16-foot median further complements the thematic monumentation and extends its entire length.

As the Arterial Parkway moves from the formality of the Midway - Vaca Valley entries, into the central open space, a low split rail fence with periodic orchard-like tree plantings define the road edge.

Collectors join the Planning Areas. Access is provided into the neighborhoods via the residential collectors and a meandering street pattern which discourages through traffic in Residential Areas.

B. Pedestrian and Bicycle Paths

In addition to the sidewalks and bicycle paths contained in the arterial and collector roads, 10-foot asphalt paths for pedestrian, jogging and bicycle uses are integrated into the Planning Areas.

C. Transit

Bus loading and unloading turnout pockets will be provided along the Arterial Parkway adjacent to the Higher Education site and next to the Commercial Center between "E" Collector and Vaca Valley Parkway, and in the north on both sides of the Arterial Parkway at the neighborhood park and swim club.

Traffic impacts on city streets can be reduced through Transportation System Management (TSM) measures which encourage employees to rideshare and to travel at times outside the normal peak travel periods. The citywide traffic model incorporates and depends upon a 30 percent peak hour trip reduction factor to meet proposed level of service (LOS) standards. Projects in the Specific Plan area will need to provide trip reduction levels consistent with the estimates in order to be consistent with the General Plan.

The City of Vacaville adopted an employer based trip reduction ordinance implementing TSM in July of 1992. The ordinance requires employers to take various actions to reduce the number of home to work trips by a variety of programs. The predominate program is private ridesharing. All projects within the North Village Specific Plan Area are required to comply with provisions of the City's Trip Reduction Ordinance and any future amendments thereto.

3.0 SPECIFIC PLAN PROJECT WIDE DEVELOPMENT STANDARDS

3.1 PROJECT WIDE DEVELOPMENT STANDARDS

The Development Standards, as shown in this Chapter, are to be followed for each Land Use and within each Planning Area. The development standards apply to both public and private development areas within the Specific Plan.

3.1.1. General

A. All development within the Specific Plan shall be in conformance with Chapter 5.0, Specific Plan Zoning Regulations, the design standards contained in Chapter 6.0, Community Design Standards and Guidelines, and the Vacaville Municipal Code.

B. The development of the Specific Plan will be in accordance with all applicable State laws, Vacaville City Regulations, and the adopted North Village Development Agreement.

C. Any lots created within the Specific Plan will be in accordance with State law, and the development standards of the Specific Plan Zoning Regulations.

D. Development applications will be required to follow the procedures as described in Section 7.0, Implementation.

E. Applications for any tentative map, parcel map or development plan for any parcel adjacent to designated open space mitigation areas shall be required to be consistent with the Resource Management Plan, Section 3.7 Resource Management.

F. All Planning Areas will be required to disclose to prospective buyers or tenants the presence of, and possibility of odors from the Gibson Canyon Creek Wastewater Treatment Plant and the American Home Food Products facility.

All planning areas will be required to provide evidence of the existence of covenant language with the filing of tentative maps, as described in Appendix 8.6, to protect the Gibson Canyon Creek Wastewater Treatment Plant and American Home Food Products plant from nuisance complaints and to disclose the covenant to prospective buyers and tenants through the preliminary title report and inclusion in the C.C. & R's for the project.

G. Standards relating to signage, and landscaping will conform to the requirements of the Specific Plan, detailed in Chapter 3.0, Specific Plan Project Wide Development Standards, and Chapter 6.0, Community Design Standards and Guidelines.

H. Design treatments are to be consistent with Chapter 6.0, Community Design Standards and Guidelines.

I. Lighting and Landscaping Maintenance Districts will be formed to finance the maintenance of roadway medians, street trees, street lights, parks, detention basins, landscaping improvements, the I-505 sound buffers, recreational trails, monumentation, natural open space and open space mitigation areas.

J. Development applications for Planning Areas adjacent to biologically sensitive areas, or containing mature trees, will be required to be consistent with Section 3.7, Resource Management.

K. Planning Areas which are subject to overflight zones from Nut Tree Airport will be required to designate overflight easements with the filing of the tentative map.

L. Planning Areas which are subject to setbacks from P. G. & E. transmission lines will be required to designate setback easements with the filing of the tentative map.

M. A disclosure statement informing property owners of easements and covenants including those pertaining to odor and overflight, notification about adjacent land uses (e.g. wastewater treatment plant, agricultural processing facilities and operations, high density housing) and assessments and their annual costs which may be imposed on the property will be submitted to the Community Development Director for approval. The developer will provide the disclosure to each new property owner for signature and file it with the title report at the County Recorder's Office.

N. Pursuant to the Development Agreement, North Village is permitted development rights prior to the construction of the Leisure Town overcrossing improvements. When 1,500 dwelling units have been approved and overcrossing ramps fall below LOS D, development will stop or gap funding provisions to reconstruct the overcrossing will be implemented. The specific details are contained in Paragraph 2.H (page 11) of the Development Agreement.

O. Pursuant to the Development Agreement, multi-owners assessment district for roadwork, gap funding for reconstruction of the Leisure Town overcrossing, water and sewer improvements will be formed. The specific details are contained in Paragraph 2.I (page 11) and 4.B (page 14) of the Development Agreement.

P. The permitted uses as shown on Map 4, will include Residential, Commercial, Business Park, a Higher Education center, an Elementary School, Parks, and Open Space. The land uses which are permitted in each Planning Area are discussed in Chapter 4.0, Planning Area Development Standards. Zoning Districts are shown on Map 22. Development applications are to be consistent with the zoning regulations for each district as discussed in Chapter 5.0, Specific Plan Zoning Regulations, and the Vacaville Municipal Code.

3.1.2. Residential

A. The maximum number of dwelling units will be 2,499 on 439 acres, as shown on the Land Use Plan, Map 4. (Consult the Development Agreement, Paragraph 5.N, for provisions which allow the developer to seek a Specific Plan amendment to allow for an additional 100 units.)

B. The Specific Plan is permitted to develop at the rate of 300 dwelling units per year. In the event 300 units are not requested, one hundred fifty permits can be carried over into the successive year. The maximum number of units which can be carried over per year is 150.

C. Dwelling units may be transferred among the Planning Areas. The process for the transfer of dwelling units is outlined in Section 7.3.3.2, Transfer of Dwelling Units.

D. The maximum allowable number of dwelling units assigned to each Planning Area as discussed in Chapter 4.0, Planning Area Development Standards, may change in the Design Review process as a result of adjustments to site acreage, site area lotting standards, required setbacks, final Corps of Engineers wetland

delineation or other factors. The loss of acreage shall cause a proportional reduction in the number of dwelling units allowed within the affected planning area. A reduction of dwelling units from a single Planning Area may be accommodated through an increase in density within the subject area or through transfer to another area subject to procedures described in Section 7.3.3.2, Chapter 7, Implementation.

E. Most residential Planning Areas will contain an entry feature consistent with Figure 5.

F. As identified in Chapter 4, Planning Area Development Standards, higher density residential Planning Areas will contain private recreational areas.

G. As identified in Chapter 4, Planning Area Development Standards, residential Planning Areas will be required to provide walls and fences consistent with Figure 42, Walls and Fence Details.

H. Where Planning Areas abut the I-505, development plans will require a sound berm and buffer as shown on Figure 40.

I. Where Planning Areas abut open space areas, development plans will require fencing and buffering consistent with Figures 41 and 42.

J. Lots adjacent to Leisure Town Road will be consistent with the Standards in Sections 4.3, 4.4, 4.23 and 4.25.

K. Residential and Business Park setbacks will be required to be consistent with Figure 47, Business Park/Residential Setbacks.

L. Development applications will be required to vary product design types and setbacks as detailed in Chapter 4, Planning Area Development Standards and Chapter 5, Specific Plan Zoning Regulations.

M. All development which is in the "C", "E", or "F" zones of the Nut Tree Airport are required to develop in accordance with the Land Use Compatibility Zone standards contained in the Vacaville Municipal Code.

3.1.3. Business Park

A. All development which is in the "C", "E", or "F" zones of the Nut Tree Airport are required to develop in accordance with the Land Use Compatibility Zone standards contained in the Vacaville Municipal Code.

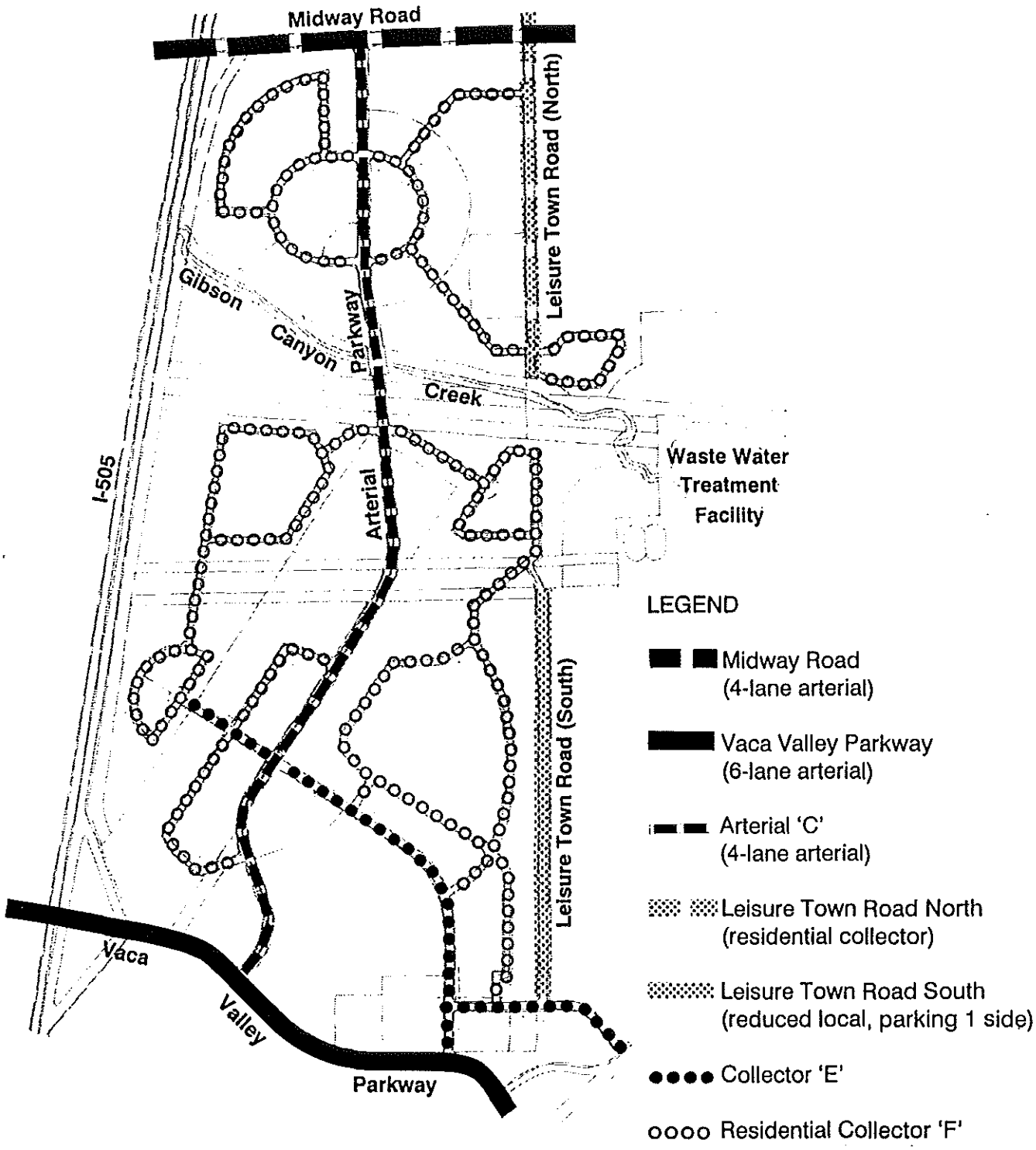
B. Business Park and Residential setbacks will be required to be consistent with Figure 47, Business Park/Residential Setbacks.

C. Where Planning Areas abut open space areas, development plans will require fencing and buffering consistent with Figures 41 and 42.

3.1.4. Commercial

A. All development which is in the "C", "E", or "F" zones of the Nut Tree Airport are required to develop in accordance with the Land Use Compatibility Zone standards contained in the Vacaville Municipal Code.

B. The commercial site is to be anchored by a supermarket unless a competing market has been developed within one mile.



Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

CIRCULATION SYSTEM

MAP 5

3.2 CIRCULATION PLAN

Maps 5, 8 and 9 illustrate the vehicular and pedestrian/bicycle and circulation systems of the North Village Specific Plan. A hierarchy of movement networks has been established which minimizes conflicts between vehicles and other modes of movement. The system provides direct and convenient access to Residential, Commercial, Business Park, Higher Education Center and Recreational Planning Areas through a safe and efficient network which includes: Arterials, Collectors, Residential Collectors and Local Roadways. Roadway plans and cross-sections are shown on Figures 6 -through 33 in Section 3.3.2.2.

3.2.1 Circulation Development Standards

A. Roads shall be sized in accordance with City of Vacaville standard and the City's current traffic model as specified in this Specific Plan.

B. All public circulation improvements will be dedicated to the City and will be constructed to City standards, and this Specific Plan.

C. Circulation improvements will be constructed as development occurs.

D. Off-site roads and over crossings will be paid for by Traffic Impact Fees and other funding sources. (See Implementation Chapter 7.0)

E. All Planning Areas shall include provisions for bicycle and pedestrian circulation consistent with the overall Circulation Plan and the Landscape Plan.

F. Through-traffic should be discouraged within residential neighborhoods. Arterials and collectors should be implemented as limited access roadways. Residential neighborhoods should be served by local roads and residential collectors.

G. No direct access for individual dwelling units will be provided onto the "A", "B", and "C" arterials or the "E" collectors.

H. Arterial roadways will be developed as community theme streets featuring coordinated streetscape and parkway landscaping themes (Refer to Streetscapes Section 3.3.2.2).

I. Noise studies will be required and mitigation measures implemented in the form of berms and walls for all Planning Areas adjoining I-505, arterials and the "E" collectors.

J. Final determination of lane widths at intersections of arterials and collectors, and signal demands will be made at time of submittal of Area Plans.

3.2.2 Arterials

In general, arterials establish the community's backbone movement system and create the landscape theme. Three arterial roadways service the North Village Specific Plan areas. Midway on the north, Vaca Valley Parkway on the south and the internal Arterial Parkway. (Designated as A, B and C on Map 8)

A. Midway Road ("A", "A-1" and "A-2" on Map 8, and Figures 6 and 7)

Midway Road will be improved with 56 feet of paving for travel lanes, shoulders and bicycle lane with curb and gutter on both sides. The North Village edge will have a minimum 30 foot landscaped strip containing a 10 foot wide pedestrian/bike path. From the northern community entry eastward, the six existing trees will be preserved.

B. Vaca Valley Parkway ("B" on Map 8, and Figures 8 and 9)

With an eventual six lane section and a 124 foot right-of-way, this Arterial serves not only as the main southern access route to North Village, but also will serve Business Park and Medical Center land uses to the south. The roadway dimensions and landscape design for the median and right-of-way edges have been established by the previous Business Park approvals. The edge adjacent to North Village will provide an additional 25 foot public utility easement containing a 10 foot pedestrian/bike path and landscaping from the I-505 on ramp to the I-80 west bound off ramp.

C. Arterial Parkway ("C-1" through "C-9" on Map 8, Figures 10 through 27)

Arterial Parkway has two distinctive road sections which reflect the traffic volumes and site conditions of the Specific Plan. In the north from Midway Road to the Gibson Canyon Creek Bridge the right-of-way is 138 feet; and in the south from the P. G. and E. right-of-way line, to Vaca Valley Parkway, the right-of-way is 130 feet wide.

Four lanes are divided by a 16 foot median. One edge has an 18 foot theme planting area, a 10 foot bicycle path and an 8 foot landscape strip bordering Planning Area walls, fences or additional landscaped easements. The opposite side contains an 8 foot landscape strip, a 6 foot sidewalk and an 8 foot landscape strip, or adjacent business park and commerical landscape setback.

The second right-of-way section of Arterial Parkway is the central 2400 foot portion of the road as it passes through the Central Open Space areas of the Specific Plan. Between the Gibson Canyon Creek Bridge and the northern corner of Planning Area 4, it consists of four lanes, 122 foot right-of-way, with a 36 foot wide, landscaped strip containing the 10 foot pedestrian/bicycle path. The other edge will have 6 feet of landscaping and a rail fence to define the transition into open space areas. An additional 8 foot landscape easement is required on the western edge of the Arterial Parkway in the northern development area of North Village.

The crossing of Arterial Parkway with "E-1" Collector in the south is treated as a Theme Intersection. This intersection, along with the community entrances at Midway Road and Vaca Valley Parkway are further described in Section 3.3.2.1 and shown on Figure 2.

3.2.3 Leisure Town Road ("D" on Map 8, Figures 28 and 29)

Leisure Town Road will be split into a north and south section by abandoning the portion between Gibson Canyon Creek and the southern P. G. and E. right-of-way line. These two sections will serve only the local residential properties east of the Specific Plan area. Connections to local roads within Planning Areas 4, 22, 25 will provide secondary outlets for Leisure Town Road traffic. The existing right-of-way which currently contains 40 feet of paving and drainage swales on both sides will be reconstructed to City Standards within the right-of-way. In the southern section a 60 foot right-of-way will contain a 32 foot road with curb and gutter each side. The western edge along the North Village development will have a 8 foot landscape strip, a 10 foot path and an additional 10 feet of landscaping to Planning Area fencing. The eastern edge will not have sidewalk or landscaping.

The northern section will provide a 68 foot right-of-way with 40 feet of roadbed with two 8 foot landscape strips and a 10 foot path.

3.2.4 Collectors ("E-1" and "E-2" on Map 8, Figures 30 and 31)

"E" Roadways are 90 foot right-of-way collectors which connect to the Arterial Parkway and provide access to the Residential, Business Park, Educational and Recreational uses in the southern Planning Areas of the Specific Plan. As shown in Figures 30 and 31, the right-of-way has a 40 foot travelway, an 18 foot landscaped area, a 10 foot

pedestrian/bicycle path and an 8 foot landscape strip on one side. The opposite side has a 6 foot monolithic sidewalk and an 8 foot landscaped area.

3.2.5 Residential Collectors ("F" on Map 8, Figure 32)

Residential collectors are 60 foot rights of way containing 40 feet of paving and 4.5 foot monolithic sidewalks. These roadways loop through, or connect, all Planning Areas with the Arterial Parkway, "C" and "E-1" Collector. The residential collectors as shown on the Specific Plan Map are illustrative. The exact location and design will be set in the tentative map and design review process.

3.2.6 Local Streets ("G" on Map 8, Figure 33)

Local streets will meet City standards and will be a minimum of 50 feet of right-of-way with 36 feet of pavement and 4.5 foot monolithic sidewalks.

3.2.7 Private Roads and Drives

Private drives will be constructed to City structural standards and will be reviewed on a case by case basis. Private drives may be appropriate in higher density areas and as courtyards and alleys. Where alleys are proposed they shall be 20 feet wide with a minimum additional 5 feet to all garage doors or parking stalls. A funding source sufficient to maintain private drives will be required.

3.2.8 Bus Turnouts

Bus loading and unloading turnout pockets will be provided along Arterial Parkway, north and south of "E-1" Collector, and adjacent to Planning Areas 24 and 28. Turnouts will meet City standards and incorporate shade structures and seating.

3.3 LANDSCAPE PLAN

Much of the community's image is perceived through the design of the streetscape system and public area landscaping. Thus, in order to create a unique and special community, special attention has been given to these areas. The proposed landscape system reflects the agrarian heritage of the Vacaville area and complements the natural features of the site. Key concepts behind the overall Landscape Plan are shown on Map 6 and include:

(1) A hierarchy of community entries and intersections which reinforce land use patterns.

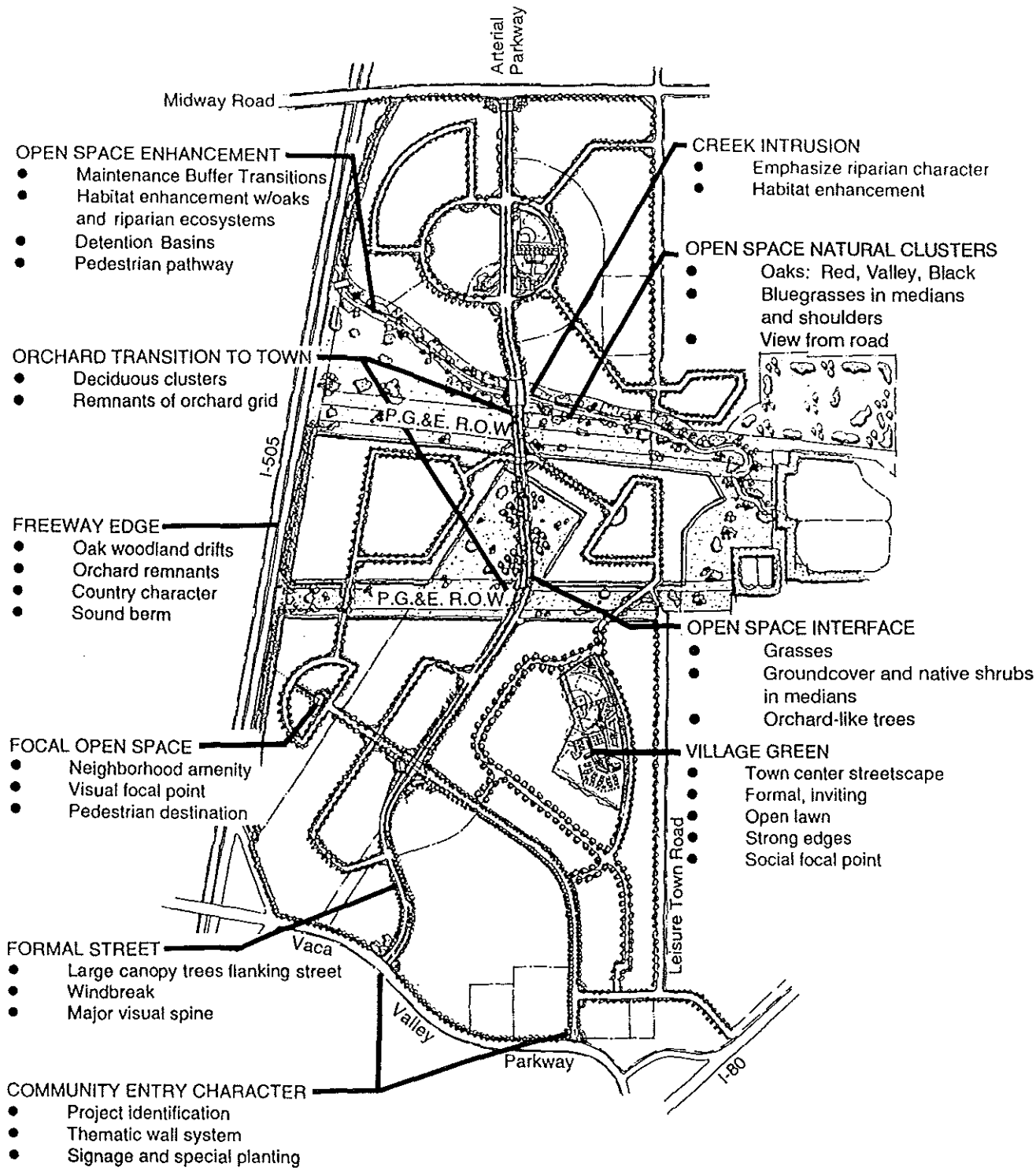
(2) A distinctive and generously landscaped streetscape system utilizing a combination of orchard grid planting and informal oak clusters appropriate to the country setting.

(3) A streetscape which responds to the unique characteristics of the mix of land uses.

(4) A comprehensive network of pedestrian and bike pathways which provide non-auto links between the residential areas of the community and schools, parks, and shopping opportunities.

(5) The integration of storm drainage, open space and habitat enhancement with overall community design.

(6) Protection and enhancement of natural site features, particularly Gibson Creek and the wetlands area through provision for an extensive open space system.

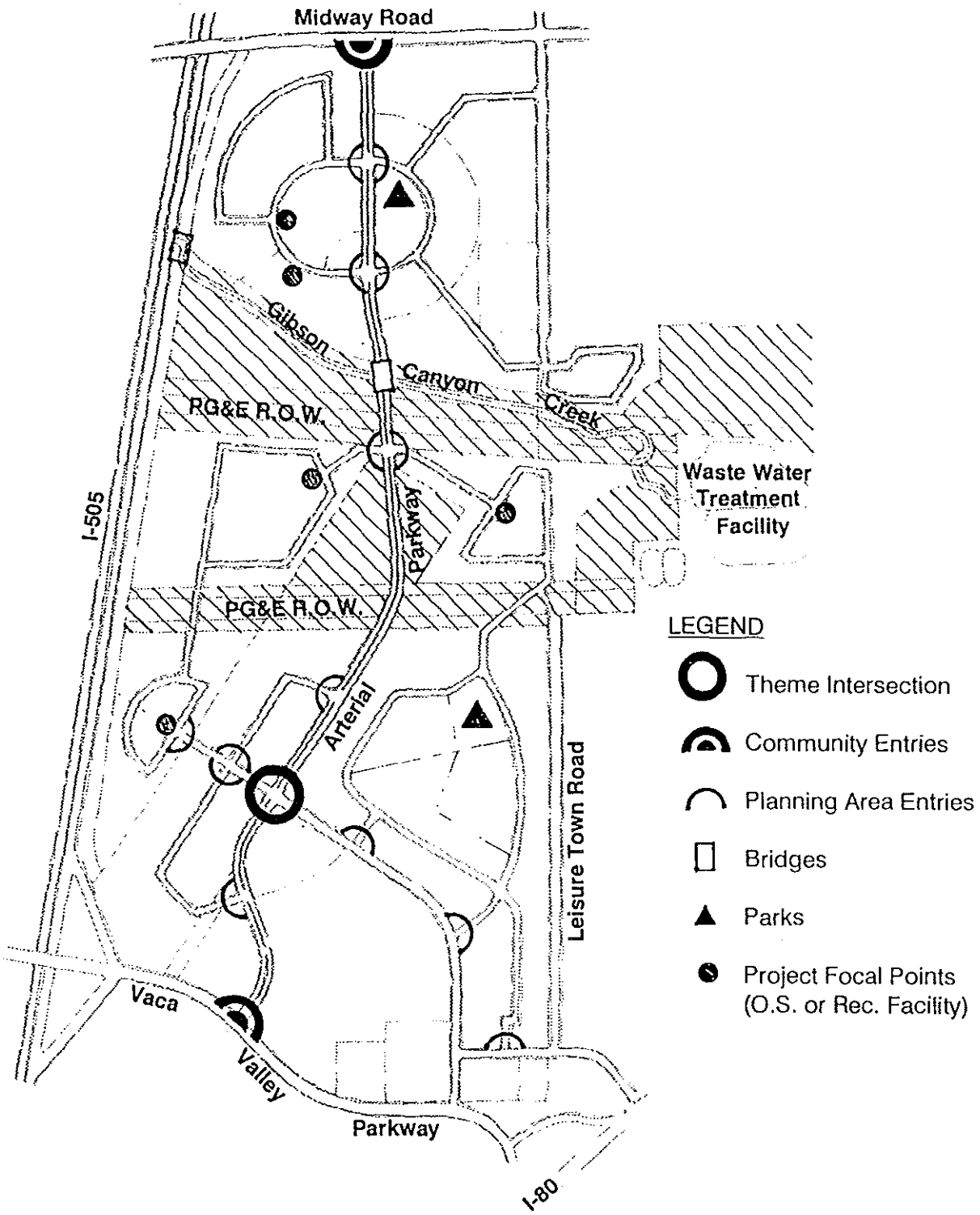


Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

LANDSCAPE PLAN

MAP 6



Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

COMMUNITY FEATURES

MAP 7

(7) Emphasis on public's awareness of creek and open space areas through the layout and design of streetscape and path system.

(8) Provision of parks which are the social and visual focus of the residential neighborhoods.

(9) A thematic system of street furniture and a landscape planting palette providing visual unity for North Village community.

(10) Transitional buffers that minimize potential conflicts between development areas, the freeway and open space areas.

3.3.1 Community Wide Landscape Standards

A. All pathway and landscape features shall conform to the City of Vacaville Parks and Recreation Design Standards and the Comprehensive Parks, Recreation and Open Space Master Plan.

B. All detailed landscaping plans for public areas and roadways will be prepared by a qualified landscape architect for review by City staff and decision-making agencies.

C. The North Village shall be responsible for maintenance and upkeep of all common landscape areas until such times as these operations are the responsibility of other parties.

D. Wherever possible, landscaping shall be accomplished with the use of plants native to the region and drought resistant plant species which are adapted to the local site conditions.

E. Utilize efficient automatic, low flow irrigation systems which minimize runoff and evaporation and maximize the water reaching plant roots will be required. Subsurface drip irrigation systems are preferred by the City.

F. All intersections shall conform to sight distance requirements contained in the City's Standard Specifications.

3.3.2 Common Area Landscape

The common area landscape system of the North Village (Map 7) is comprised of:

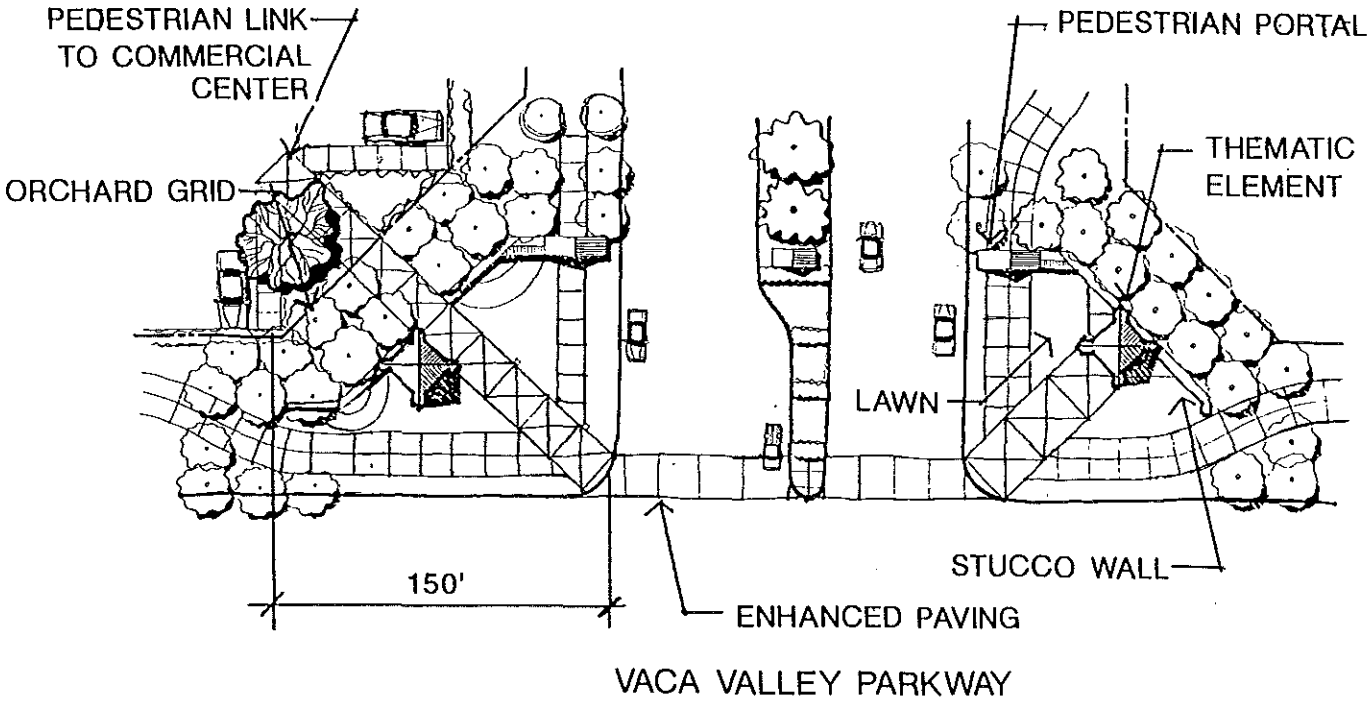
- Community Focal Elements,
- Streetscape System,
- Parks Focal Open Space and Recreation Facilities,
- Pedestrian/Bike Paths Networks,
- Open Space System,
- Transitional Buffers,
- Thematic Community Furnishings.

3.3.2.1 Community Focal Element

The North Village Plan uses a hierarchy of focal elements to reinforce the community structure. These elements will provide the essential orientation and neighborhood identity to assist vehicular and pedestrian movement. (See Map 7)

There are four categories of focal elements:

A. Community Entries
B. Theme Intersection

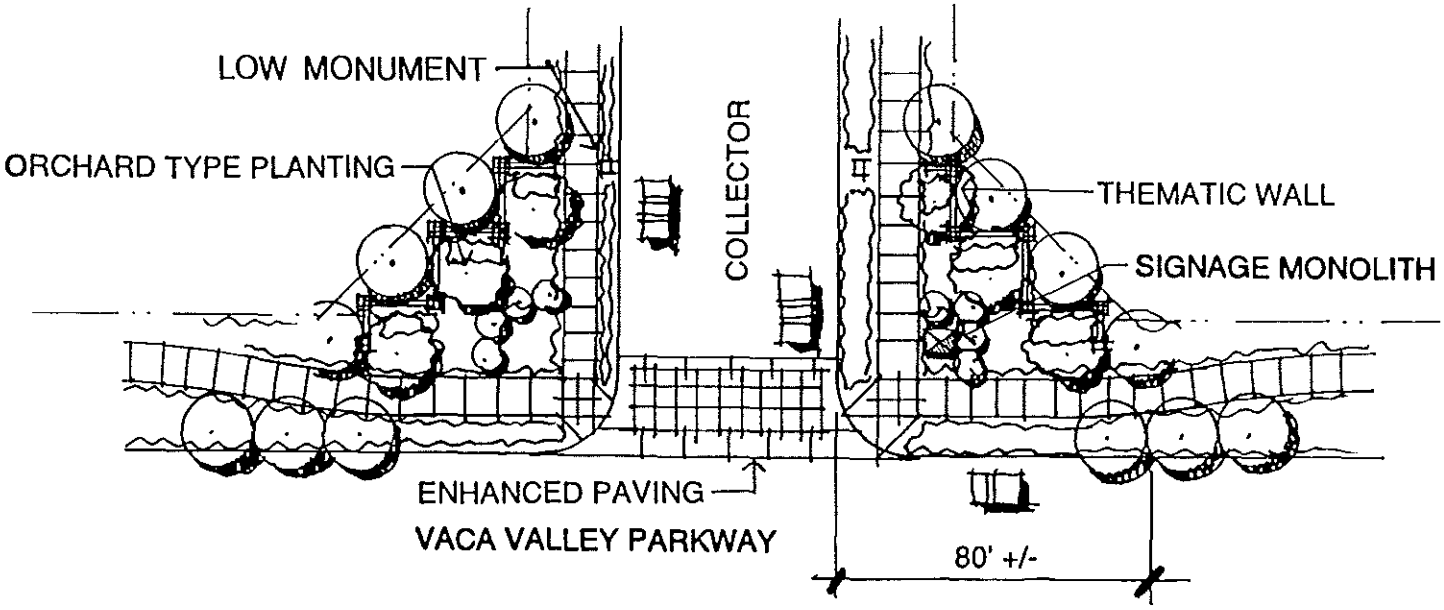


MAJOR SOUTHERN ENTRY

Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

COMMUNITY ENTRY CONCEPT (SOUTH) **FIGURE 1**

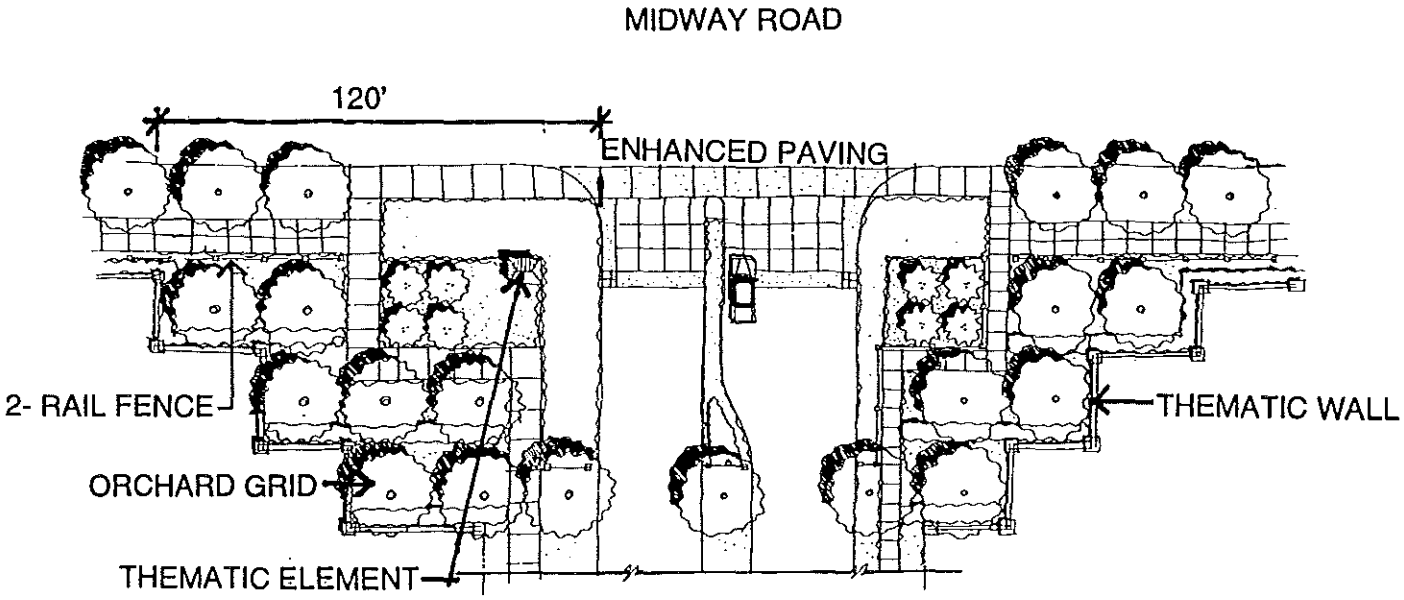


SECONDARY SOUTHERN ENTRY

Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

COMMUNITY ENTRY CONCEPT (SECONDARY) **FIGURE 2**



NORTHERN ENTRY

Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

COMMUNITY ENTRY CONCEPT (NORTH) **FIGURE 3**

C. Planning Area Entries
D. Gibson Canyon Creek Bridge

A. Community Entries

These are the areas of first impression and as such receive special attention. Thus, the community entries at Vaca Valley Parkway and Midway will have an enhanced landscape and hardscape treatment. (Figures 1 and 3)

The major Southern Community Entry (Figure 1) character reflects it's village center context. Flanked by the Commercial Center and Higher Education Center, this entry is designed to be in scale with the prominence of these major activity-generating uses. To achieve this effect, the design provides for:

(1) A generous 150' landscape triangle on each side of entry.

(2) A central, theme element set on a diagonal to the intersection is flanked by a simple stucco wall. This wall encloses an open lawn plane and terminates in a pedestrian portal over the path on the entry road.

(3) The pedestrian portal design is repeated on both sides of the road and in the median.

(4) Tall columnar trees planted in an orchard grid create a back drop for entry wall.

(5) Windows and view portals in the entry wall allow views into the Commercial Center and Higher Education Center.

(6) Signage and lighting are integrated into the theme/portal system.

(7) A simple lawn with perennial and seasonal color highlight community entry.

(8) Low hedges, perpendicular to the road, stepping down from the median portal.

(9) Enhanced paving is used in crosswalks and continues through lawn to the tower element.

(10) Classic, California mission style materials and colors are utilized.

The secondary Southern Community Entry (Figure 2) projects a corporate image in keeping with the Business Park on both sides of this entry. The use of North Village Community thematic elements such as orchard grid plantings and a low stucco wall provide balance to the entry.

Key design elements include:

(1) A 80' landscaped setback on each side of the entry.

(2) Low thematic mission style stucco wall/entry sign system.

(3) Low monuments flank sidewalk and create a gallery.

(4) Orchard grids of trees reflecting the heritage.

(5) Small accent trees, filmy groundcover, perennials and shrubs to create a distinct landscape statement.

(6) Special lighting to highlight planting and wall system.

(7) Enhanced paving at crosswalk.

The Northern Community Entry reflects the residential country character of the northern portion of the North Village community. (Figure 3) Key design requirements include:

(1) A 120' landscaped triangle on each side of the entry.

(2) Use of a white, 2-rail fence weaving through an orchard of trees to create memorable entry image. A portion of rail fence will bisect the median and align with two edges to create a gateway.

(3) A thematic mission style capped stucco wall (see Section 3.3.2.7) provides a backdrop and buffer for residential areas.

(4) A jogged pedestrian path creates an entry sequence.

(5) Enhanced paving used in crosswalks.

(6) Low groundcovers, perennial color and staggered evergreen shrub right-of-ways create a distinct character.

(7) A small version of the tower element is utilized to identify the entry.

B. Theme Intersection

The theme intersection lies at the intersection of the major community arterial and collector road. It is the village green: the core of the community. The variety of land uses found in the community are represented at this crossroad - public facilities, residential and employment center. (Figure 4) The design criteria for intersections includes:

(1) A 100' landscaped triangle on each corner of the intersection is provided to create a village green.

(2) A direct pedestrian connection between adjacent land uses is required.

(3) Intersection and pedestrian crosswalks are highlighted with enhanced paving.

(4) Tall columnar trees in formal rights-of-way will define edges of space.

(5) Sight lines are to be considered when locating planting and feature elements.

(6) The green is enclosed with low thematic walls which terminate in low monuments or pedestrian portals.

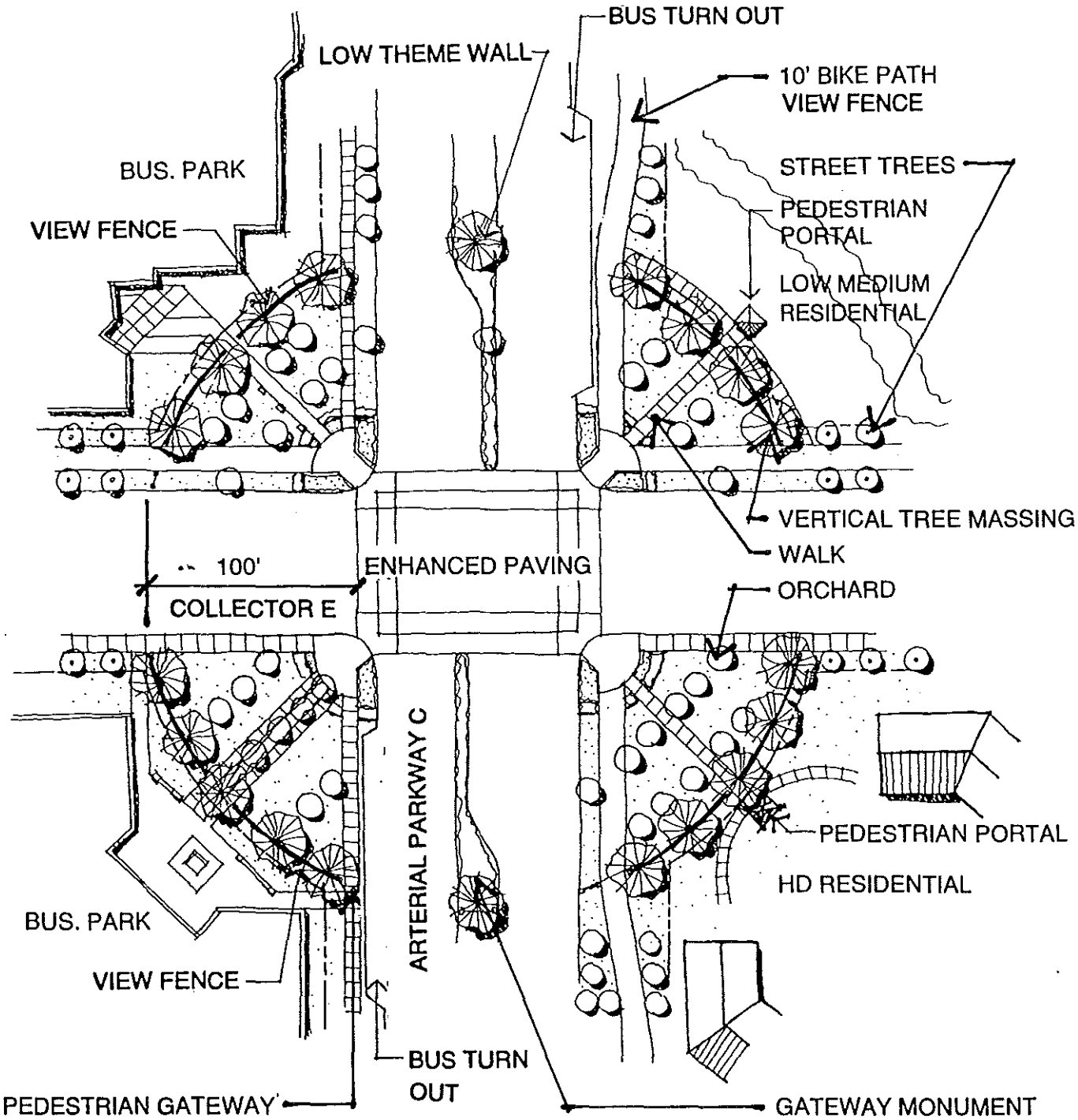
(7) Monolith in median defines entry.

(8) Smooth simple planes of lawn with perennials and flower shrub accents are used.

(9) Special accent/drama lighting used to distinguish area.

C. Planning Area Entry

The Planning Area entries provide safe and identifiable access points to residential neighborhoods, business parks and commercial developments (Figure 5). While each

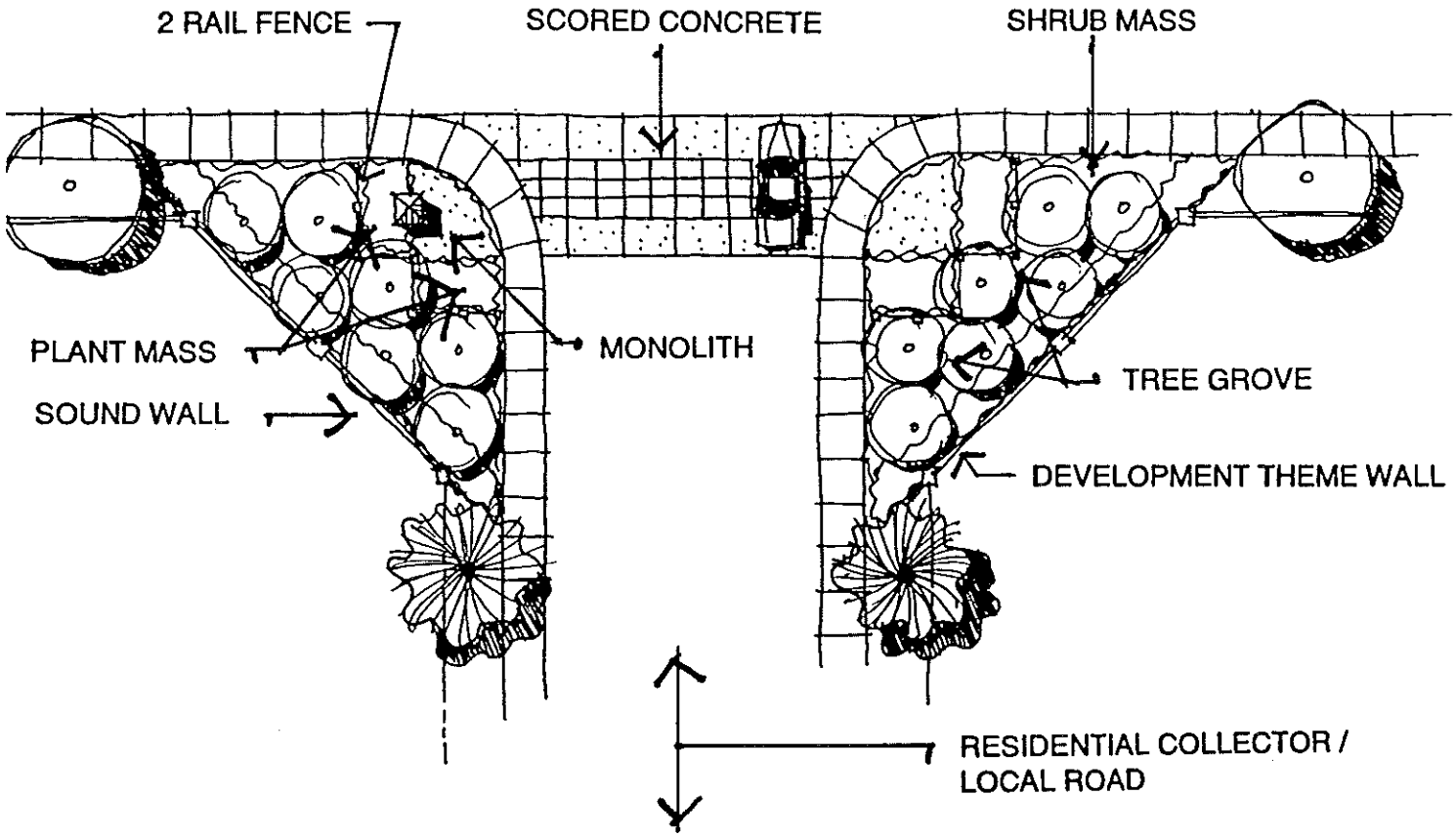


Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

THEME INTERSECTION CONCEPT

FIGURE 4



Mission Land Company
an Koll company

NORTH VILLAGE SPECIFIC PLAN

PLANNING AREA ENTRY CONCEPT **FIGURE 5**

entry shall have a distinct flavor which reflects the character of that special neighborhood use, the entries will conform to the following design criteria:

(1) A minimum 45' wide landscaped triangle on each side of road will be dedicated to an entry element.

(2) A minimum 20' wide band of scored concrete paving will be provided across street.

(3) Low entry signage wall (separate from development wall) based upon 3-rail fence or thematic stucco wall that will identify the neighborhood center.

(4) Special lighting to uplight trees and wash sign walls will be provided.

(5) Where possible, private common landscape areas and recreation facilities or major plazas should be located and designed as an integral part of neighborhood entry.(Figures 36 and 55)

(6) Small flowering trees (24" box) will frame all entries.

(7) Flowering evergreen shrubs (5 gallon), perennials, vines and groundcovers will provide structure and seasonal interest. (See Appendix 8.5, Plant Matrix.)

(8) Sidewalk layout will be integrated with entry design.

D. Gibson Canyon Creek Bridge

Engineered to achieve transportation and flood control criteria, the bridge is faced with stone and shaped to present a rural character. (Figures 16 and 17)

(1) The bridge will be a stone-faced base with concrete columns and simple metal rail.

(2) Historic light elements will be integrated into the column design.

(3) Concrete abutments will be minimized and screened with riparian vegetation.

(4) The bridge design will consider views from the adjacent road and trails.

3.3.2.2 Streetscapes

The streetscape system for North Village is integral to the overall image. Rather than create a uniform, monocultural structure, the landscape response has been to complement the open space areas, to highlight community areas (such as the parks), and to respond to the various requirements of the different land uses along the roadway system. Residential areas are to be screened, while retail areas need to be visible. In the open space areas, the street trees extend beyond the rights-of-way to provide a transition and create natural and agrarian remnant patterns in scale with the setting. This pattern is reinforced with the fence and wall design.

The streetscape prototypes describe both the landscape character of the street and establish the street and sidewalk widths based upon the City of Vacaville's standards. Development of any given street will occur in conformance with the design criteria and engineered dimensions established for that particular street. Along the arterial parkway, the right-of-way width and the landscape treatment varies to respond to the different types of land uses; however, consistent road width is retained. The Streetscape Key Plan (Map 8) references the applicable prototype for the various street segments within

the North Village community. The prototype indicates street, median and sidewalk widths, landscape setbacks, plant material species and spacing, location of development and any special landscape treatments required by adjacent developments.

Following are the streetscape prototypes addressed in these standards and are shown on Figures 6 through 33:

A-1,A-2. Midway Road
B. Vaca Valley Parkway
C-1. Arterial Parkway
1. Residential Interface
2. Residential and Park Interface
3. Residential Transition to Open Space
4. Creek Interface
5. Open Space Interface
6. Power line Interface
7. Business Park to Residential Interface
8. Business Park to Park Interface
9. Business Park/Commercial Center to High Density Residential/ Higher Education Center Interface
D. Leisure Town Road
E-1,E-2. Collector
F. Residential Collector
G. Local Road

3.3.2.2.1 Streetscape System Standards

(a) The streetscape design utilizes a variety of plant materials to avoid monoculture horticultural issues.

(b) Areas of turf are to be minimized. Water-conserving plant materials will be emphasized.

(c) All trees, shrubs and groundcover are irrigated with an automatic, centralized low flow water-conserving system. Trees shall be bubbled. Subsurface drip irrigation is preferred by the City.

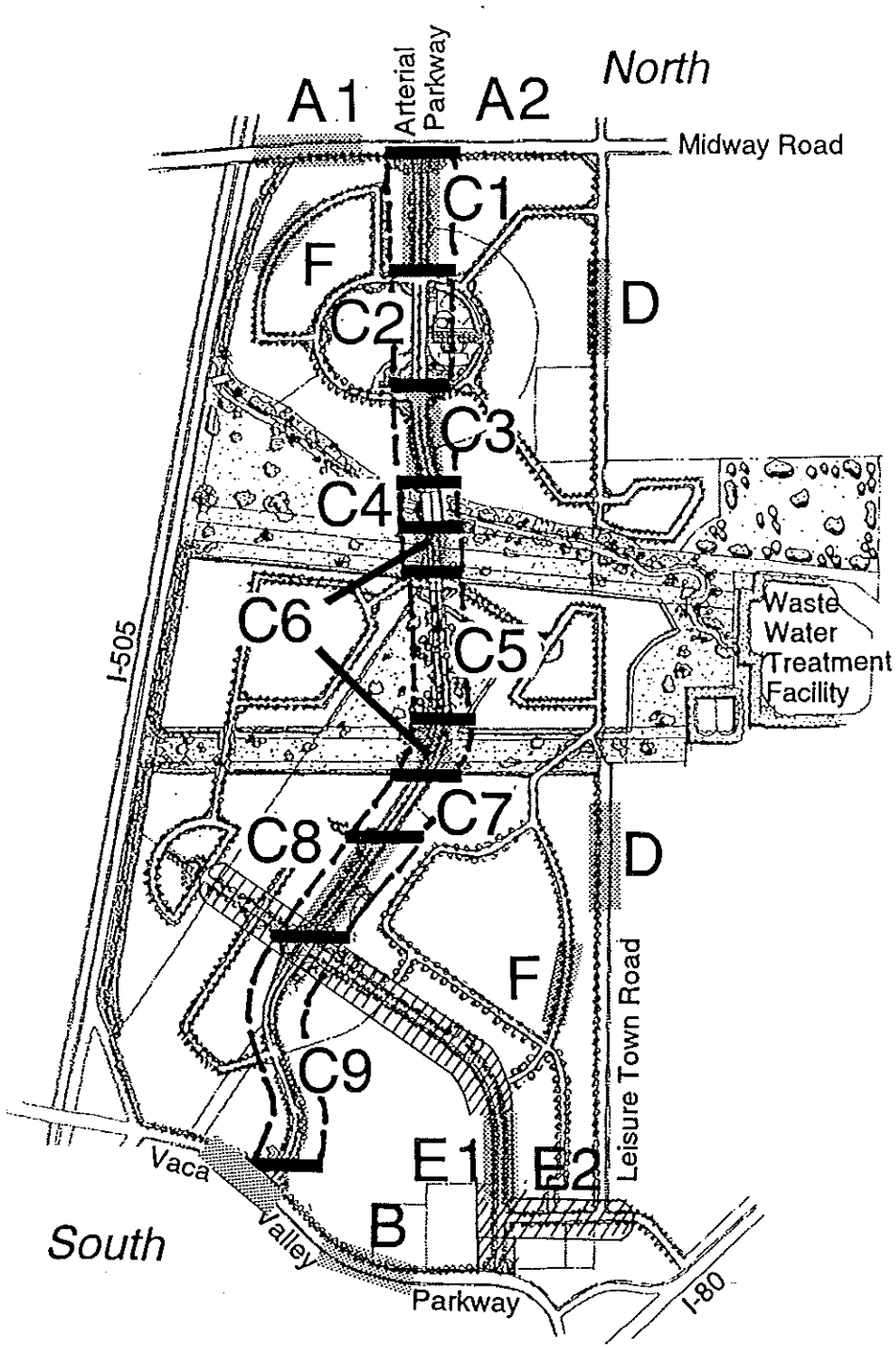
(d) Tree spacing shall be coordinated with street lights.

(e) Streetscape shall be designed to provide a variety of seasonal interest.

(f) The pedestrian/bike network is an integral part of the streetscape system.

The streetscape is typically comprised of 3 landscaped zones: the primary parkway (which contains the bikeway/pedestrian path), a secondary parkway, and a landscaped median. Within the North Village streetscape system, the treatment for each of these natural areas varies based on the street's significance within the overall streetscape hierarchy and the adjacent land use.

PAGE INTENTIONALLY LEFT BLANK

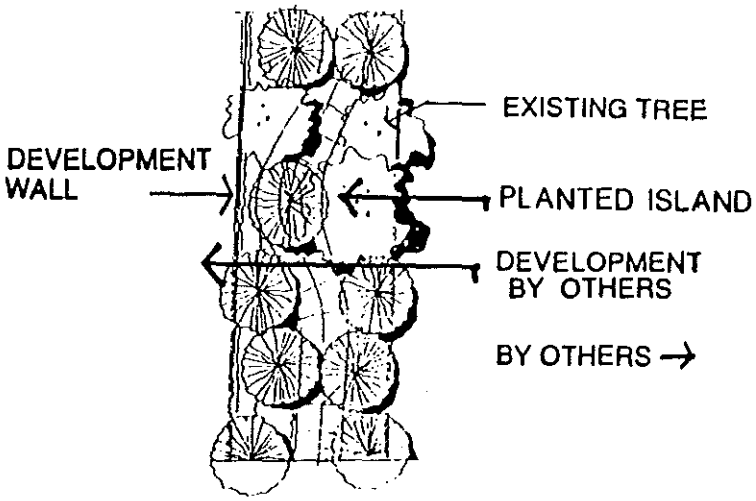


Mission Land Company
an Olympia company

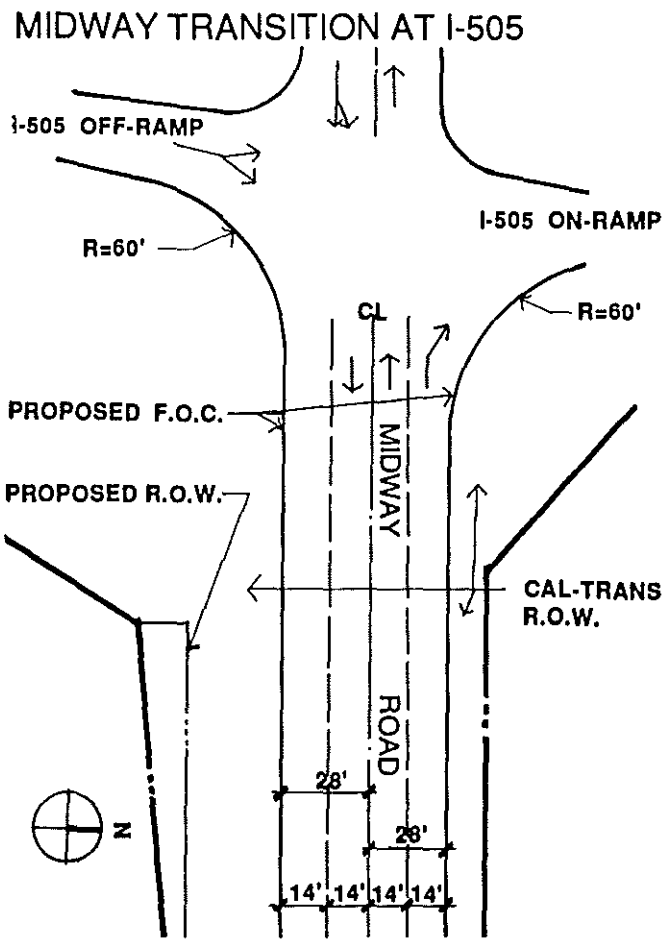
NORTH VILLAGE SPECIFIC PLAN

STREETSCAPE KEY PLAN

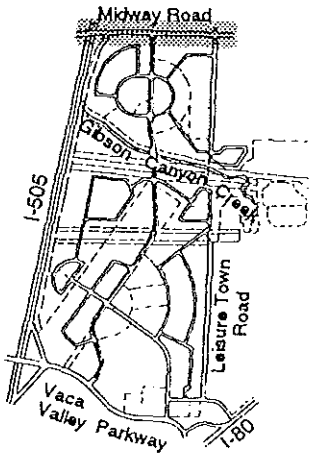
MAP 8



PLAN A-1



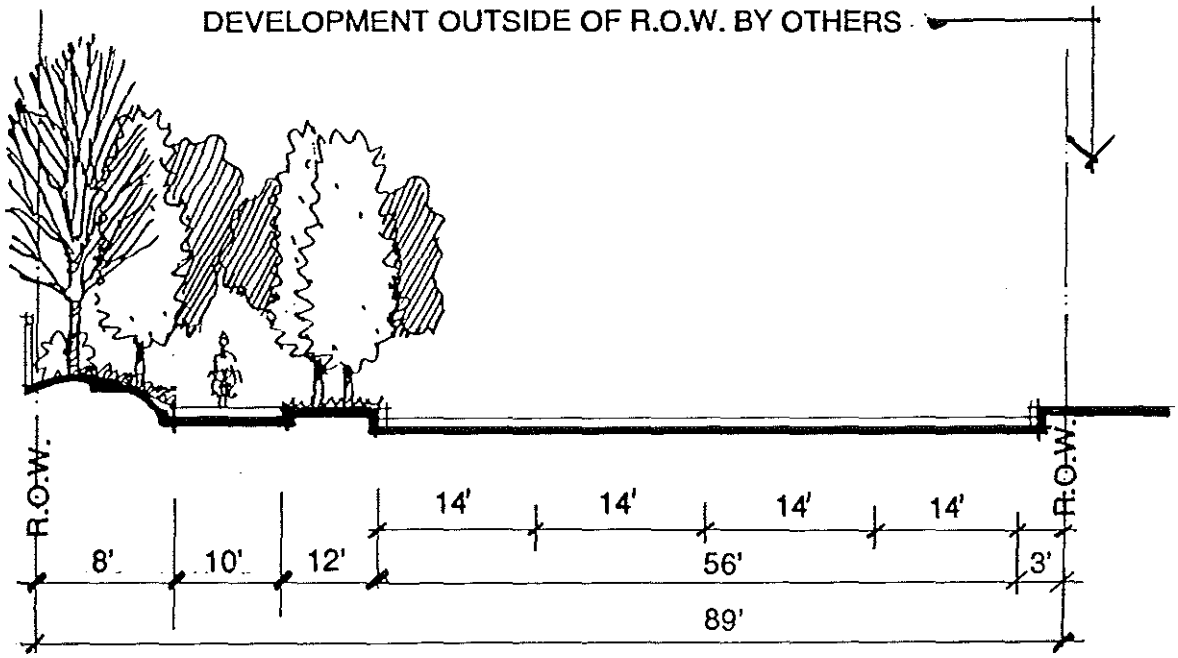
PLAN A-2



LOCATION MAP

DESIGN CONCEPT

The landscape treatment of the Midway Road streetscape at the northern edge of the North Village Community reflects the rural ambiance of this residential area. The landscape concept retains the existing street trees. Screen trees and the use of evergreen and flowering trees protect the homes while creating an informal edge which blends with the setting.



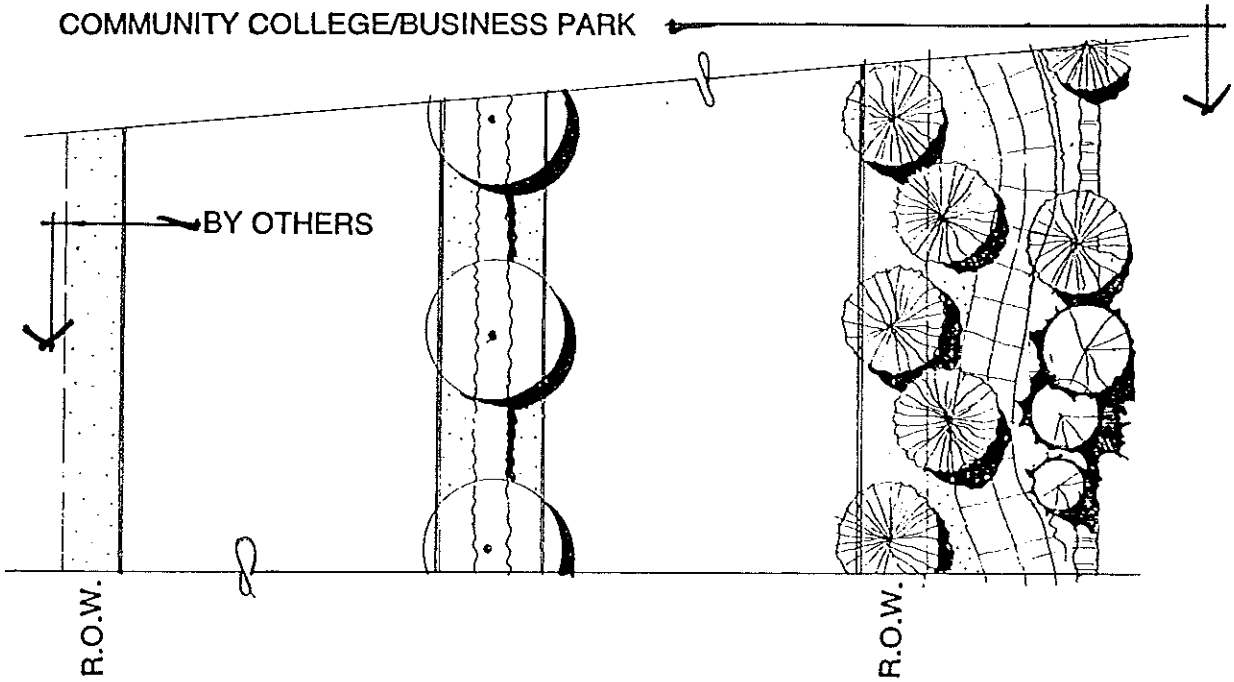
PRIMARY

SECTION A-1

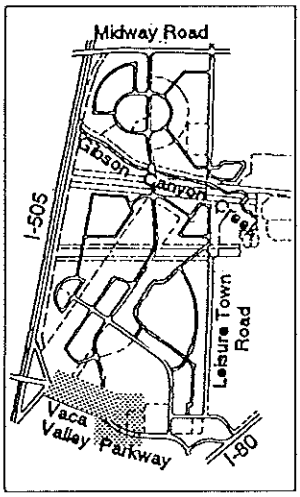
PRIMARY
WALK - 10' concrete bike path meander as necessary to preserve existing trees
TREES - Informal clusters of Casuarina stricta with accents of clumps of Robinia idahoensis
GROUND PLANE - Ornamental grasses between curb and walk, low, drought tolerant groundcover between walk and development wall
SHRUB - Continuous 3' high shrub mass in informal drifts
OTHER - R.O.W. landscaping supplemented by a 12' wide landscape easement. Development wall by others.

SECONDARY
Not Applicable

MEDIAN
Not Applicable



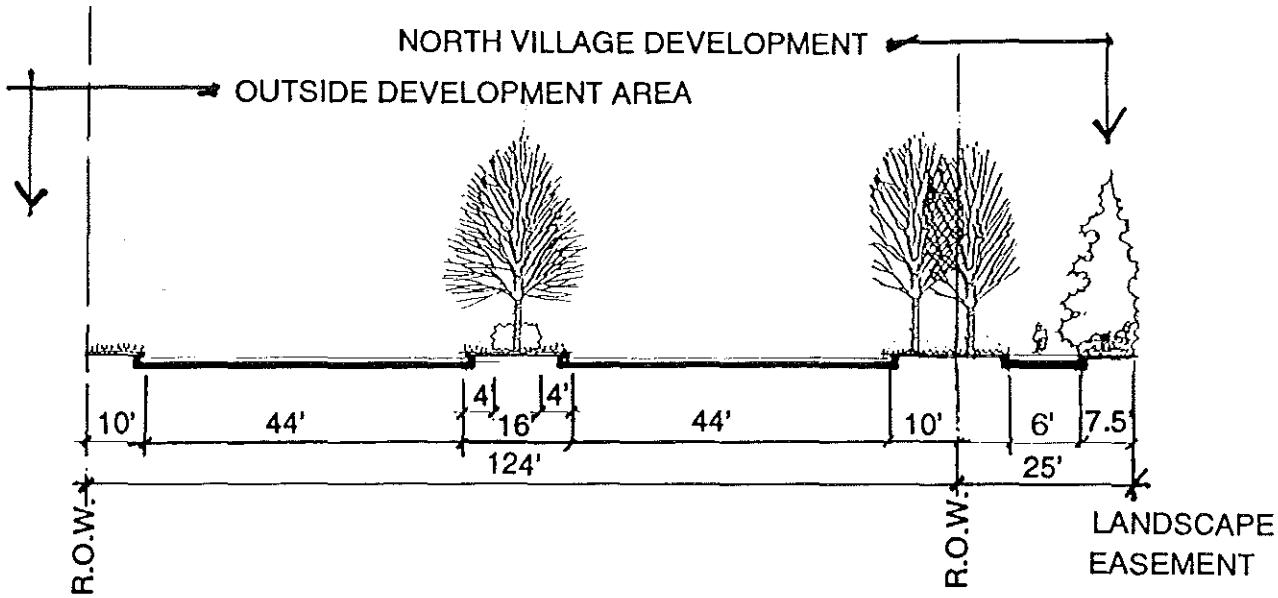
PLAN B-1



LOCATION MAP

DESIGN CONCEPT

Vaca Valley Parkway is the southern edge of the North Village community. A generously landscaped setback allows for framed views into the community college, retail center and business park at selected intervals. Existing palette of Sycamores and lawn is retained for consistency with balance of Vaca Valley Parkway.



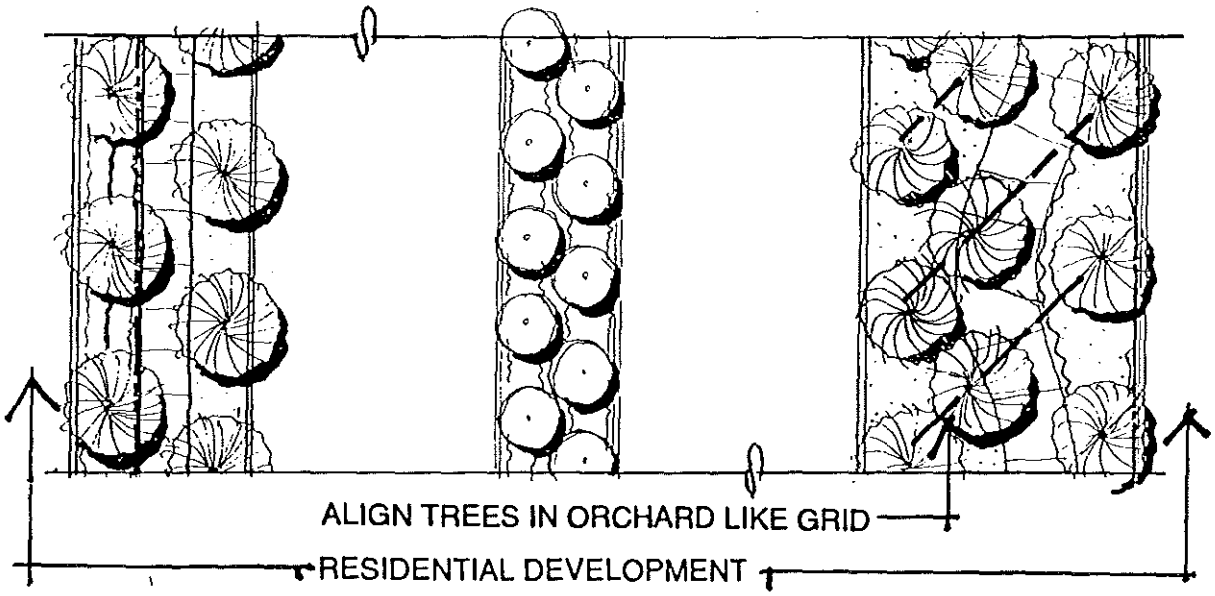
SECONDARY **MEDIAN** **PRIMARY**

SECTION B-1

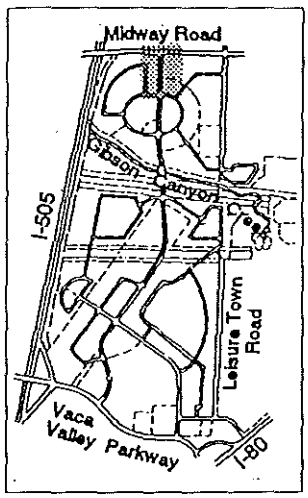
PRIMARY
WALK - 6' meandering concrete path
TREES - Informal clusters of Pinus halepensis interspersed with groves of Platanus acerifolia
GROUND PLANE - Ornamental grasses between curb and walk, low, drought tolerant groundcover between walk and shrubs
SHRUBS - Continuous informal masses of shrubs 3' high at edge of R.O.W.
OTHER - Provide interim planting with lawn until street is widened

SECONDARY
Coordinate landscape treatment with Chevron Development

MEDIAN
TREES - Infill existing single row of Platanus acerifolia 30' on center
GROUND PLANE - Turf between curb and shrubs, both sides
SHRUBS - Triple row of shrubs 18"-24" high



PLAN C-1



LOCATION MAP

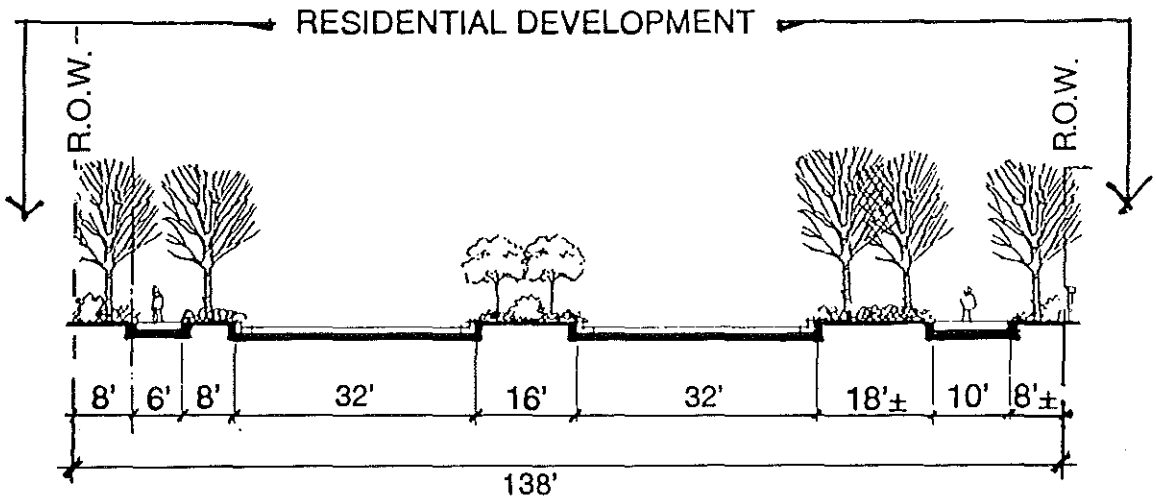
DESIGN CONCEPT

A landcaped vehicular/pedestrian traffic room framed by landscaped R.O.W. edges sets the aesthetic tone of the residential development. The landscape treatment of meandering walks and drifts of shrubs and groundcover reflect the country setting. Dense tree plantings buffer homes from impact of road.

ARTERIAL PARKWAY

RESIDENTIAL INTERFACE

FIGURE 10



SECONDARY **MEDIAN** **PRIMARY**

SECTION C-1

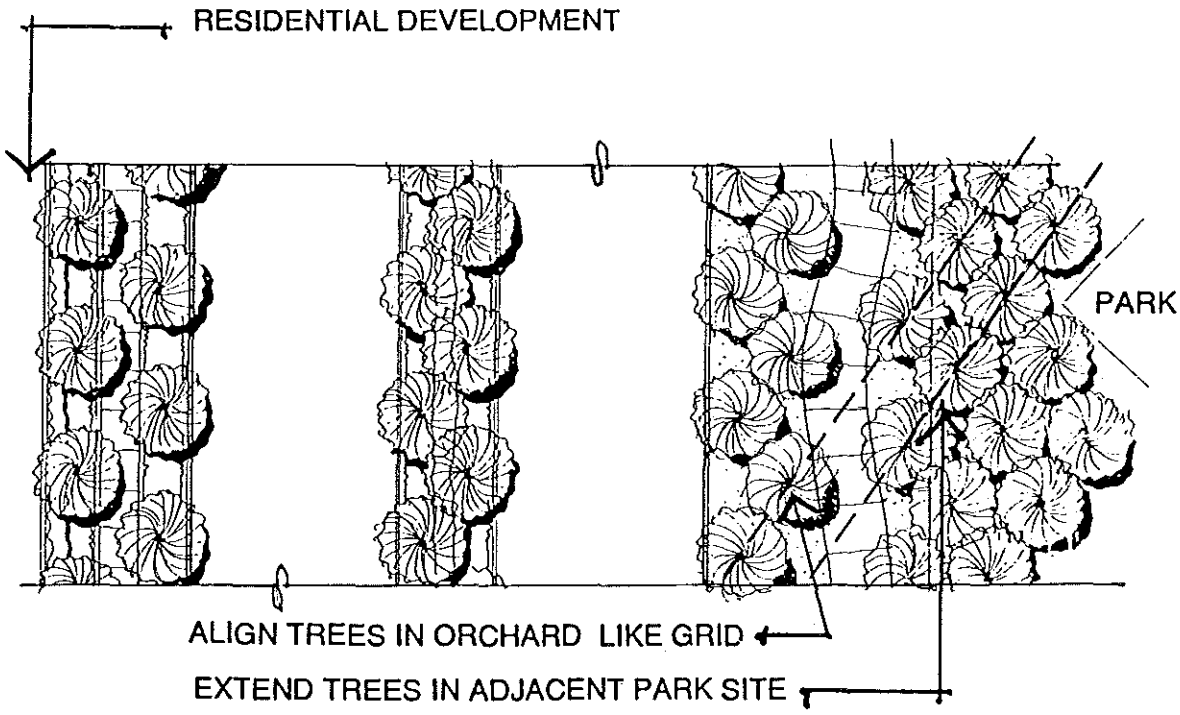
PRIMARY
WALK - 10' meandering concrete walk
TREES - Triple triangulated rows of Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover
SHRUBS - Continuous informal mass of 3' high shrubs
OTHER - Development wall by others outside of R.O.W.

SECONDARY
WALK - 6' concrete walk
TREES - Double triangulated row Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover
SHRUBS - Continuous informal mass of 3' high shrubs
OTHER - Development wall by others outside of R.O.W.

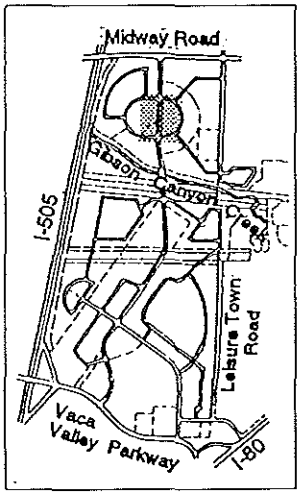
MEDIAN
TREES - A double triangulated Lagerstroemia indica 'Muskogee' at 15' o.c. first 200 linear feet, double triangulated Fraxinus oxycarpa 25' o.c. balance of median
GROUND PLANE - Low, drought tolerant groundcover
SHRUBS - Triple triangulated rows of 18" high shrubs

ARTERIAL PARKWAY
RESIDENTIAL INTERFACE

FIGURE 11



PLAN C-2



LOCATION MAP

DESIGN CONCEPT

The special interface of public park with the streetscape is celebrated by extending an orchard grid of trees across street and median into park. Rolling lawn plane unites park in R.O.W. Walkway can meander into park and link with park and plaza areas.

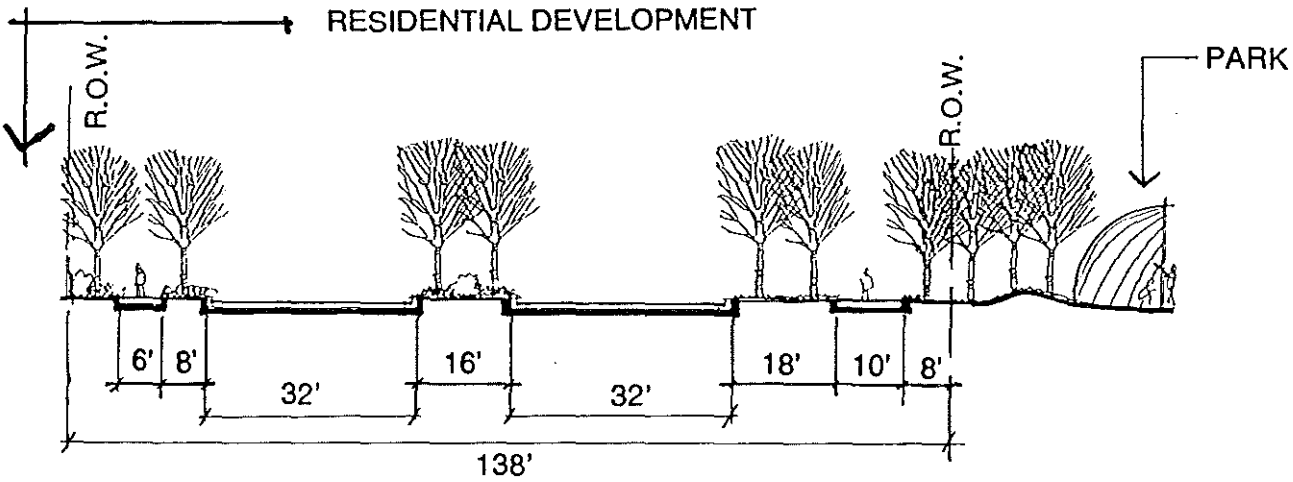
Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

ARTERIAL PARKWAY

FIGURE 12

RESIDENTIAL AND PARK INTERFACE



SECONDARY **MEDIAN** **PRIMARY**

SECTION C-2

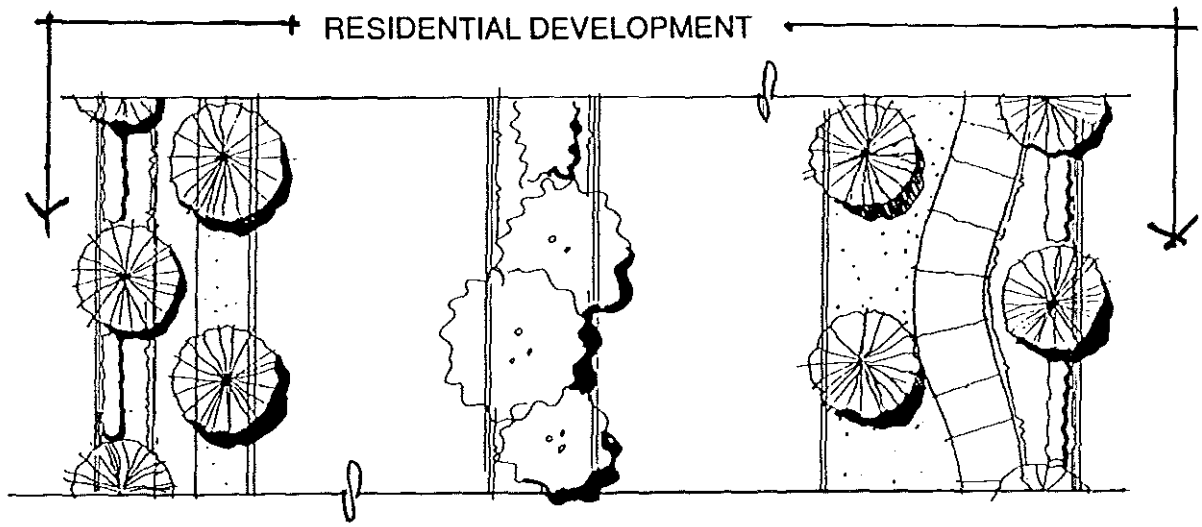
PRIMARY
WALK - 10' meandering concrete walk
TREES - Fraxinus oxycarpa at 20' o.c. triple triangulated on both sides of walk
GROUND PLANE - Turf both sides of walk
OTHER - Extend rows of Fraxinus into park area to create orchard grid

SECONDARY
WALK - 6' concrete walk
TREES - Double row of Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover between curb and walk
SHRUBS - Continuous informal massing of 3' high shrubs
OTHER - Residential development to provide theme wall.

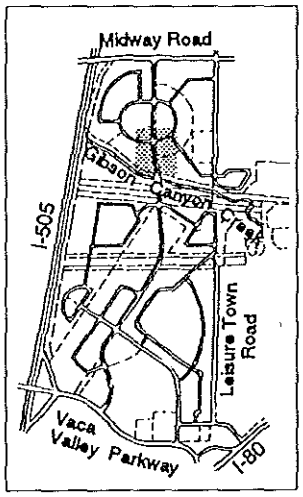
MEDIAN
TREES - Double triangulated row of Fraxinus oxycarpa 20' o.c. (align with primary edge trees)
GROUND PLANE - Low, drought tolerant groundcover between curb and shrubs, both sides
SHRUBS - Triple triangulated row of shrubs 18"-24" high

ARTERIAL PARKWAY
RESIDENTIAL AND PARK INTERFACE

FIGURE 13



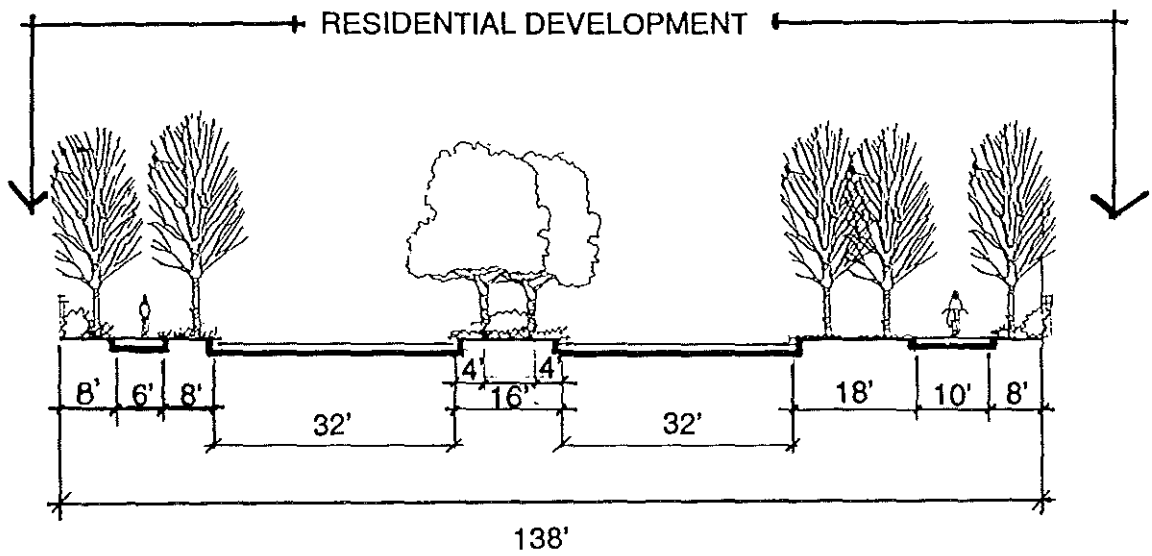
PLAN C-3



LOCATION MAP

DESIGN CONCEPT

The thematic spine trees continue along the road edge to provide continuity. A transition to open space is created through the placement of random oak clusters in the median.



SECONDARY **MEDIAN** **PRIMARY**

SECTION C-3

PRIMARY
WALK - 10' meandering concrete walk
TREES - Triple triangulated row of Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover
SHRUBS - Continuous 3' high shrub mass at wall
OTHER - Residential development to provide theme wall

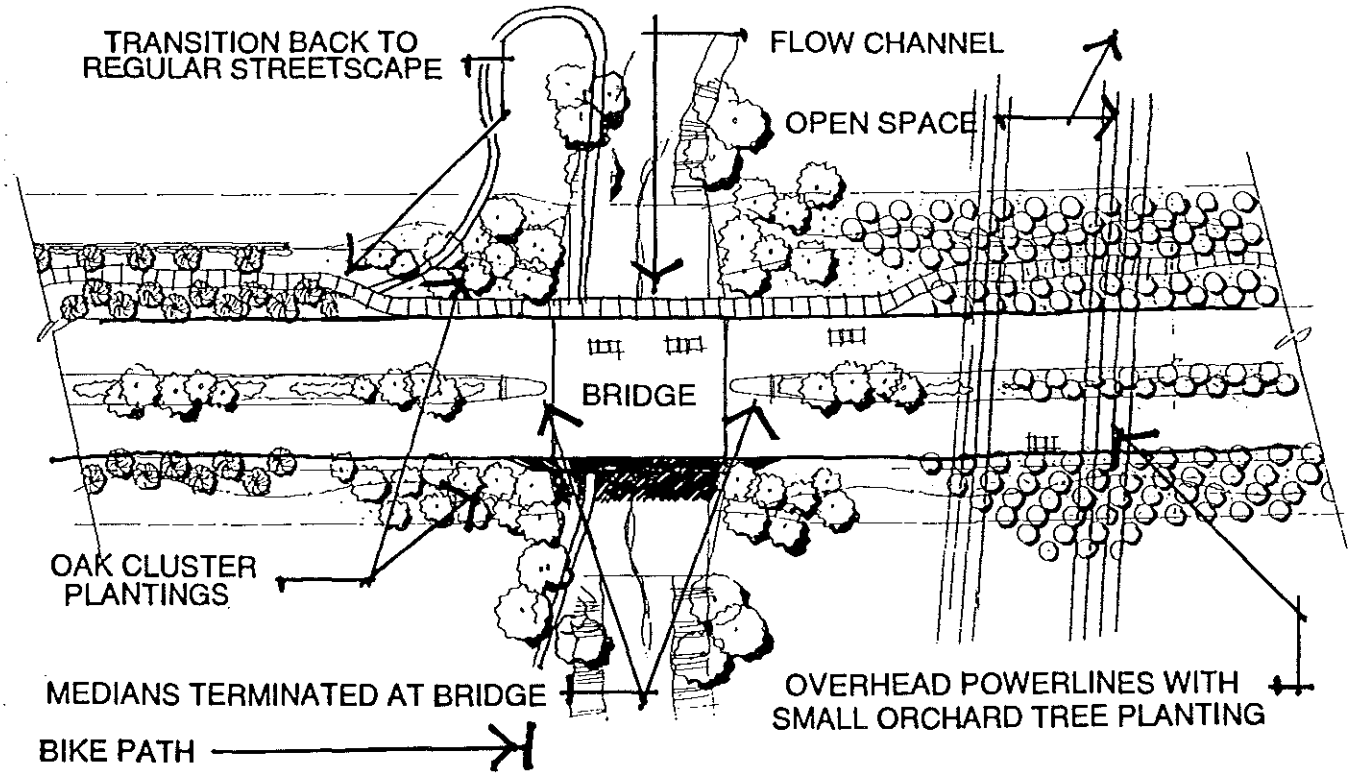
SECONDARY
WALK - 6' concrete walk
TREES - Double row of Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover between walk and curb
SHRUBS - Continuous row of 3' high shrubs
OTHER - Residential development to provide theme wall

MEDIAN
TREES - Random single species clusters of Quercus virginiana (75%) and Quercus lobata (25%). 1 tree per 750 square feet of median
GROUND PLANE - Low, drought tolerant under oak clusters, between shrub masses and curb
SHRUBS - Informal masses of 18'-30' shrubs, plant between oak clusters

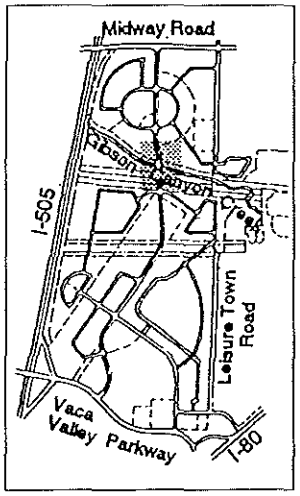
ARTERIAL PARKWAY

FIGURE 15

RESIDENTIAL TRANSITION TO OPEN SPACE



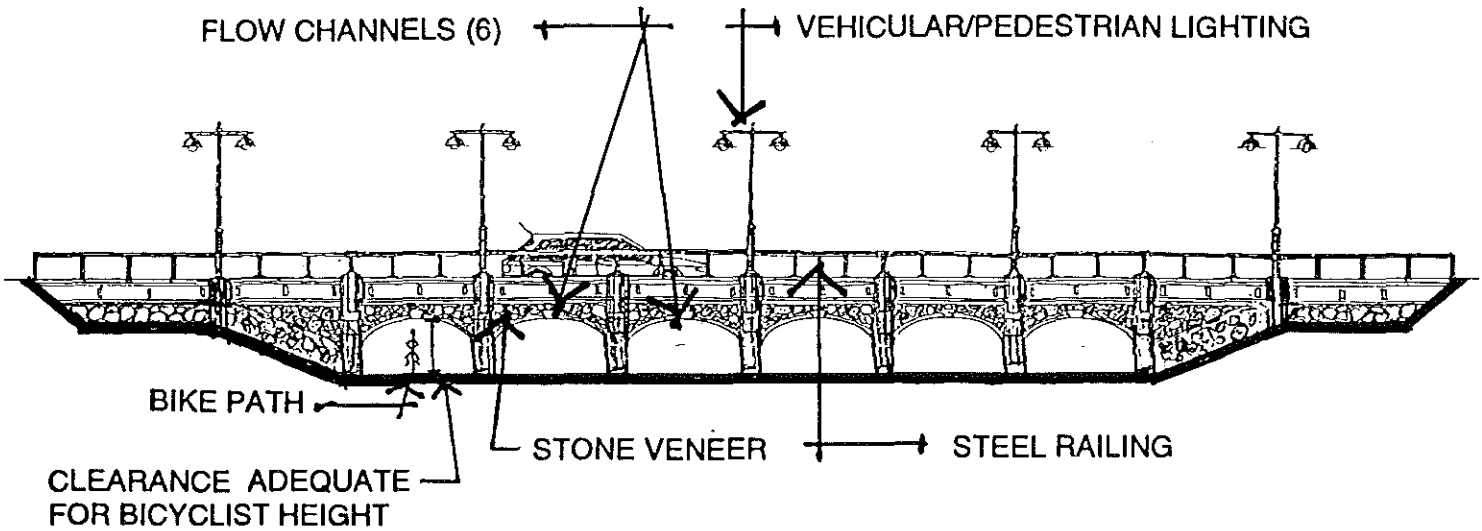
PLAN C-4



LOCATION MAP

DESIGN CONCEPT

As the arterial parkway bridges Gibson Canyon Creek, the roadway narrows. Riparian tree plantings enclose road and emphasize the creek crossing.



ELEVATION C-4

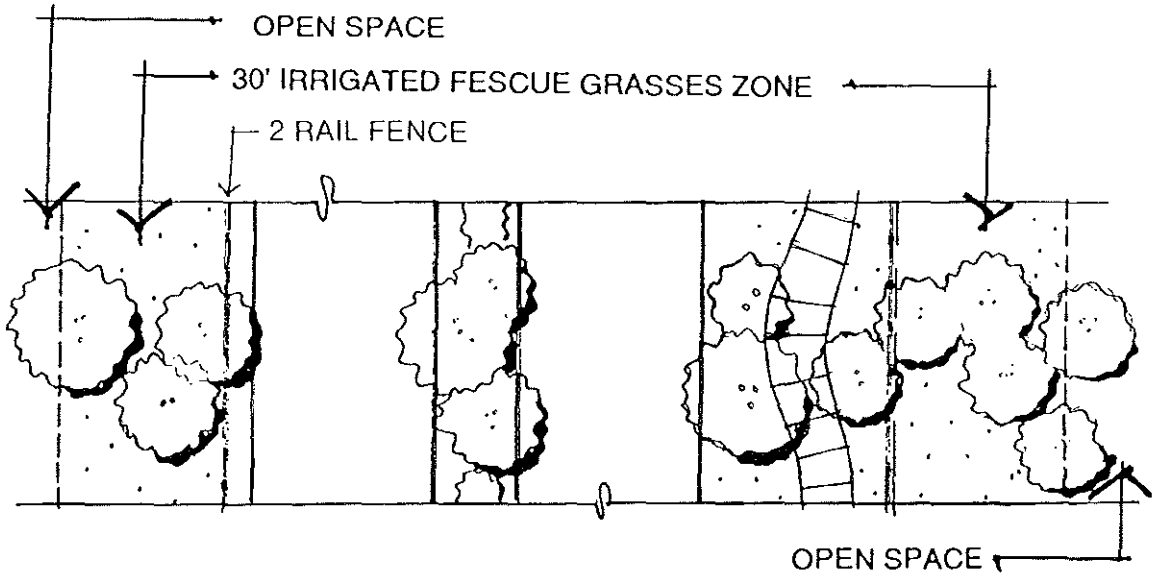
PRIMARY
WALK - The 10' wide concrete walk transitions from a gently meandering pattern separate from the curb to a monolithic walk adjacent to the curb as it crosses the bridge.
TREES - Random clusters of riparian trees - Umbellaria californica, Acer macrophylla, Platanus racemosa, Quercus lobata and Aesculus californica
GROUND PLANE - Riparian grasses, forbes and groundcover
SHRUBS - Informal clusters of willows and other riparian shrubs
OTHER - Bridge railing and lighting to reflect country ambiance

SECONDARY
WALK - The 6' concrete path terminates at the nearest residential development entry
TREES - Random clusters of riparian trees - Umbellaria californica, Acer macrophylla, Platanus racemosa, Quercus lobata and Aesculus californica
GROUND PLANE - Riparian grasses, forbes and groundcover

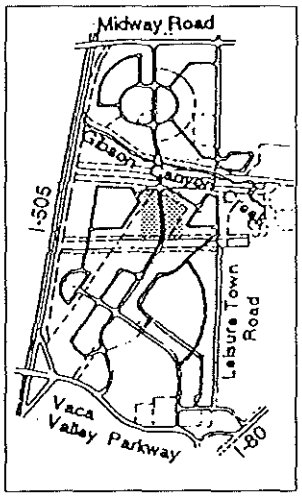
ARTERIAL PARKWAY

FIGURE 17

CREEK INTERFACE AT BRIDGE



PLAN C-5



LOCATION MAP

DESIGN CONCEPT

Formal streetscape pattern is interrupted as the parkway passes through the open space areas. Clumps of oaks drift across the arterial parkway in a random pattern celebrating open space vegetation.

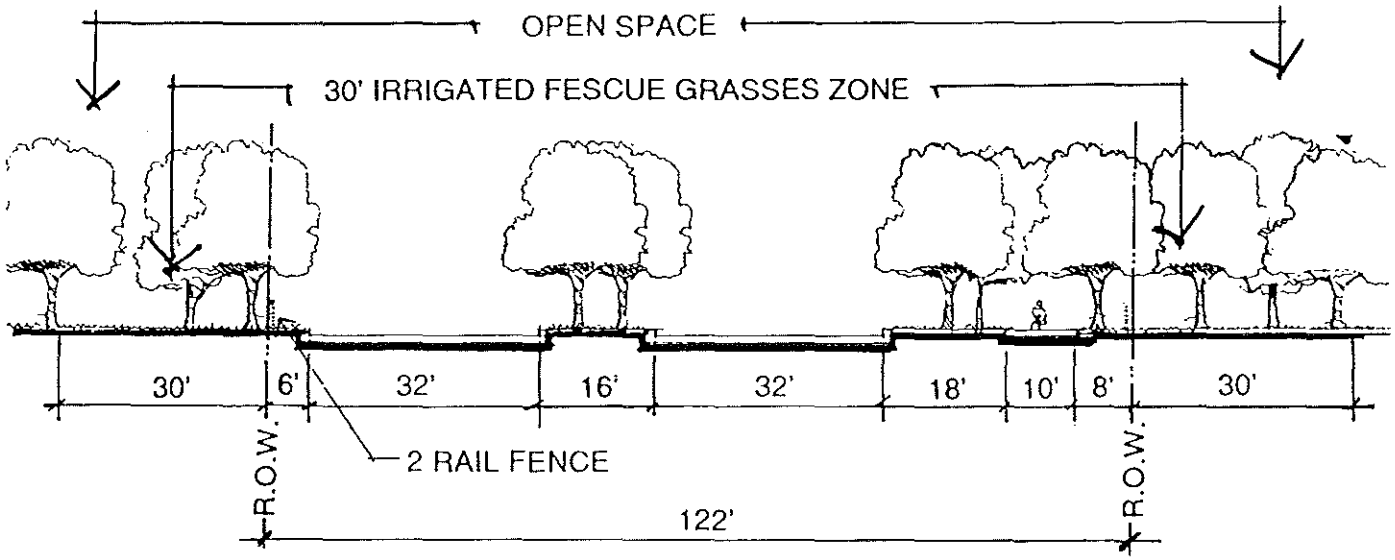
Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

ARTERIAL PARKWAY

OPEN SPACE

FIGURE 18



SECONDARY **MEDIAN** **PRIMARY**

SECTION C-5

PRIMARY
WALK - 10' meandering concrete walk
TREES - Informal single species tree clusters - 60% Quercus agrifolia, 30% Quercus lobata, and 10% Quercus douglasii. One tree per 750 sq. ft.
GROUND PLANE - Irrigated wildflower and short fescue grasses occur in the R.O.W. and 30' beyond
OTHER - A white 2 rail wood fence meanders within the 30' irrigated fescue zone

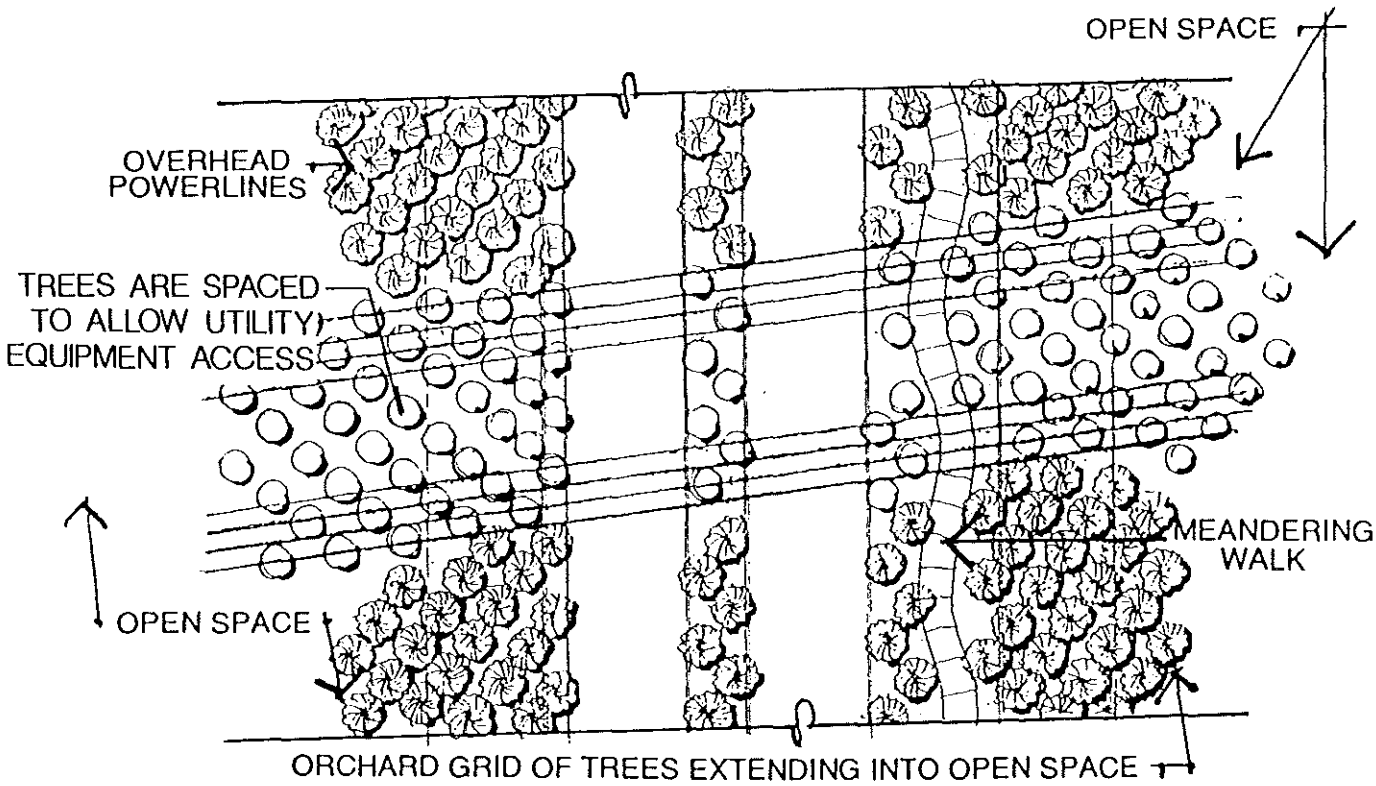
SECONDARY
TREES - Informal single species tree clusters - 60% Quercus agrifolia, 30% Quercus lobata, and 10% Quercus douglasii. One tree per 750 sq. ft.
GROUND PLANE - Irrigated wildflower and short fescue grasses planted in the R.O.W. and 30' beyond
OTHER - A white 2 rail wood fence meanders within the 30' irrigated fescue zone

MEDIAN
TREES - Informal single species tree clusters - 60% Quercus agrifolia, 30% Quercus lobata, and 10% Quercus douglasii. One tree per 750 sq. ft.
GROUND PLANE - Irrigated wildflowers and short fescue grasses
SHRUBS - Occasional informal masses of 18"-30" native shrubs planted between oak clusters

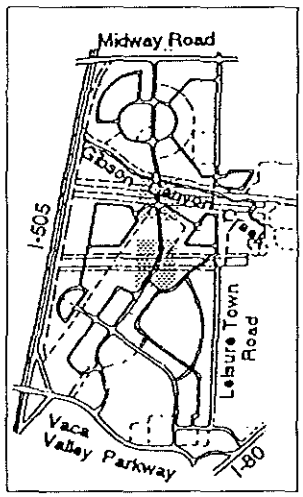
ARTERIAL PARKWAY

FIGURE 19

OPEN SPACE



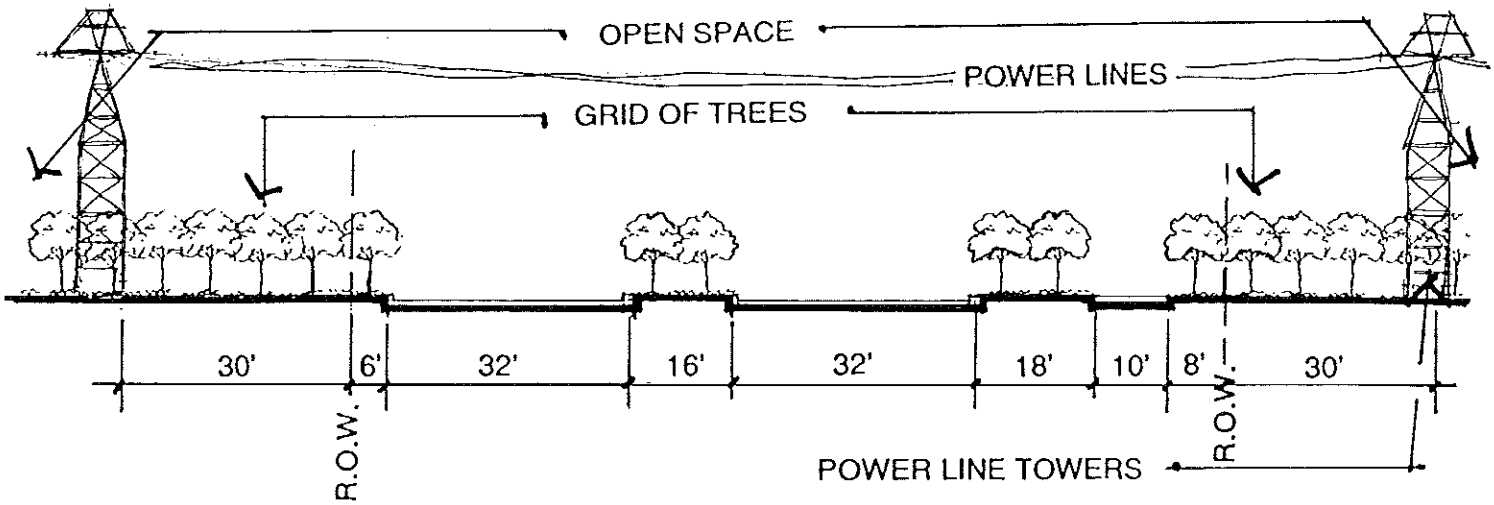
PLAN C-6



LOCATION MAP

DESIGN CONCEPT

An orchard grid of trees which extend across street and into open space creates the streetscape transition between the formal street tree patterns of the developed areas and the informal oak cluster of the open space area. As these grids bisect the power line easement, the tree species change to respond to the height clearance required. Grid pattern is retained and trees are spaced to allow for utility equipment access.

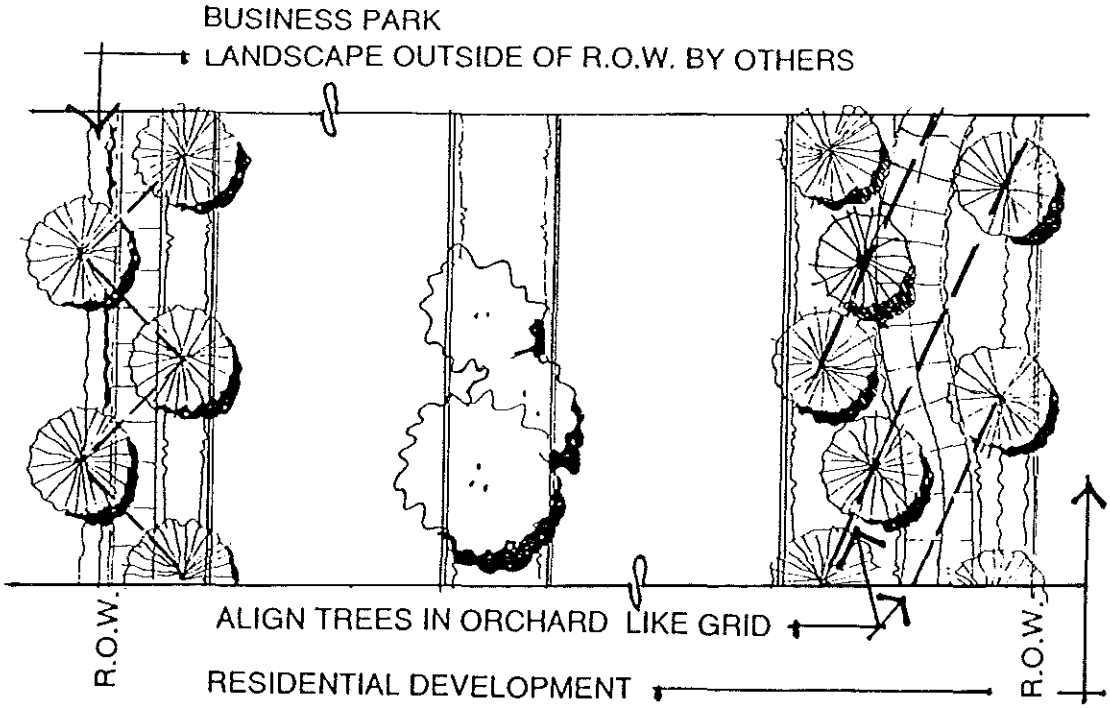


SECONDARY **MEDIAN** **PRIMARY**

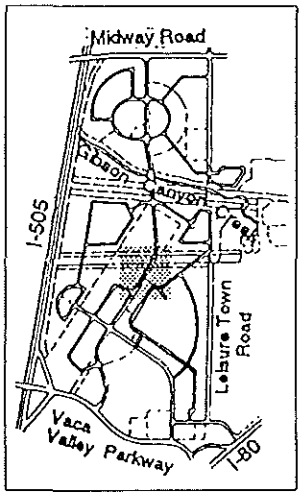
SECTION C-6

PRIMARY
WALK - 10' meandering walk
TREES - Orchard grid of Pistacia chinensis at 30' o.c. extends 200' LF each side of power lines. Directly under power lines grid changes to Cercis occidentalis spaced to allow for utility equipment access. Continue planting pattern.
GROUND PLANE - 30' setback - irrigated wildflower and short fescue
OTHER - White 2 rail wood fence continues to meander through 30' irrigated fescue zone

SECONDARY
TREES - Orchard grid of Pistacia chinensis extends 200' LF each side of power lines. Directly under power lines grid changes to Cercis occidentalis spaced to allow for utility equipment access. Continue planting pattern.
GROUND PLANE - 30' setback - irrigated wildflower and short fescue
OTHER - White 2 rail wood fence continues to meander through 30' irrigated fescue zone



PLAN C-7



LOCATION MAP

DESIGN CONCEPT

Landscape treatment maintains a strong edge while offering views into adjacent business parcels and a green buffer for residential area. The median planting mirrors the rural image of the community by planted masses of random oaks.

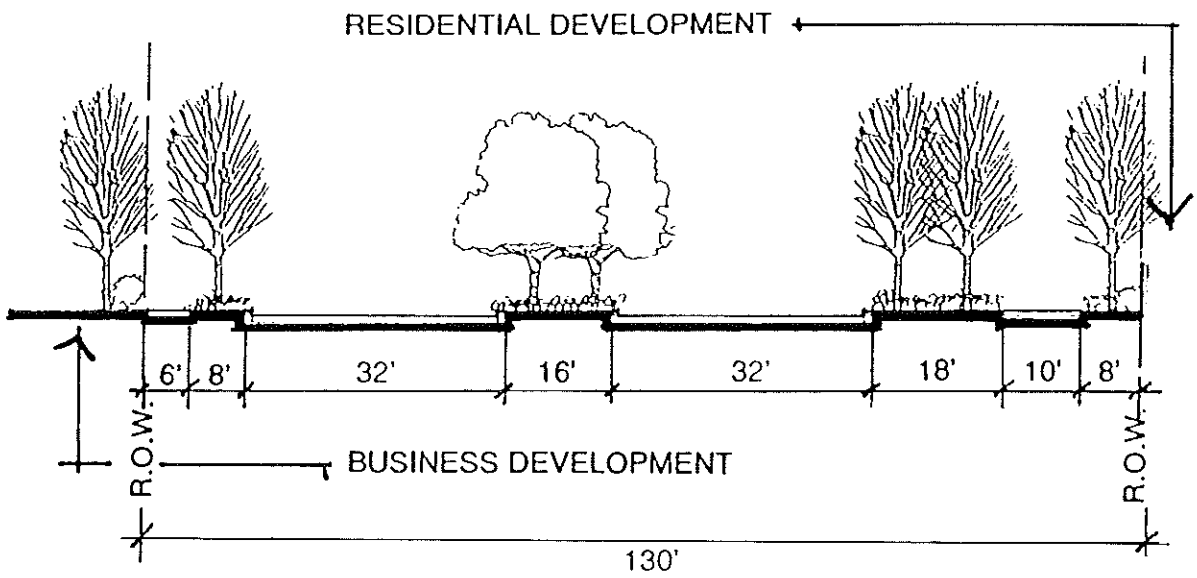
Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

ARTERIAL PARKWAY

FIGURE 22

BUSINESS PARK TO RESIDENTIAL INTERFACE



SECONDARY **MEDIAN** **PRIMARY**

SECTION C-7

PRIMARY
WALK - A 10' meandering concrete walk
TREES - Triple triangulated rows of Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover
SHRUBS - Continuous row of 3' high shrubs at development wall
OTHER - Development wall outside of R.O.W. by others

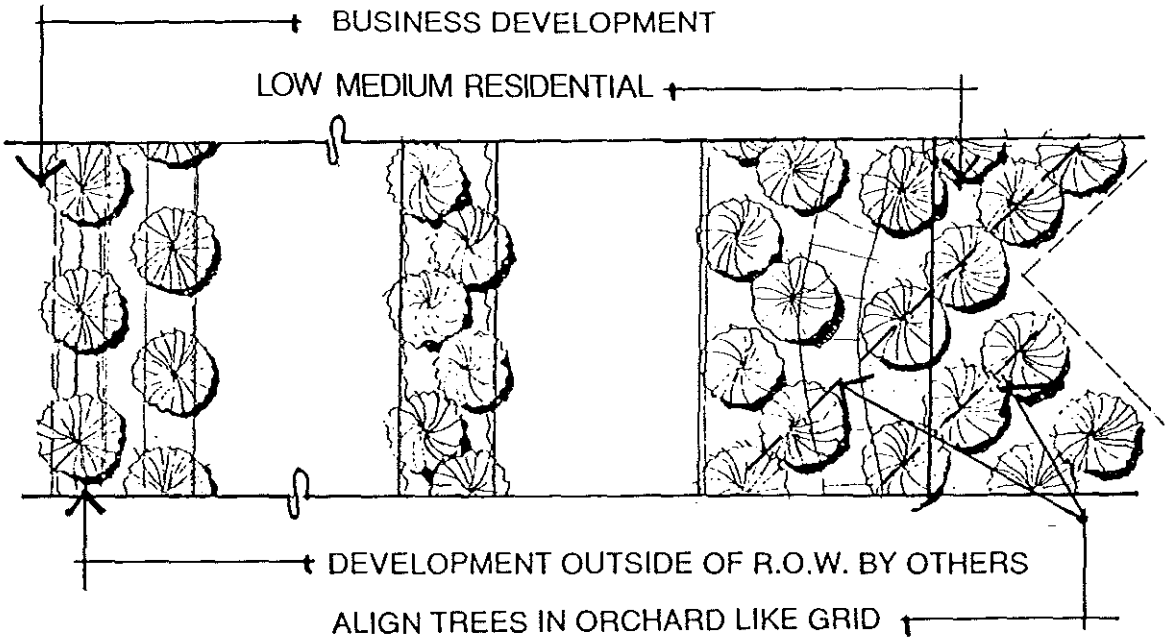
SECONDARY
WALK - 6' concrete path at edge of R.O.W.
TREES - Single row of Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover between curb and walk
OTHER - By business park developer outside of R.O.W. Trees - single row of Pyrus calleryana at 20' o.c. to be triangulated with trees within R.O.W. Continuous row 3' high shrubs.

MEDIAN
TREES - Random masses of single species oak clusters in this ratio: Quercus virginiana (75%), Quercus lobata (25%) - 1 tree per 500 sq. ft.
GROUND PLANE - Low, drought tolerant groundcover

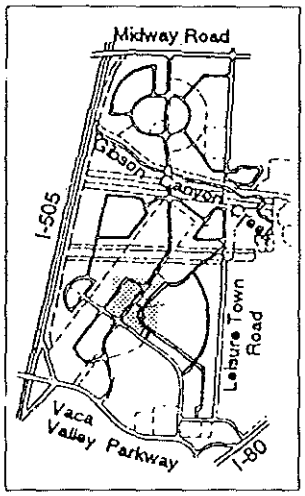
ARTERIAL PARKWAY

FIGURE 23

BUSINESS PARK TO RESIDENTIAL INTERFACE



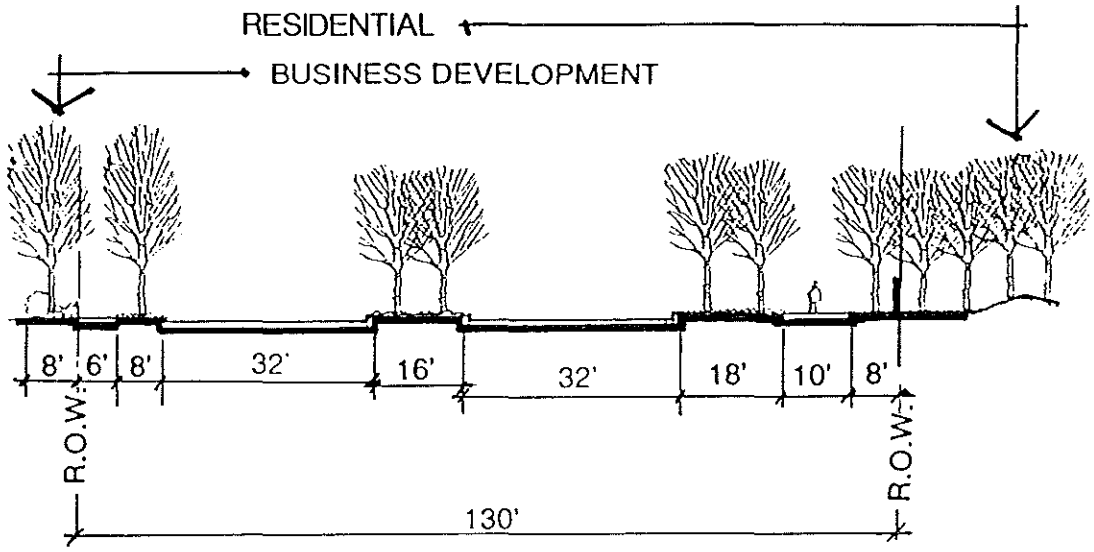
PLAN C-8



LOCATION MAP

DESIGN CONCEPT

The strong parkway spine is continued past the business park. Screen trees and the use of evergreen and flowering trees in front of a wall protect the homes while creating an informal edge which blends with the setting.



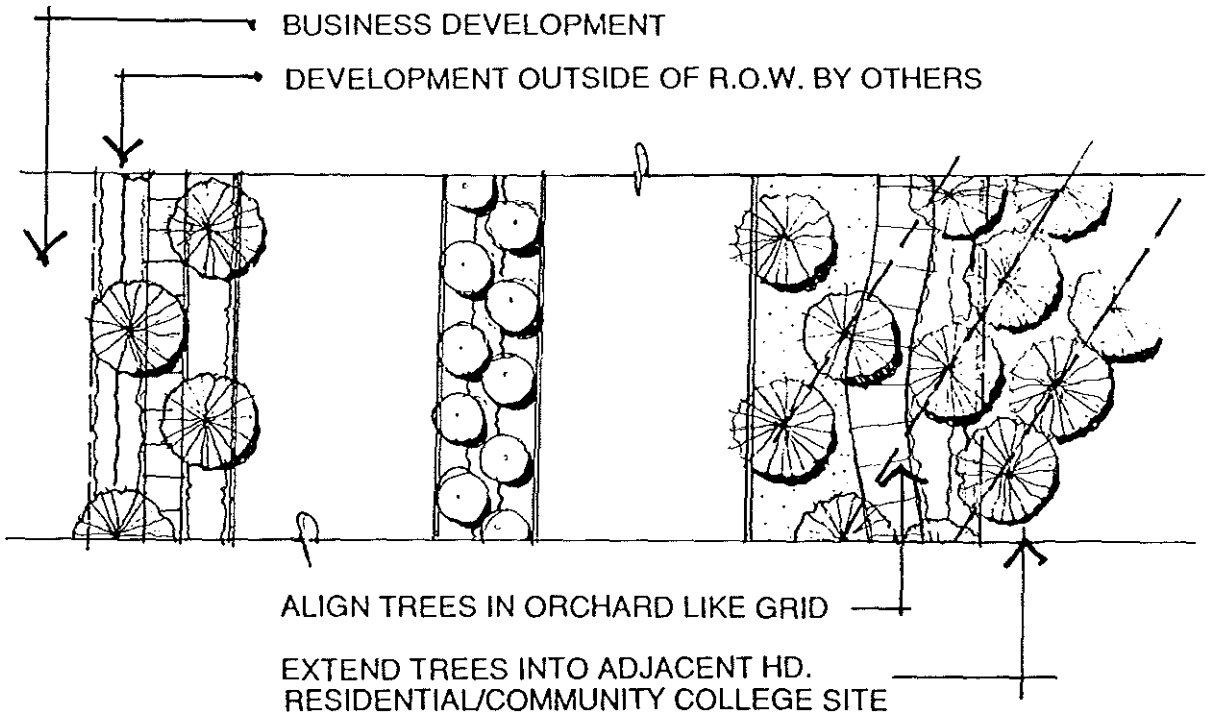
SECONDARY **MEDIAN** **PRIMARY**

SECTION C-8

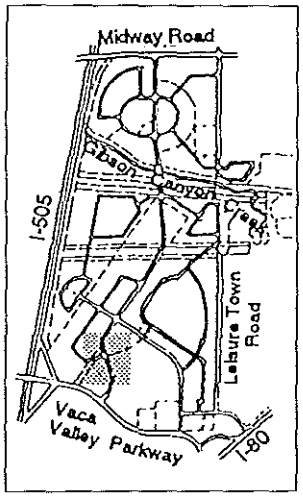
PRIMARY
WALK - A 10' meandering concrete walk
TREES - Triple triangulated rows of Fraxinus oxycarpa at 20' o.c.
GROUND PLANE - Turf both sides of wall

SECONDARY
WALK - 6' concrete path at edge of R.O.W.
TREES - Single row of Pyrus calleryana at 30' o.c.
GROUND PLANE - Low, drought tolerant groundcover between curb and walk
OTHER - By business park developer outside of R.O.W. Trees - single row of Pyrus calleryana at 20' o.c. to be triangulated with trees within R.O.W. Continuous row 3' high shrubs.

MEDIAN
TREES - Double triangulated row of Fraxinus oxycarpa at 20' o.c. (align with primary edge trees)
GROUND PLANE - Low, drought tolerant groundcover
SHRUBS - Triple triangulated row of shrubs 18" - 24" high



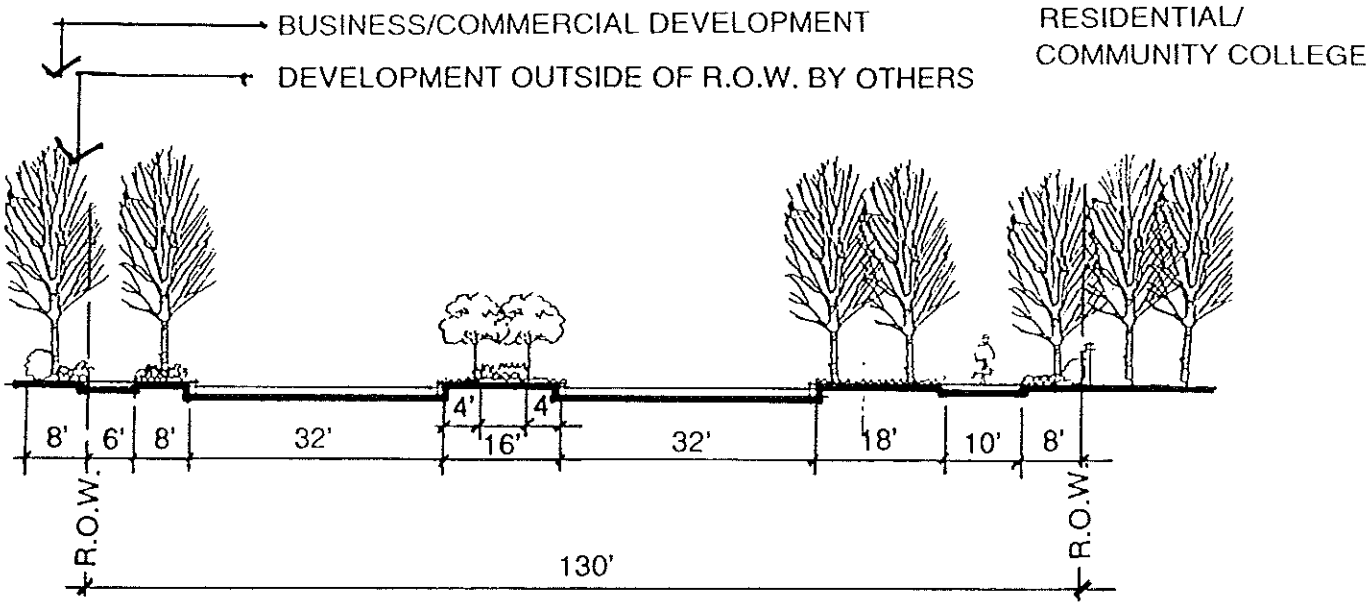
PLAN C-9



LOCATION MAP

DESIGN CONCEPT

This key entry throat into the North Village community is highlighted by a strong street edge and flowering trees. The streetscape provides views into adjacent business/ commercial parcels and creates a green buffer for high-density residential areas.



SECONDARY **MEDIAN** **PRIMARY**

SECTION C-9

PRIMARY
WALK - 10' concrete walk
TREES - Pyrus calleryana, triple triangulated row at 20' o.c.
GROUND PLANE - Lawn between curb and walk, drought tolerant groundcover between walk and edge of R.O.W
SHRUBS - Continuous 3' high shrub mass
OTHER - Extend grid of Pyrus calleryana into college or residential area. Provide berm, 3' high evergreen shrub mass or development wall along edge of R.O.W.

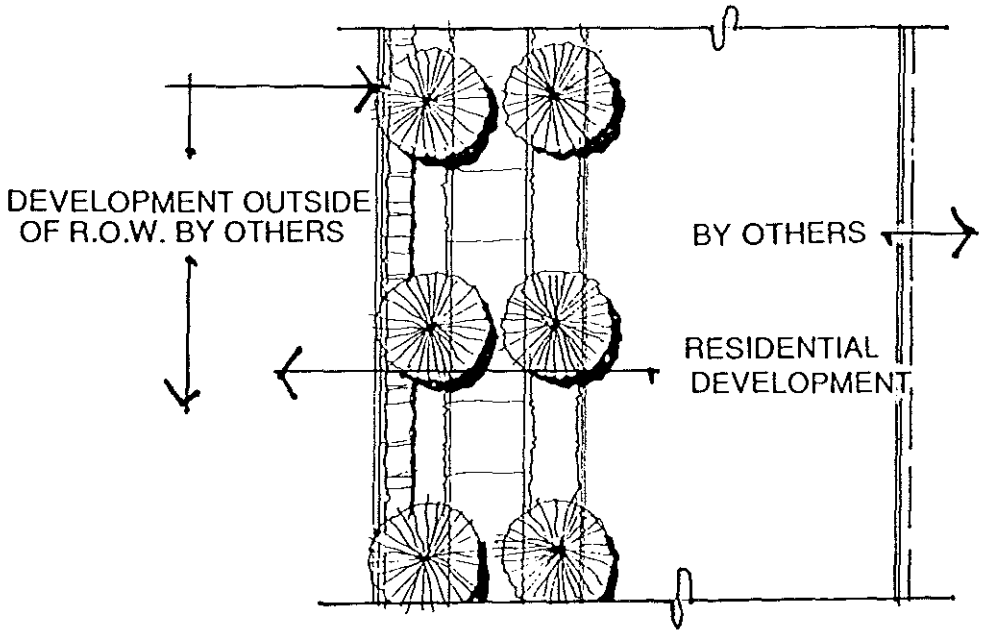
SECONDARY
WALK - 6' concrete path at edge of R.O.W.
TREES - Single row of Pyrus calleryana at 20' o.c.
GROUND PLANE - Low, drought tolerant groundcover between curb and walk
OTHER - By business park developer outside of R.O.W. Trees - single row of Pyrus calleryana at 30' o.c. to be triangulated with trees within R.O.W. Continuous row 3' high shrubs.

MEDIAN
TREES - A double triangulated Lagerstroemia indica 'Muskogee' at 15' o.c. first 200 linear feet, double triangulated Fraxinus oxycarpa 25' o.c. balance of median
GROUND PLANE - Low, drought tolerant groundcover
SHRUBS - Triple triangulated rows of 18"-30" high shrubs

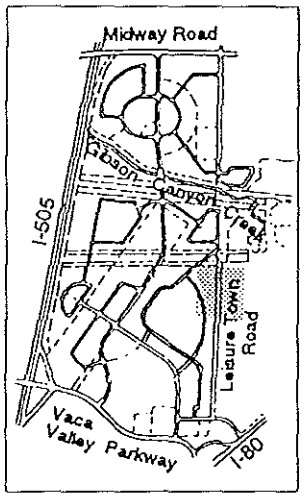
ARTERIAL PARKWAY

FIGURE 27

BUSINESS PARK / COMMUNITY COLLEGE



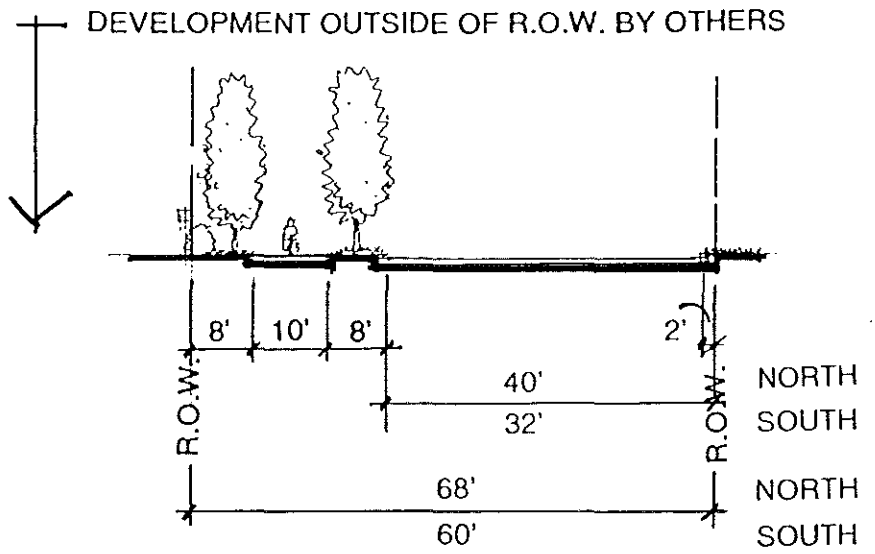
PLAN D-1



LOCATION MAP

DESIGN CONCEPT

Leisure Town Road defines and sets the aesthetic signature of the east side of the North Village development. A formal, evergreen edge is utilized to set the community apart from adjacent development.



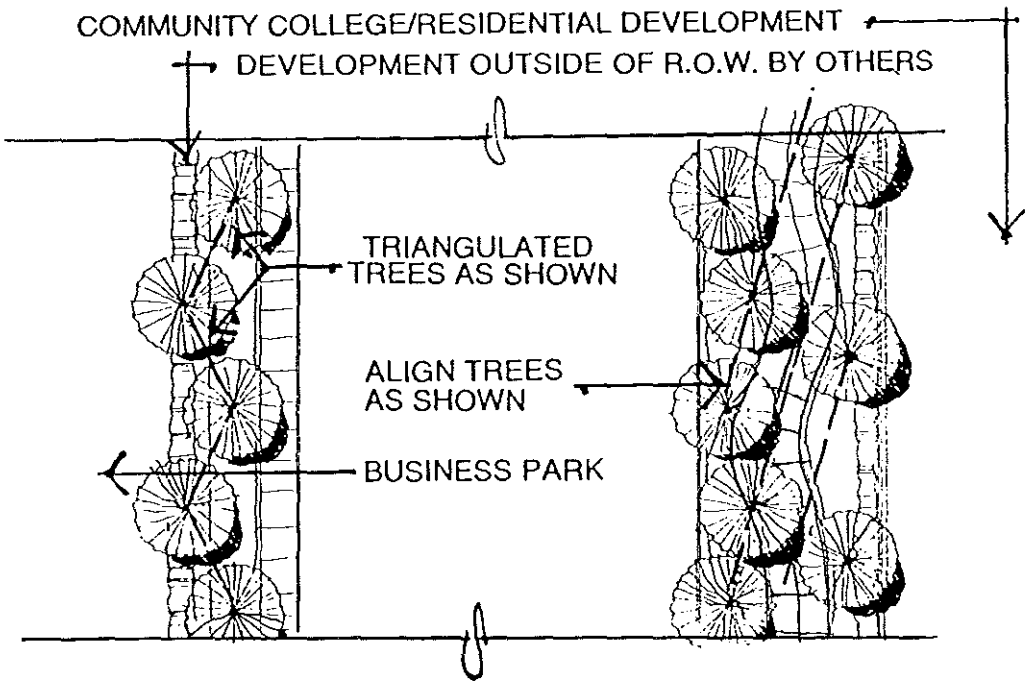
PRIMARY

SECTION D-1

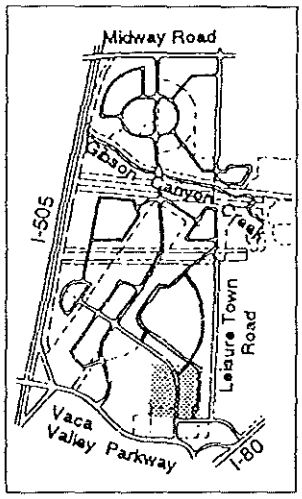
PRIMARY
WALK - 10' concrete walk/bike path
TREES - Double row (non-triangulated) of Eucalyptus sideroxylon at 30' o.c.
GROUND PLANE - Low, drought tolerant groundcover between curb and walk and the walk and the edge of the R.O.W.
SHRUBS - Continuous row of shrubs 3' high along wall
OTHER - Development wall outside of R.O.W. by others

SECONDARY
Not Applicable

MEDIAN
Not Applicable



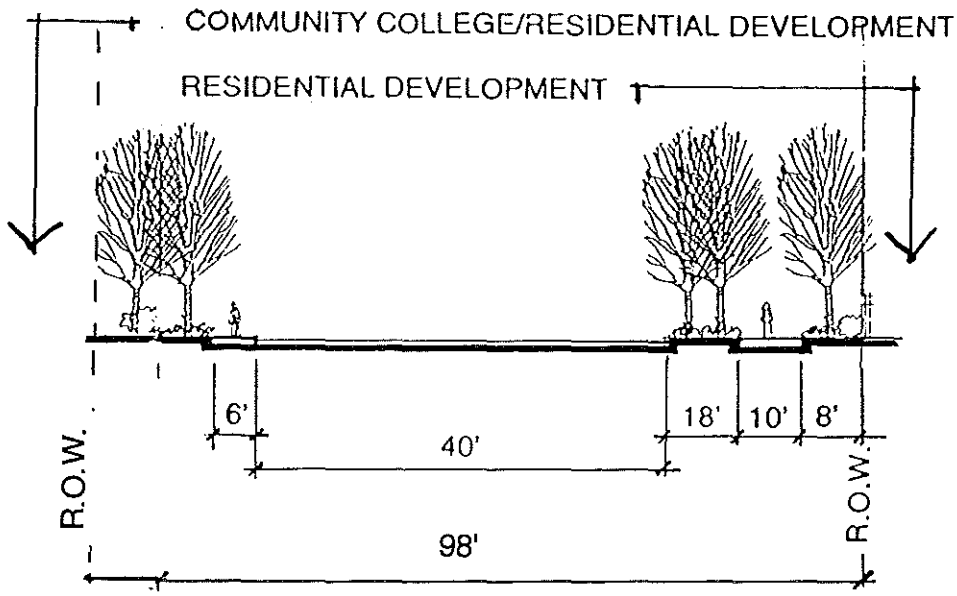
PLAN E-1/E-2



LOCATION MAP

DESIGN CONCEPT

The character of the collector road streetscape offers views into commercial areas and community college while providing a green edge for adjacent residential development. Each collector road has a distinctive tree palette which creates a neighborhood sense of identity.

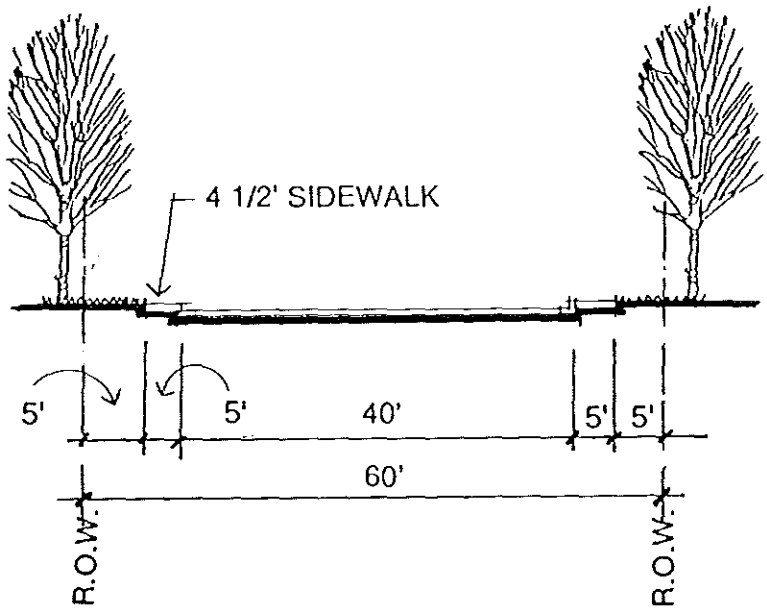


SECONDARY **PRIMARY**

SECTION E-1/E-2

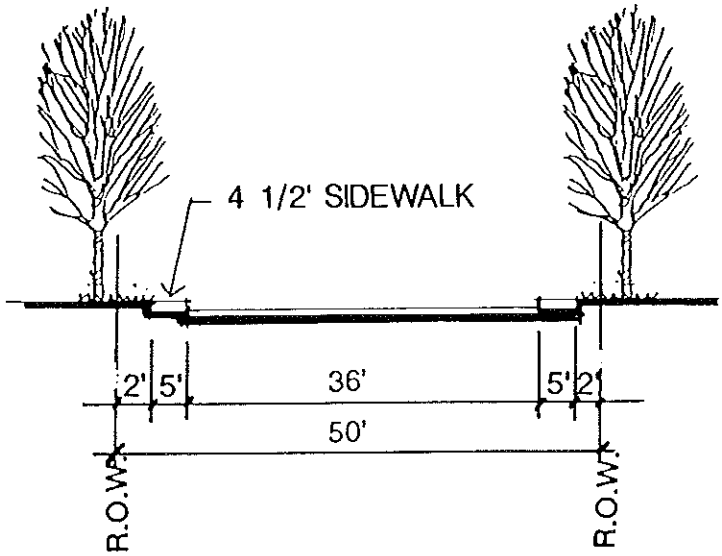
PRIMARY
WALK - 10' concrete walk
TREES - Collector 'A' Quercus robar 'Fastigata', 30' o.c. triple triangulated - On Collector 'B' Celtis sinensis at 30' o.c.
GROUND PLANE - Low, drought tolerant groundcover between R.O.W. and walk, lawn between curb and walk
SHRUBS - Continuous 3' high shrub mass along development wall
OTHER - Development wall by parcel developer

SECONDARY
WALK - 6' concrete walk adjacent to curb
TREES - Scheme 'A' Quercus robur 'Fastigata' single row at 30' o.c.
Scheme 'B' Celtis sinensis single row at 30' o.c.
GROUND PLANE - Low, drought tolerant groundcover between walk and edge of R.O.W.
SHRUBS - Continuous row of 3' high shrubs
OTHER - Development of adjacent parcel to provide row of some species trees to be triangulated with trees within R.O.W.



SECTION F

WALKS - 4-1/2' concrete walk
TREES - Trees are to be planted by residential developer. Developer required to plant 1 tree per lot minimum. Place trees just outside of R.O.W. See approved plant matrix.
GROUND PLANE - To be landscaped per approved P.U.D. submittal by residential developer.



SECTION G

WALKS - 4-1/2' concrete walk
TREES - Trees are to be planted by residential developer. Developer required to plant 1 tree per lot minimum. Place trees just outside of R.O.W. See approved plant matrix.
GROUND PLANE - To be landscaped per approved P.U.D. submittal by residential developer.

3 .3.2.3 Parks, Focal Open Space and Recreation Facilities

The neighborhood parks serve as a community focus and provide recreational opportunities within walking distance of residential developments. They are located adjacent to the major community spine and are sited to function as the visual and social focus of the northern and southern neighborhoods. Parks are sited to be linked with a safe, continuous bike and pathway system which does not conflict with major auto circulation corridors. Thus, the parks are important links in the overall local and regional trail network. The neighborhood parks will serve a range of user groups. Typical neighborhood park uses include tot lots and play areas, practice soccer and ballfields, informal meadow and picnic areas, a limited number of hard court facilities such as tennis or half court basketball, and a central plaza area.

Criteria for the design of all parks in North Village:

(a) Neighborhood parks shall be consistent with the parks and recreation policies of the City of Vacaville's Comprehensive Parks, Recreation and Open Space Master Plan.

(b) Parks shall comply with the City of Vacaville's Parks and Recreation Design Standards.

(c) Recreation facilities must satisfy the cross section of recreation needs of the North Village community.

(d) Park design and amenities should be consistent with the overall agrarian and rural theme of the North Village community.

(e) Design for security by maximizing street frontage and avoiding elements which may obscure views into park.

(f) Parking will be on-street or shared with school use.

(g) Design of park will conform to State and Federal safety and access guidelines.

(h) Understanding of on-going maintenance cost will be an integral part of the design.

(i) Final park designs to be developed working with City of Vacaville's Community Services Department

Parks proposed for North Village include:

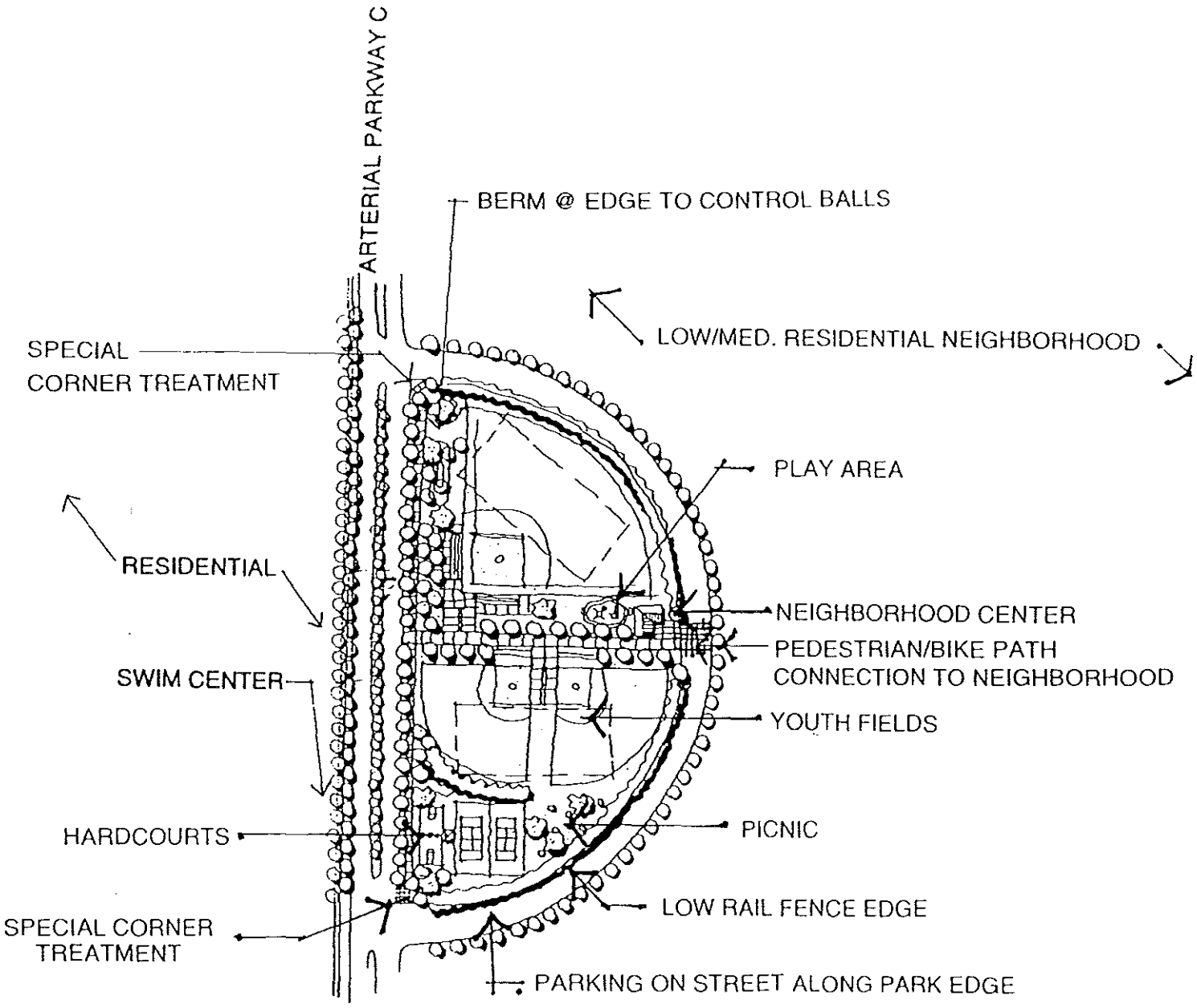
A. Northern Neighborhood Park
B. Southern Neighborhood Park
C. Focal Open Space or Recreation Facilities

A. Northern Neighborhood Park

This 8 acre park is the focus of the northern portion of the plan. The park is surrounded by the road maximizing community exposure to this valuable amenity (See Figure 34.)

(1) Develop park to accommodate a mixture active and passive recreation needs.

(2) Provide a link to swim club across Parkway.



Mission Land Company
an SDLCorp company

NORTH VILLAGE SPECIFIC PLAN

NEIGHBORHOOD PARK (NORTH) **FIGURE 34**

(3) Create a central spine terminating in a neighborhood plaza with places for seating, bike racks, information kiosk, play area, gazebo or arbor.

(4) Vary street tree pattern to provide views into the park, highlight corners with orchard-like planting.

(5) Provide adequate setback/buffer between site uses and roadway.

(6) Provide pedestrian connector to local neighborhood.

(7) Develop park in a thematic character consistent with residential setting.

(8) 2 rail fence defines edge of park and controls access.

(9) Provide a bermed landscape edge at park perimeter to control balls.

(10) Parking to be provided on street along park edge.

B. Southern Neighborhood Park

This 6.3 acre park is surrounded by a variety of land uses including single-family and medium density residential neighborhoods and year round school. (See Figure 35.)

Sharing of recreation facilities between the park and the adjacent year round school can efficiently expand the amenities that are provided by both. Site access, parking area, sports fields, and education displays are examples of facilities that can beneficially be shared by school and park users. These shared features are particularly critical where the park program strives to meet the needs of a diverse user group.

(1) Develop park which accommodates a range of recreational needs.

(2) Avoid barriers and grade changes between school and park which impact dual use.

(3) Locate neighborhood center and parking area for shared use with school.

(4) Provide pedestrian connection to residential neighborhoods with community wide trails between park and school.

(5) Create a gathering place with play area, picnic table and bike racks.

(6) Site park uses to avoid conflicts between school needs and park program. Clearly separate the maintenance responsibilities of the City and School District.

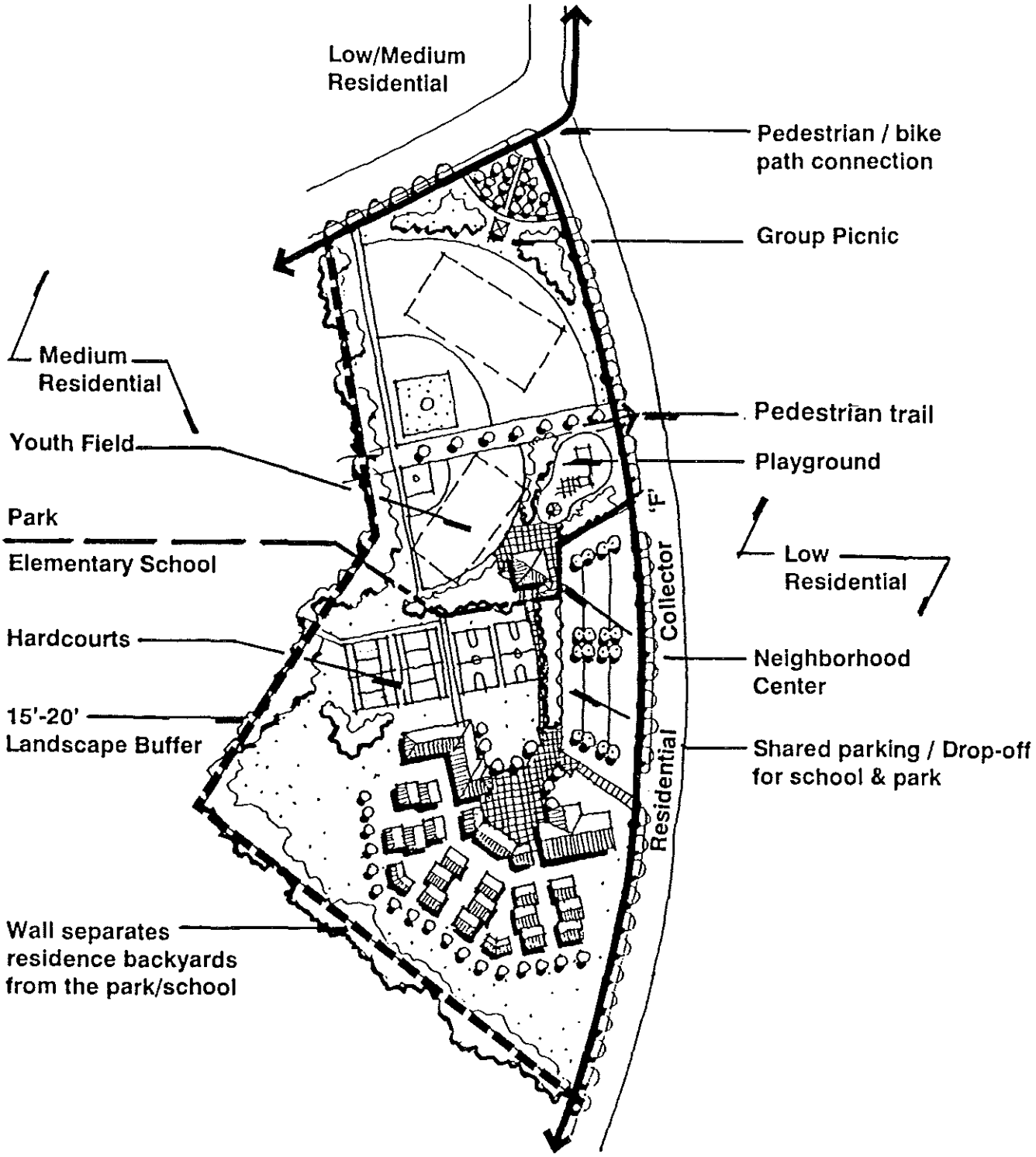
(7) Create an auto entry for park which is shared with school drop-off area.

(8) Develop a park character which is consistent with intensity of development and character of theme intersection.

(9) Provide a 15' - 20' landscaped buffer between the park and residential areas. Site park uses so that they do not adversely impact adjacent residences. Provide a wall at rear of residential backyards abutting park.

C. Focal Open Space or Recreation Facilities

In addition to the Planning Area parks which are to be provided as a part of the overall North Village improvements, a number of smaller village "greens" are proposed (as shown on Map 7). The 1/2 acre facilities will be provided by the individual residential

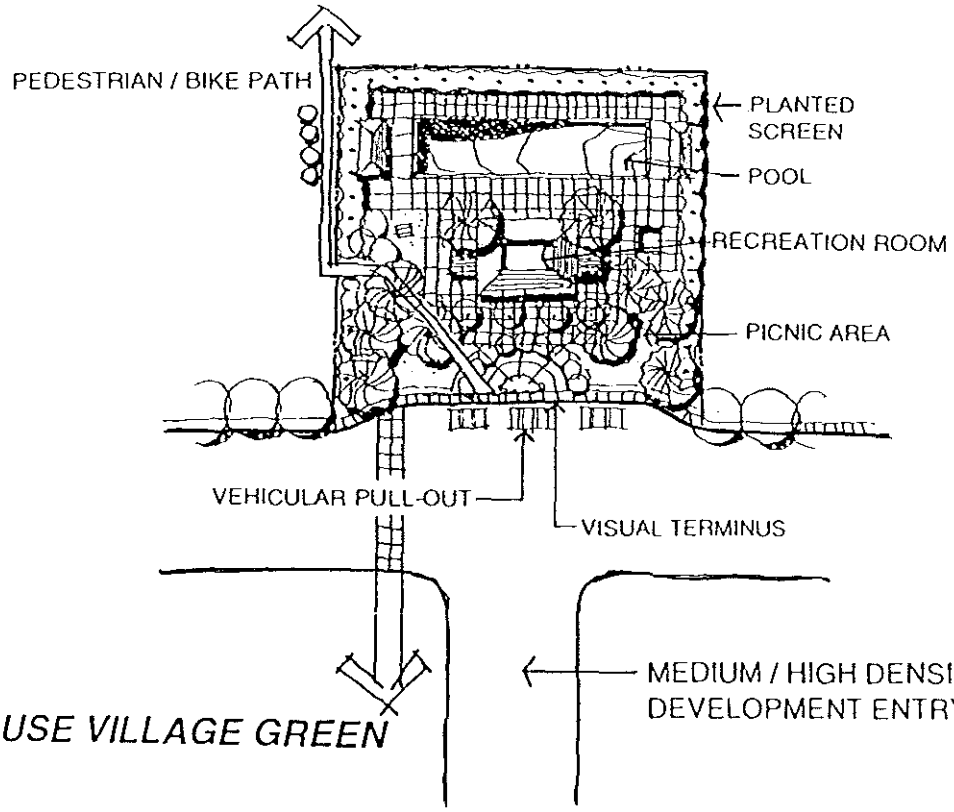


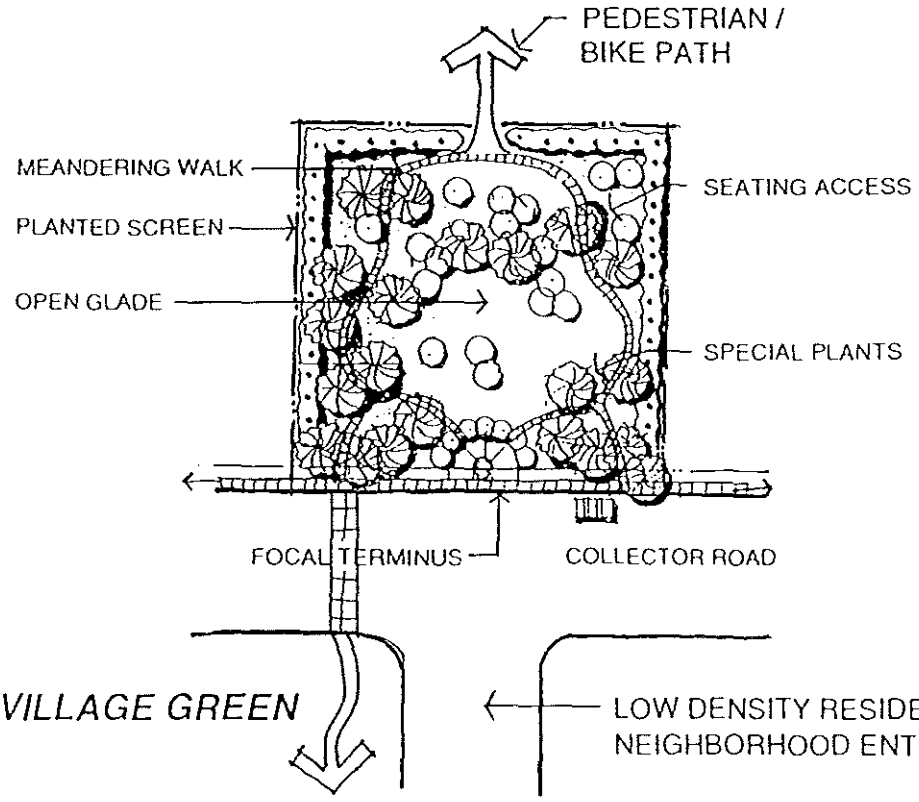
Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

NEIGHBORHOOD PARK (SOUTH)

FIGURE 35





Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

FOCAL OPEN SPACE / REC. FACILITY CONCEPTS **FIGURE 36**

builder/developers in the medium and high density residential neighborhoods with active recreation amenities such as pool complexes, tot lots, recreation room as appropriate to the demographics of that individual neighborhood. In the low density residential, a more passive area is encouraged with an open glade, meandering path and informal seating area. (Figure 36)

In developing these recreational facilities:

(1) Provide connections between recreational facilities and community wide trail system.

(2) Integrate design of park with individual entry.

(3) Provide amenities in park consistent with projected recreational needs of the neighborhood population. Young families may need a tot lot. Single adults may utilize tennis or basketball courts.

3.3.2.4 Pedestrian/Bike Paths Network (Map 9 and Figure 37)

The off-street pedestrian and bike path network planned for North Village will offer a quieter, safer landscaped environment for pedestrian and bicycle travel. These paths will complete the pedestrian movement network connecting the parks, open spaces and activity nodes with the neighborhoods. This pedestrian circulation system will facilitate non-vehicular trips throughout the community.

(a) Trail system shall be barrier free, conform to the State of California's Handicap Access Standards.

(b) Trail alignments shall provide interest and variety. A park, neighborhood recreation amenity, seating area, drinking fountains, signage, significant landscape feature (such as dividing path around a specimen tree) or other trail intersection or activity should occur at least every 750 feet.

(c) Provide access opportunities to trail system for commercial, office, parks and schools.

(d) Avoid locating shrubs greater than 3' in height within 10' of trail for security purposes.

(e) In residential areas, provide access to paths from cul-de-sacs, single-loaded road frontages, private recreation areas and possibly backyards.

Three configurations of trails exist in the North Village Specific Plan listed below and are shown on Map 9 and Figure 37.

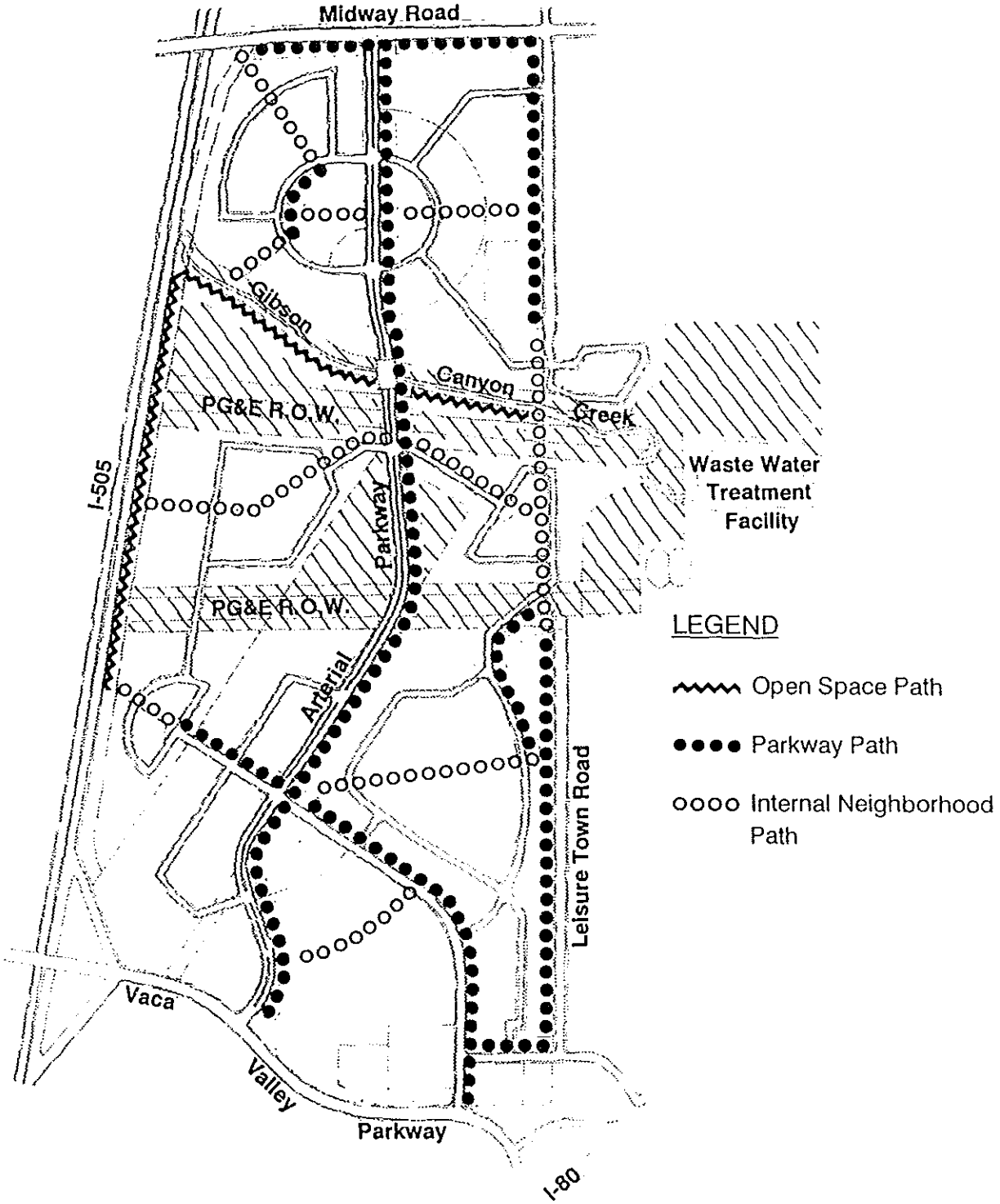
A. Parkway Paths
B. Open Space Paths
C. Interior Neighborhood Paths

A. Parkway Paths

(1) Provide 10' wide multi-purpose as integral part of streetscape system along arterials and collectors (see Section 3.2.3).

(2) Highlight pathway at intersection; treat as a design feature.

(3) Provide frequent pedestrian ties to adjacent uses. Develop these ties as special nodes along the street.



Mission Land Company
an Koll company

NORTH VILLAGE SPECIFIC PLAN

PEDESTRIAN / BICYCLE NETWORK

MAP 9

B. Open Space Paths

(1) Provide a minimum 10 foot wide asphalt trails which provide bike, pedestrian and maintenance access.

(2) Design trails to accommodate turning radius of maintenance vehicles.

(3) Provide shade trees, vista overlooks, educational signage to enhance trail use.

(4) Provide pedestrian bridges across Gibson Canyon Creek as required.

(5) Create a barrier (fence, vegetation or grade change) between trail and mitigation/habitat areas. Planting along trail must be designed to avoid personal security problems.

(6) Create "trail head" feature areas where trail intersects development on roadway.

(7) Trail may be integrated into 30' fire buffer.

C. Interior Neighborhood Paths (Figure 37)

(1) Provide minimum 30' wide landscape corridors for internal neighborhood paths.

(2) Provide a 10' wide asphalt trail.

(3) Trail corridor must be fully irrigated and landscaped as an integral feature of neighborhood.

(4) Landscape palette for trail should utilize water conserving, low maintenance plant materials. A common theme of trees should be used consistently throughout North Village community to create consistency.

(5) Provide for frequent trail access from local neighborhood.

(6) Structures must be setback minimum 10' from trail corridor.

(7) Screen unsightly views of storage areas, parking lots, etc. from trail.

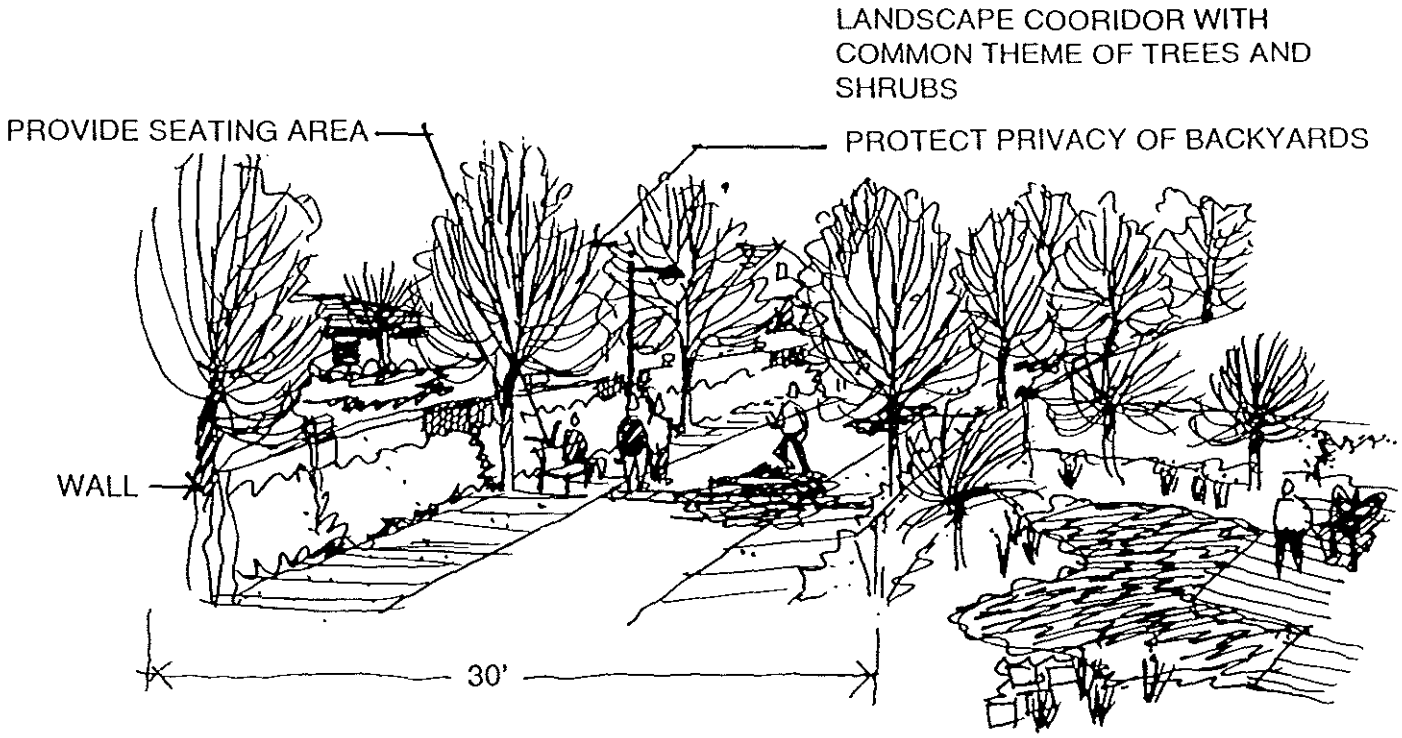
(8) Protect privacy of individual backyards view of trail users.

(9) Highlight street crossings, avoid mid-block crossings.

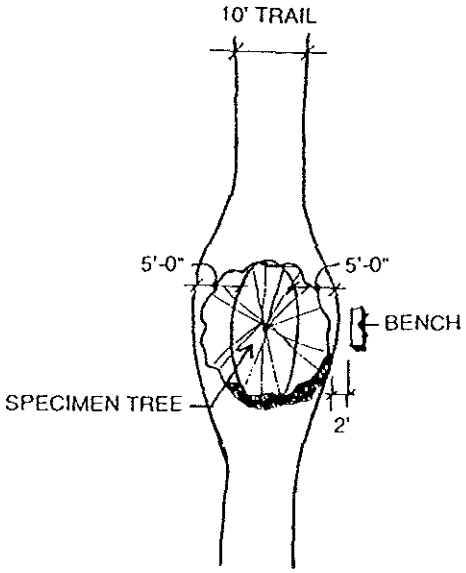
(10) Residential fences along trails should present "good-side" to trail.

3.3.2.5. Open Space System

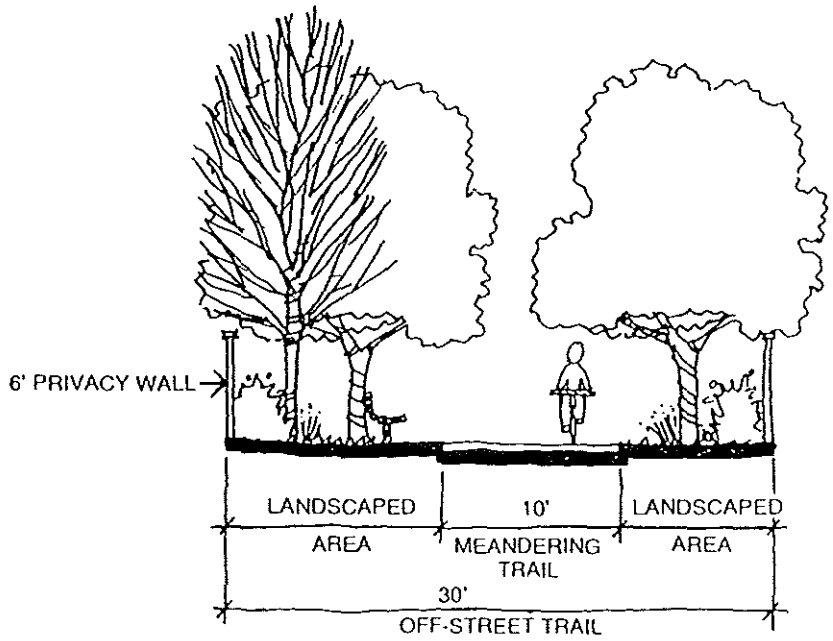
The North Village open space system has been created to protect existing wetlands, provide wetland mitigation areas, preserve the Gibson Canyon Creek Riparian Corridor, create enhanced habitat areas, and act as a valuable visual resource for the community. (Map 10)



ENTRY



CREATE SPECIAL NODES FOR VISUAL INTEREST ALONG PATH. SEATING NODE, SPLIT IN PATH, OR OVERLOOK.



Mission Land Company
an Olympia company

NORTH VILLAGE SPECIFIC PLAN

INTERIOR NEIGHBORHOOD PATH CONCEPT **FIGURE 37**

The North Village open space area is divided into four components:

1. Gibson Canyon Creek Open Space
2.. Central Open Space Area
3. Treatment Plant Buffer
4. Agricultural Buffer

A primary objective of the open space system is the protection of the existing wetlands areas and the provision for the creation of additional wetland areas. All wetland mitigation and enhancement will be consistent with wetland mitigation consultant recommendations. Final configuration of detention basins and drainage swales and delineation of wetland mitigation areas are to be designed by a civil engineer and wetlands consultant.

A transition buffer area will be provided between all open space areas and proposed development (see Buffers, Section 3.3.2.6).

Open space area improvements will be implemented by North Village and monitored and maintained by the City of Vacaville through a landscape maintenance district.

1. Gibson Canyon Creek Open Space

This area includes the Gibson Creek Corridor, its tributary, the overflow terrace between the two creek branches and the adjacent wetlands area. (See Figure 38.)

(a) Enhancement of Gibson Canyon Creek shall be consistent with the City of Vacaville's "Creekways Policy."

(b) The Flood Control design standards will be incorporated as required by the County Flood Control District.

(c) Gibson Canyon Creek Channel and tributary will be retained in their existing configuration to provide 25 year event drainage capacity.

(d) A flood plain terrace will be created between the two branches of the creek by lowering grades to accommodate drainage overflow in a 100 year event.

(e) Detention area ponds will be provided as necessary to accommodate drainage.

(f) Revegetation of the overflow terrace will be limited to low shrubs and grasses to avoid compromising flood plain capacity.

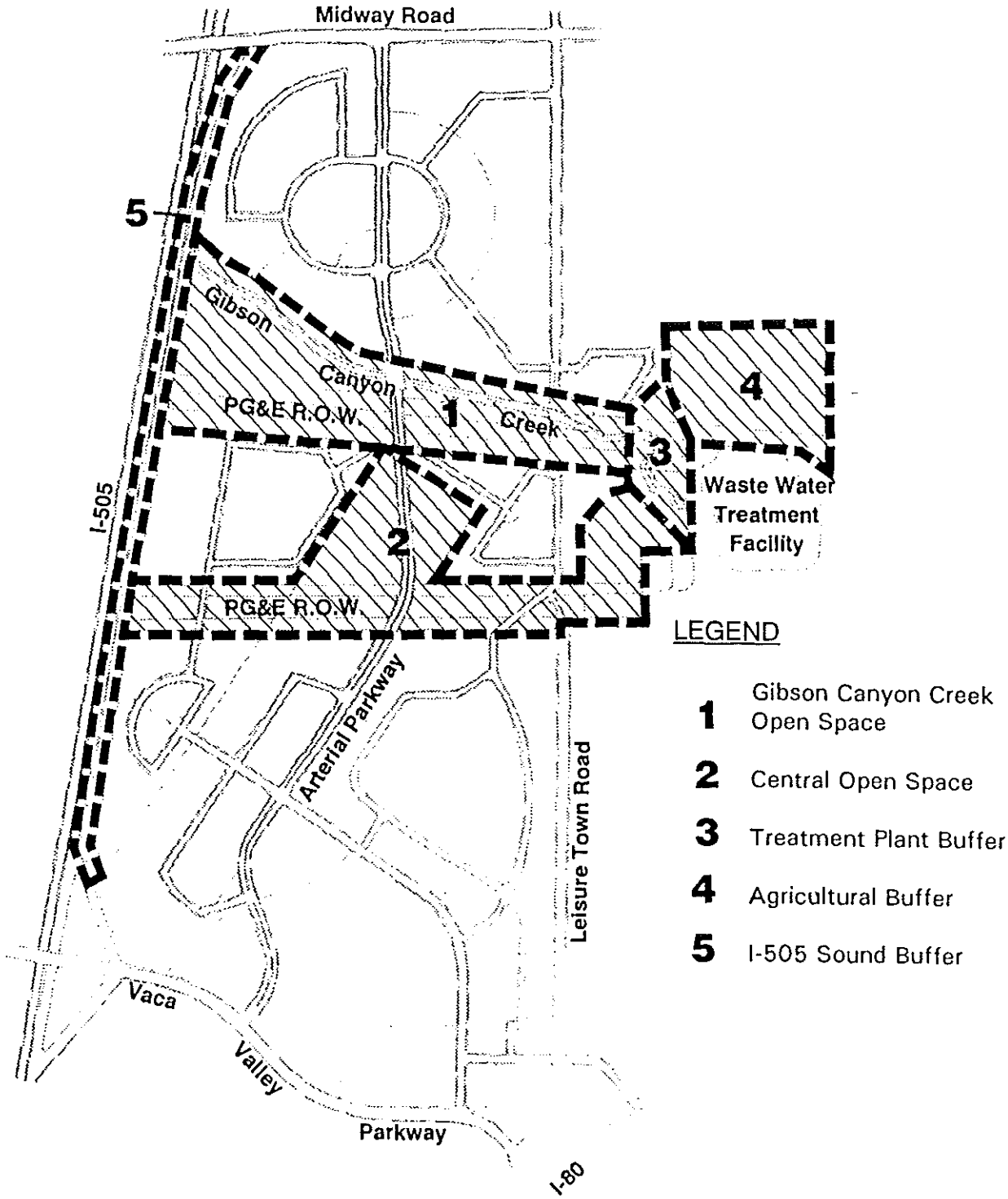
(g) Development will be setback a minimum of 65' - 80' from top of bank of creek. This setback will contain a 30' wide fire break zone adjacent to developed areas. (See Fire Buffer, Chapter 7.0)

(h) A 12' wide dual use, year-round maintenance and pedestrian asphalt trail will be provided along the northern edge of the creek.

(i) A fence will be constructed between setback area and developed areas to control human and feral access. Gates providing pedestrian links to path are permitted.

(j) A grass-lined swale parallel to creek will be provided between path and development to collect storm water runoff from development.

(k) Riparian vegetative enhancement of the creek is required.

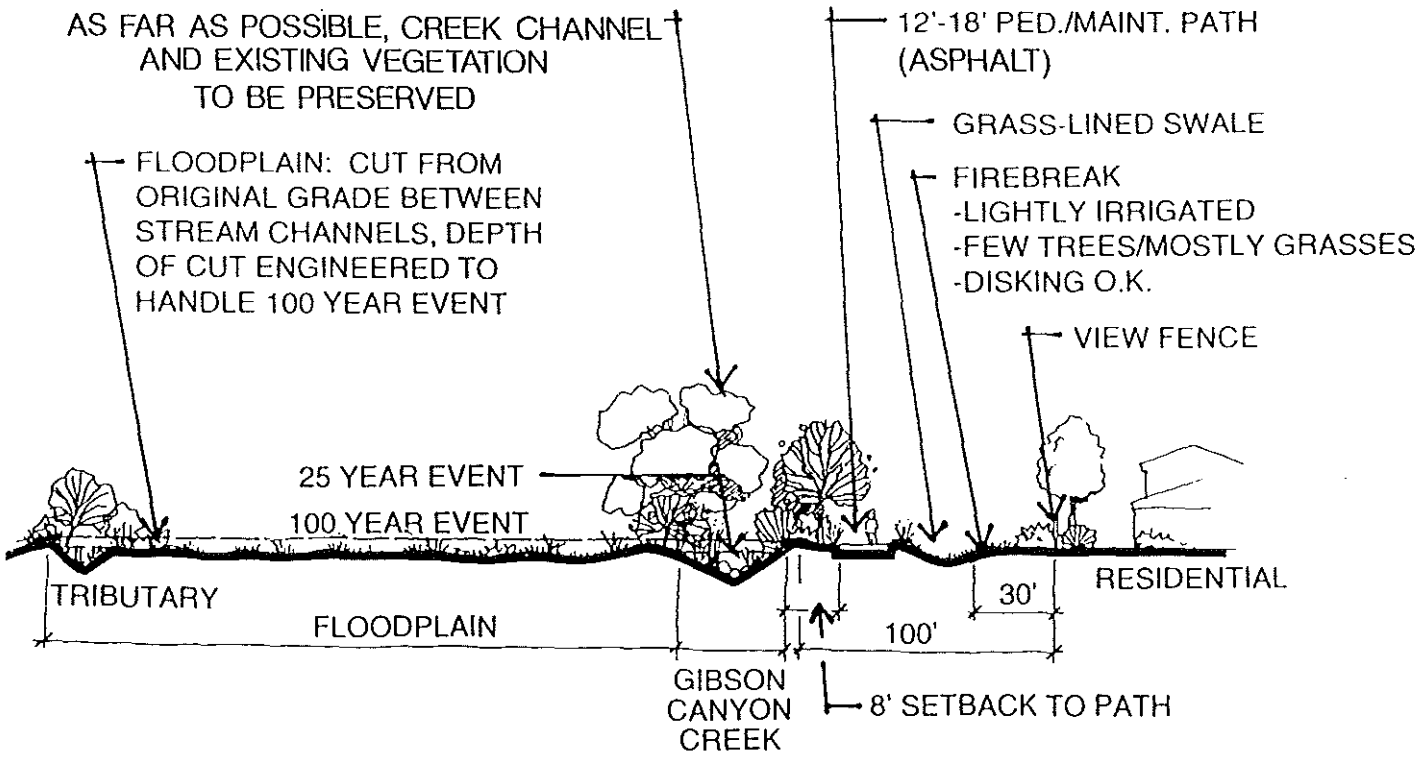


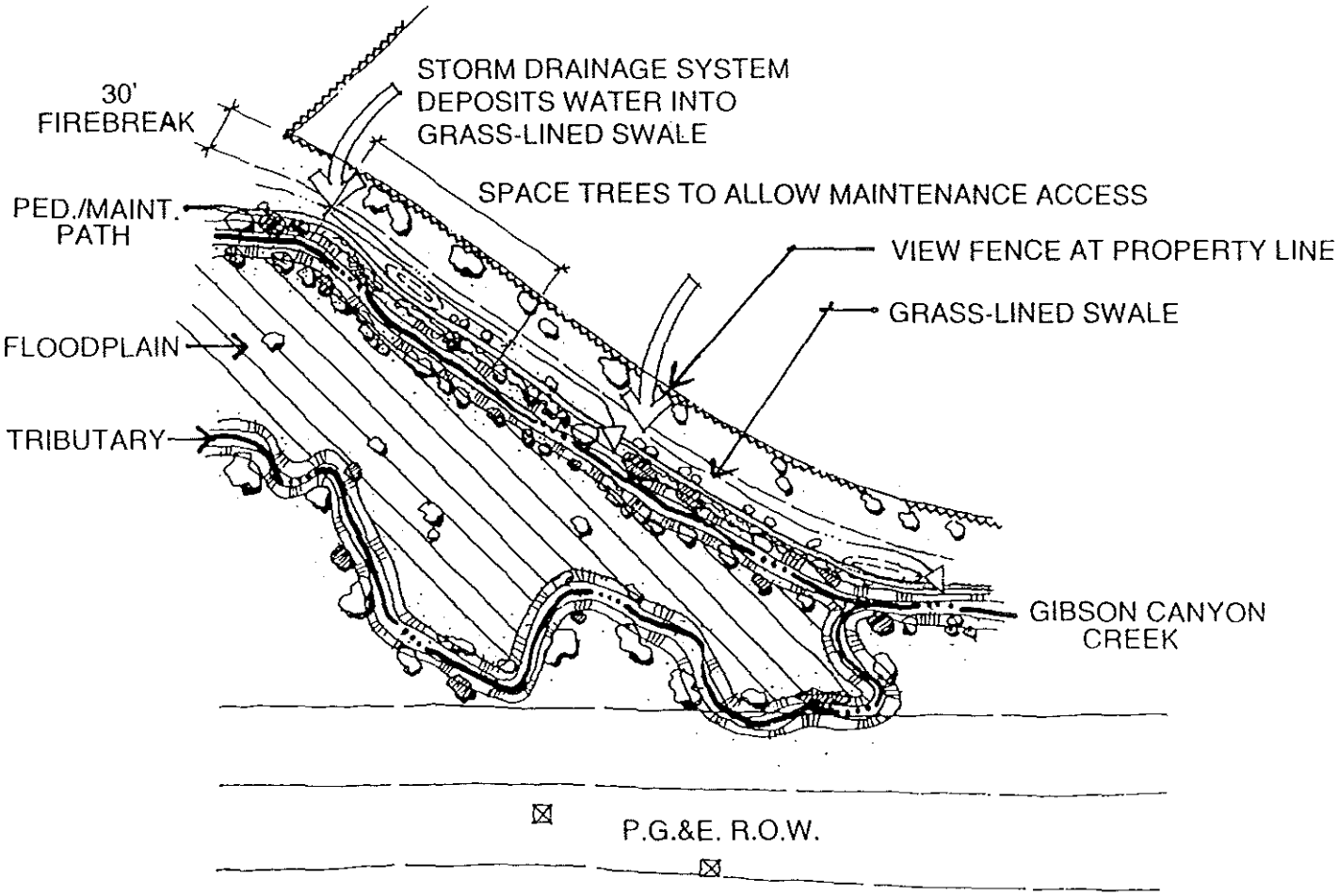
Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

OPEN SPACE SYSTEM

MAP 10





MLC Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

GIBSON CANYON CREEK CONCEPT **FIGURE 38**

2. Central Open Space Area

This area includes the southern wetlands mitigation area and the P. G. & E. transmission corridors.

(a) A fire buffer between open space and development is required.

(b) An all weather maintenance trail either adjacent to the P. G. & E. easement or in fire buffer will be provided as appropriate.

(c) A grass-lined swale and filter to collect storm drainage and convey to detention pond is required.

(d) Visual and habitat enhancement planting is required along the development edge.

(e) Detention ponds shall be provided in open space area to collect storm run-off from development.

(f) Drainage channels to convey detention pond overflow to creek will be provided.

(g) Detention pond designs must accommodate the need for periodic removal of heavy metal and sediment accumulation. The basins must be lined with grasses to provide preliminary cleansing of runoff.

(h) Habitat areas adjacent to detention ponds will be created. Riparian trees, shrubs and grasses with high wildlife value will be utilized.

3. Treatment Plant Buffer

This area provides a 500' buffer between the existing sewer treatment plant and proposed development area. Gibson Canyon Creek winds through this area. (See Figure 39.)

(a) Vegetative enhancement of riparian corridor is to be provided.

(b) A grass-lined detention pond must be developed utilizing clumps of oak trees to provide a natural appearance.

(c) Screen plantings will be provided within fire buffer area.

(d) An irrigated double hedge row of evergreen screen trees will be used along edge of treatment plant facing development.

(e) Random clusters of native oaks that frame views and enhance habitat areas will be provided.

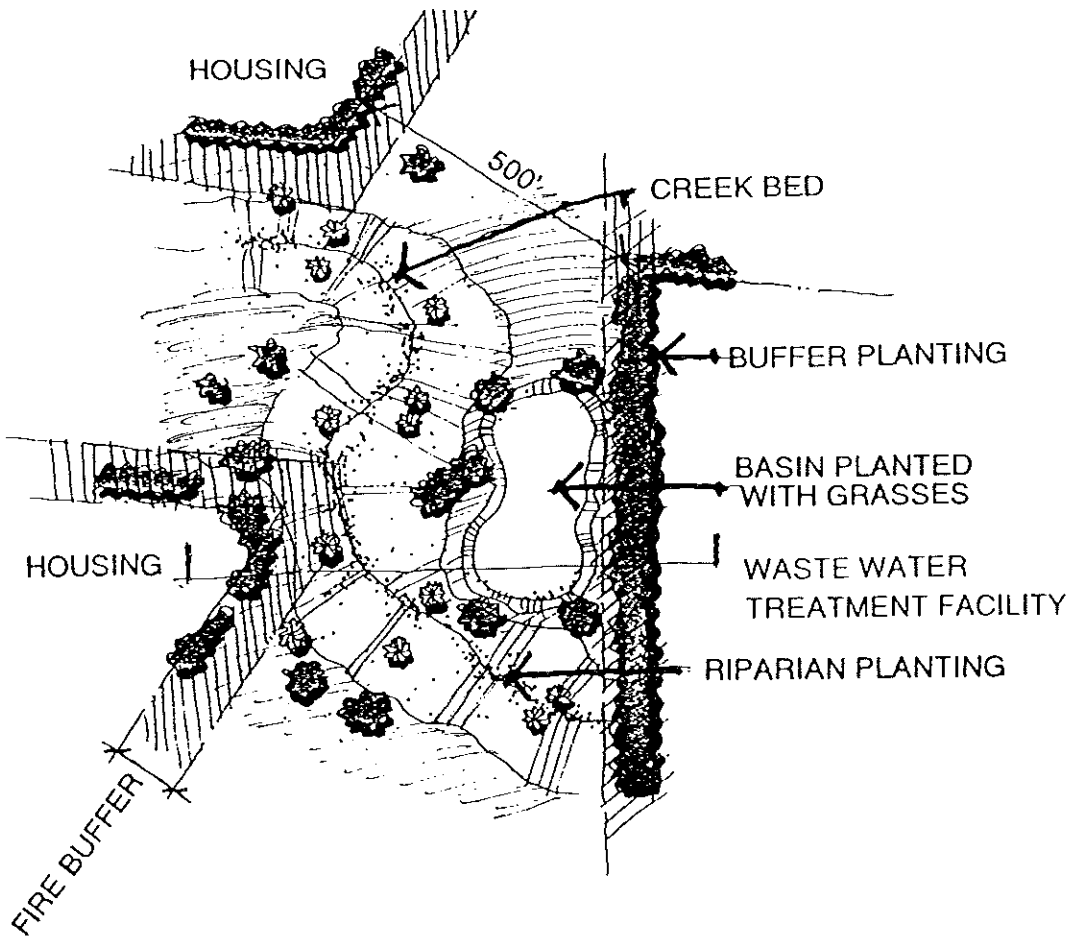
(f) Provide security fencing along boundary.

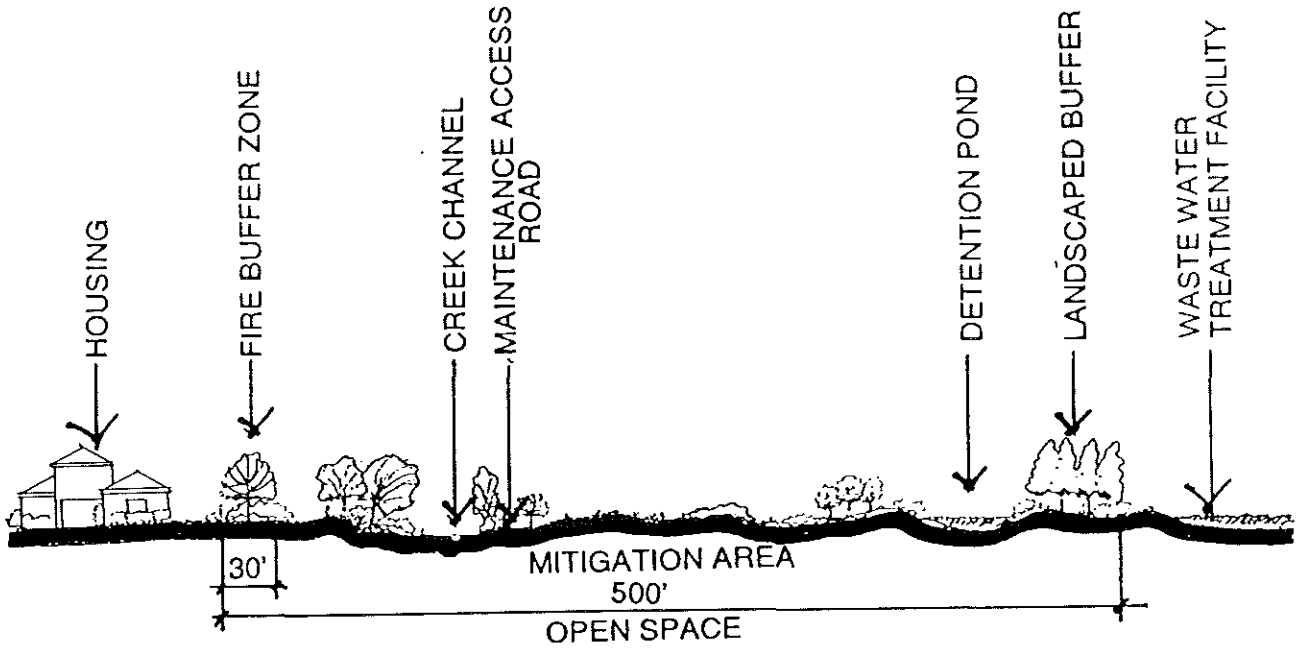
(g) Signage will be provided to indicate presence of Treatment Plant.

(h) A one half acre Public Works/Community Services staging area will be established and maintained by the City of Vacaville adjacent to the sanitation plant.

4. Agricultural Buffer

In addition to protecting wetland areas, the agricultural buffer open space provides a transition between the existing agricultural areas and the proposed development.





Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

TREATMENT PLANT BUFFER CONCEPT **FIGURE 39**

(a) A 500' buffer between agricultural uses and development is required.

(b) An irrigated double row of evergreen screen trees is to be provided along edge of property.

(c) The buffer area will be enhanced with random clumps of oaks to frame views and provide habitat.

3.3.2.6 Transitional Buffers

An important component of a successful land plan is adequate provision for transitional buffers between potentially conflicting land uses. Through careful design these buffers can be developed as project amenities accomplishing multiple objectives. Within the North Village plan there are two types of buffers: (Figure 41)

A. I-505 Sound Buffer
B. Open Space Transitional Buffer

A. I-505 Sound Buffer

To provide adequate protection for residential development from the acoustic impacts of the freeway, a sound berm will be constructed along the west perimeter of the site between I-505 and residential areas. This buffer will provide a valuable link in the community-wide bike/pedestrian circulation system. The buffer is also a key image area for the North Village community from I-505. As shown on Figure 40, criteria for buffer include:

(a) A maximum 96' setback to accommodate the berm.

(b) A maximum 15' high berm to accomplish acoustical control as required by acoustical study based upon relative elevation of freeway to development. In those areas where grades of development are lower than the freeway, berm height may be reduced.

(c) Where necessary a 3' high wall may be used in combination with the berm to achieve 15' high sound barrier.

(d) The berm wall shall be a simple wall similar to overall thematic walls developed for neighborhoods (see Section 3.3.2.7).

(e) Where possible, berm and wall shall gently meander for visual interest.

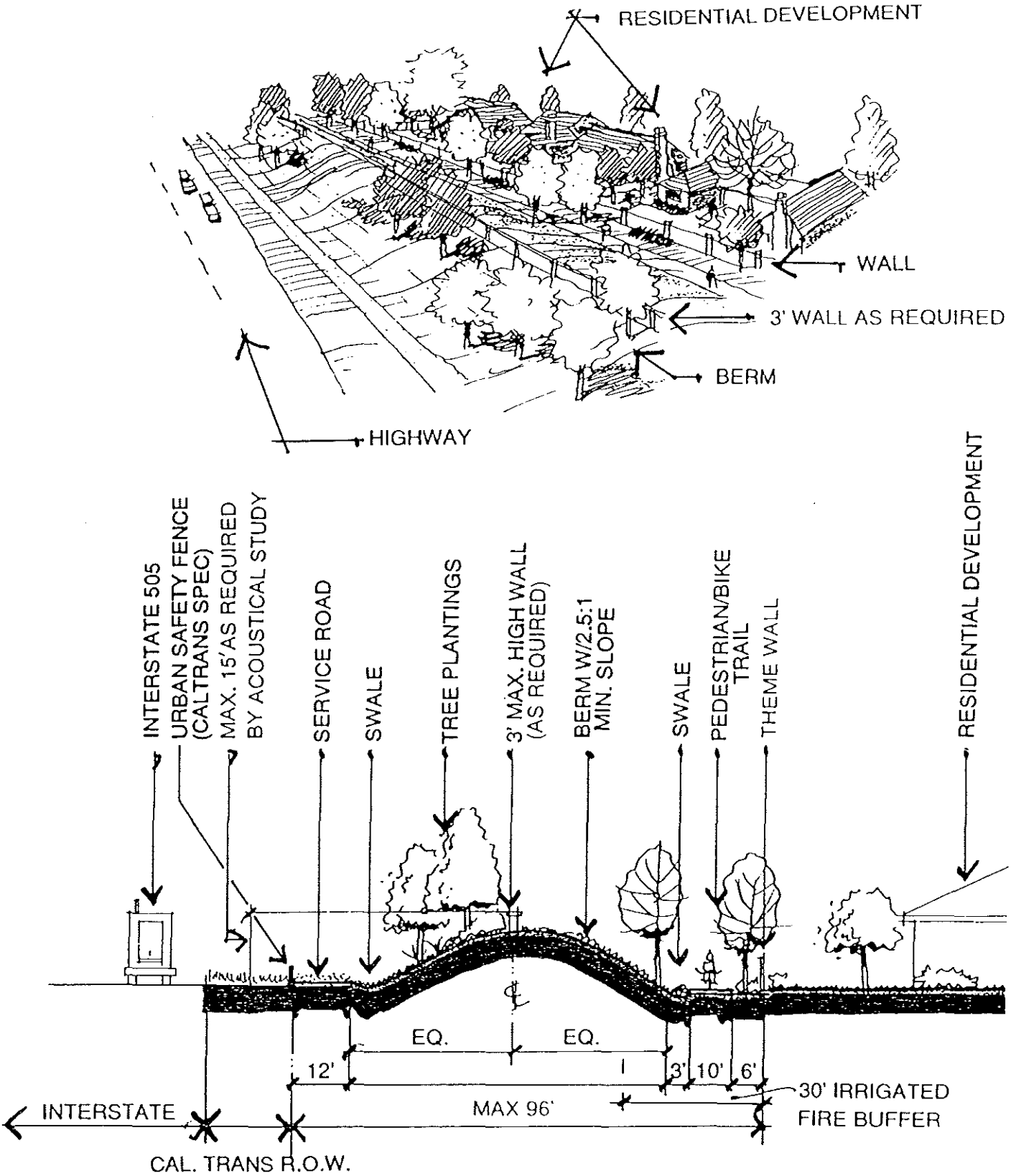
(f) Slope on berm shall be a maximum 2 to 1.

(g) A 10' wide asphalt, all-weather maintenance/bike trail along eastern edge of berm will be provided.

(h) A swale will be provided at base of berm between trail and berm.

(i) A minimum 6' wide landscape strip will be maintained between trail and residential development. Gated opportunities for access to trail from residential areas and backyards are allowed.

(j) A 30' wide irrigated, landscape fire buffer zone adjacent development is required.



Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

1-505 SOUND BUFFER CONCEPT

FIGURE 40

(k) The landscape character will include a mixture of agrarian orchard remnant grids and sections of informal oak clusters with clusters of Schinus molle in protected areas away from trail. Ground plane shall be a combination of water-conserving groundcover and native grasses and wildflowers.

(l) Provide urban safety fence along Cal-trans right-of-way.

B. Open Space Transition Buffers

To protect wetlands and mitigation habitat areas from the impacts of development and open space maintenance requirement, a buffer zone has been created between all open space areas and proposed development areas. The acreage of buffer zone is in addition to the minimum required for wetland mitigation area. Design of buffer area may vary depending on adjacent development types however, as shown on Figure 41, all buffer areas shall:

(a) Consist of a 130' wide transition area including the 30' fire buffer zone.

(b) Include an all-weather maintenance road either in the fire buffer zone or on the P. G.. & E. maintenance access road.

(c) Create a low berm on the edge of road between residential development and the maintenance road to screen views of road.

(d) Allow views from development into buffer area. Use thematic view fence where public trail is adjacent to residential areas.

(e) Grass-lined swale or detention ponds may be developed within buffer to accommodate collection and filtering of development storm water runoff. Vegetative enhancement of the drainage system is encouraged.

(f) Buffer areas may be disked, mowed or sprayed as appropriate for maintenance. Runoff from fertilizers and pesticides will not be allowed to contaminate the mitigation area.

(g) Plantings from small containers and liners is acceptable in this area.

3.3.2.7 Thematic Community Furnishings

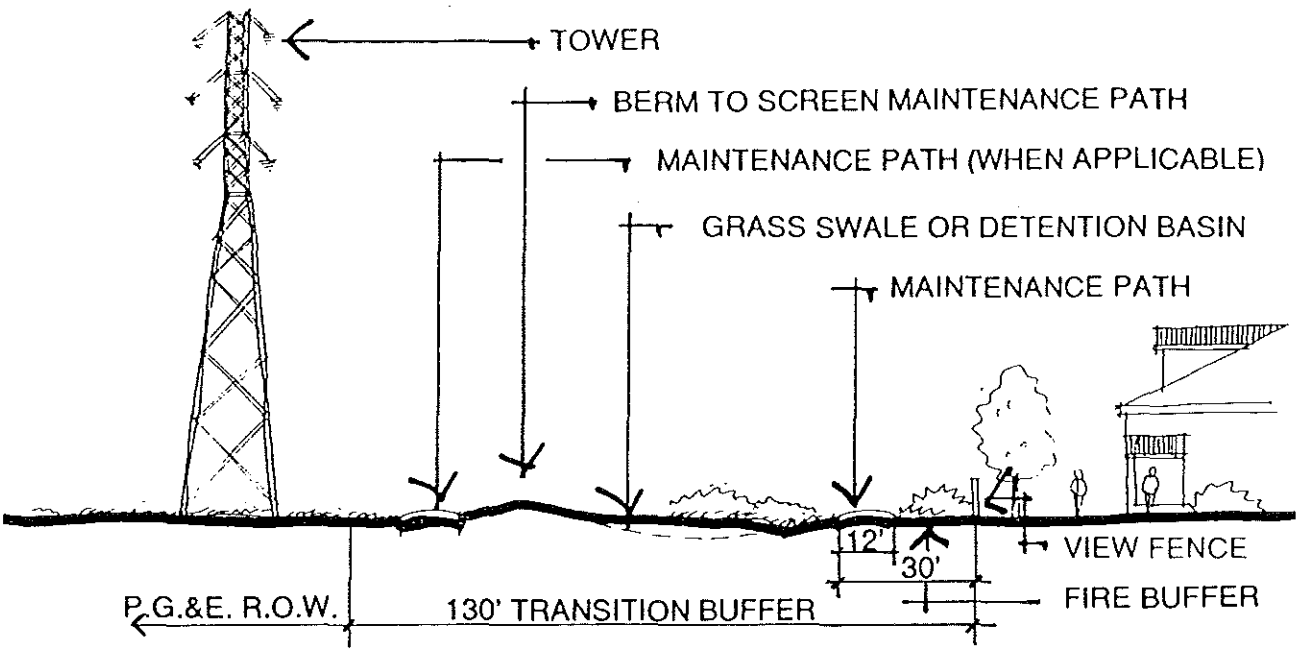
The repetitive use of distinct thematic elements will visually identify the North Village community as a cohesive whole and further enhance the desired quality, rural character. Community furnishings are those elements which occur within the public landscape areas. (Map 11) (For Planning Area Development Standards see Chapter 4.0)

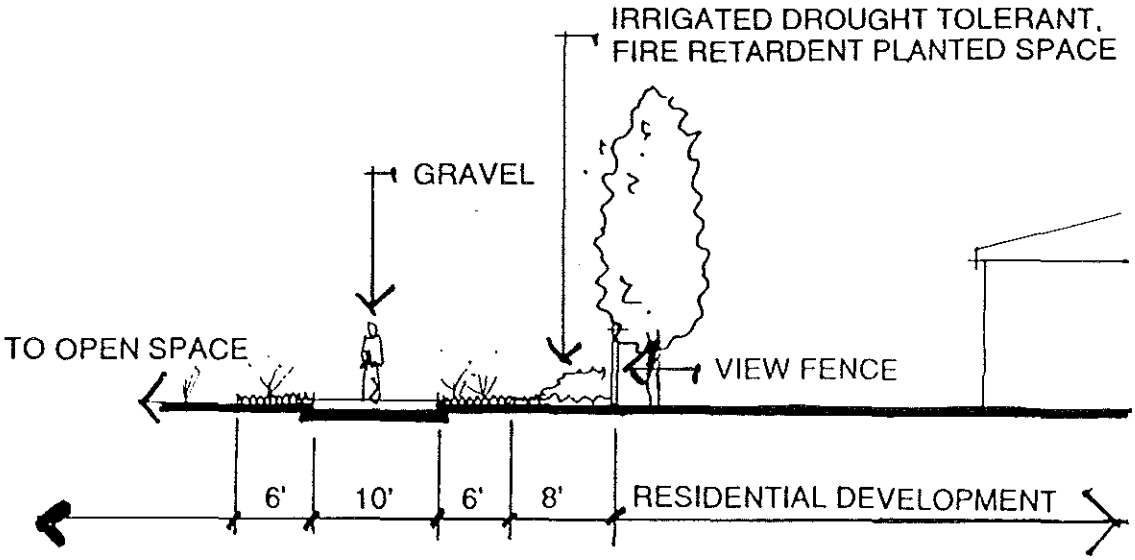
These elements fall into four categories:

A. Walls/Fencing (Figure 42)
B. Lighting (Figure 45)
C. Signage (Figure 44)
D. Street Furniture (Figure 44)

A. Walls

There are three types of thematic walls and fencing proposed for the common areas. (Map 11, Figures 42 and 43)





Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

TRANSITION BUFFER CONCEPT

FIGURE 41

Theme Wall

The Theme Wall is utilized where residential development interfaces with community arterials and collector roads at the perimeter of the neighborhood. These perimeter neighborhood walls will have a consistent character.

(a) Walls shall be 6' high, capped, and with smooth stucco finish. No wooden grape-stake fencing is allowed.

(b) Pilaster columns will be utilized at corners, entries and transitions. Intermediate columns or relief elements may be provided at 60'-80' intervals.

(c) Walls may be curved or notched back to create visual interest.

(d) The top of the wall will be kept level. If to conform to grades, the walls must step, these steps should not exceed 18".

(e) At project entry; tile inserts, accent colors, and stone veneer may be added to wall to create a distinctive appearance.

(f) Vines and shrubs may be installed to break up long wall runs.

View Fence

View fences will be used where open space and common landscape abut development, and acoustical control is not required.

Where view fence interfaces with the pedestrian trail system, a 3' stucco wall with wrought iron fence top will be used.

(a) Wall shall match theme wall.

(b) Fence shall be 1/2 "pickets, top and bottom rail with 2" square pots, maximum 8' o.c.

(c) Hold top of fence level, maximum step 18" with greater step required due to grade change. Construct fence on bias to match slope.

Where view fence will not be seen from trail or streetscape system, a 5' high wire mesh fence on wood frame may be used.

(a) Posts to be pressure-treated Douglas Fir 4 x 4 - maximum 6' o.c.

(b) Maximum 6" x 6" wire mesh grid, heavy gauge.

(c) Top and bottom rail/cap

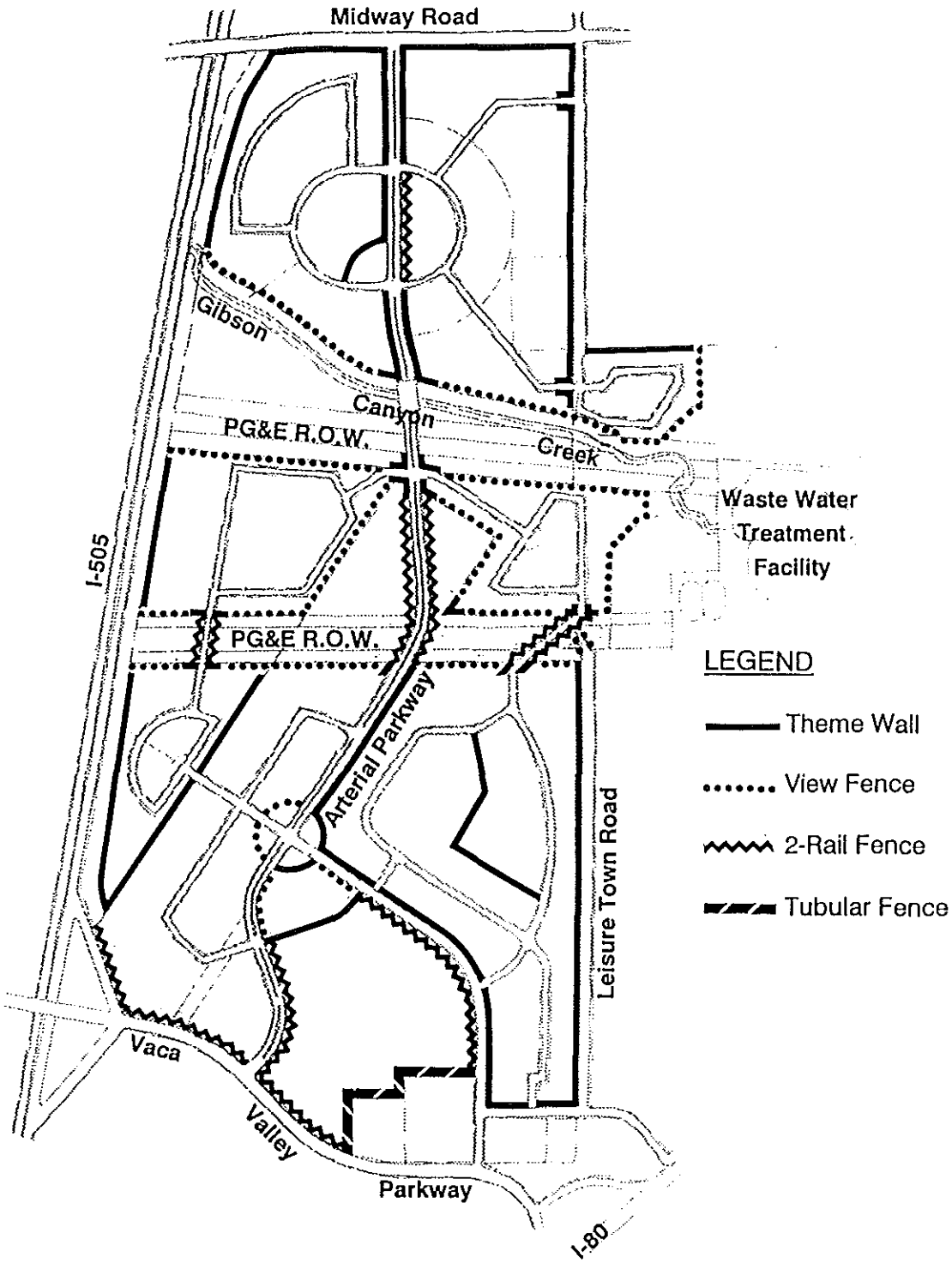
(d) Paint or stain to match interior fences

When a solid treatment is required to protect rear yard privacy, a thematic wall may be used.

Rail Fence

Where open space abuts a street, a 2-rail fence will be used to control access to open space.

(a) Fence shall be 3' high white vinyl fence with 6" posts and 2-rails.

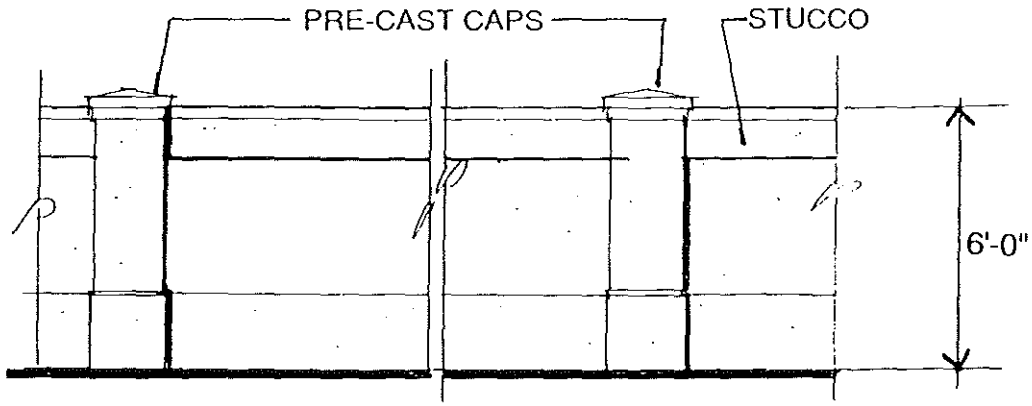


Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

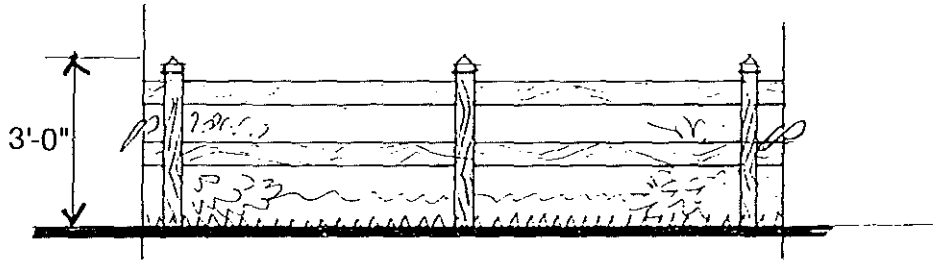
COMMUNITY-WIDE WALL & FENCE PLAN

MAP 11

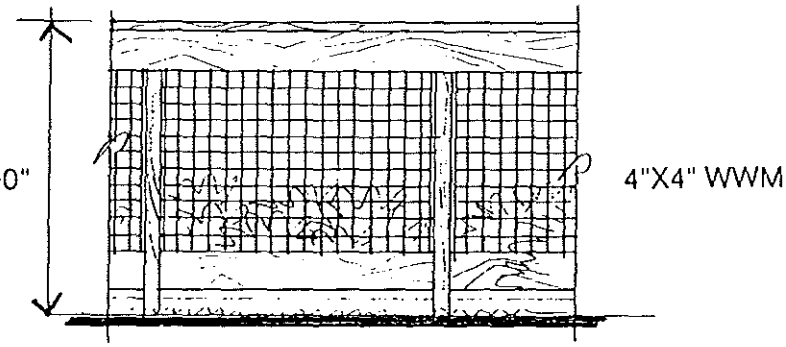


PILASTERS AT KEY VISUAL AREAS

THEME WALLS

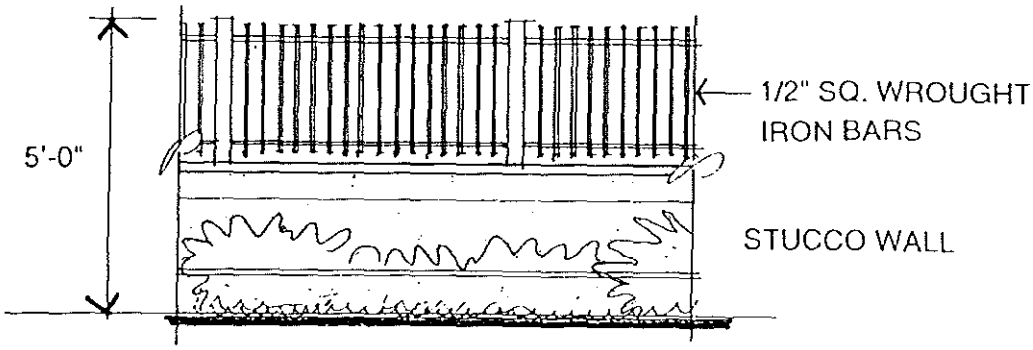


2-RAIL FENCE



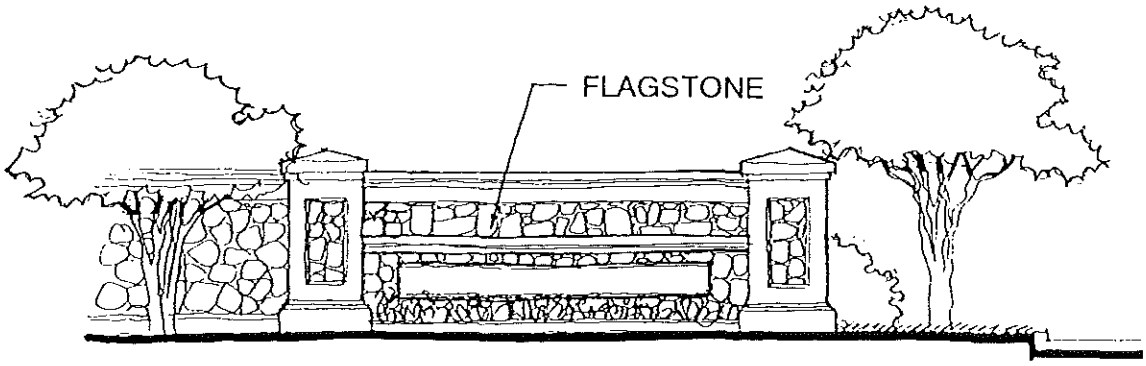
AT OPEN SPACE

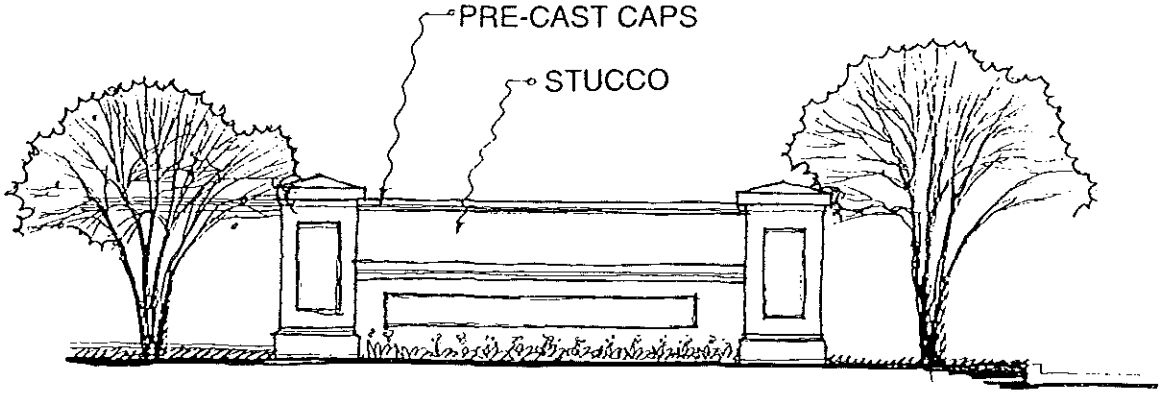
VIEW FENCE OFF STREET TRAIL / O.S.

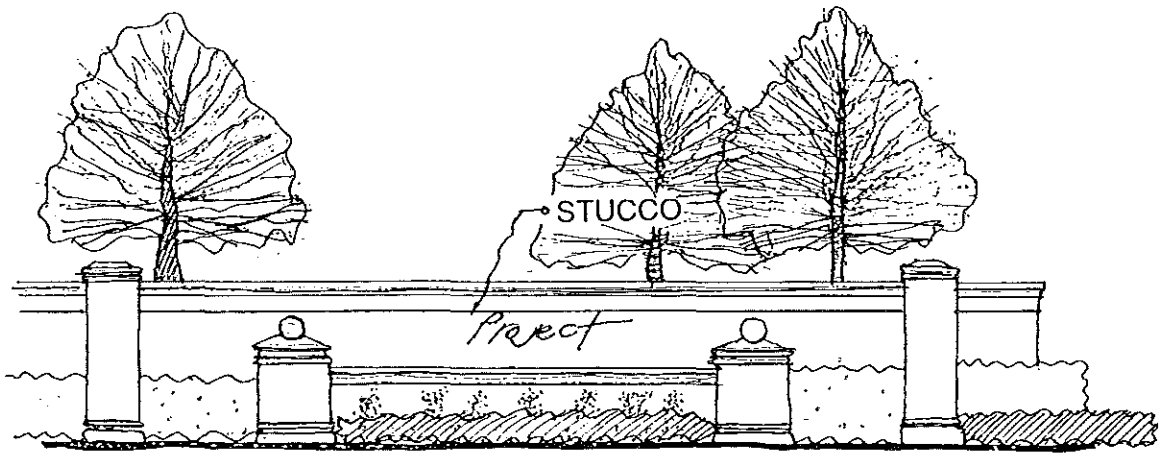


ADJACENT TRAILS

VIEW FENCE OFF STREET TRAIL / O.S.







Mission Land Company
an Koll company

NORTH VILLAGE SPECIFIC PLAN

PLANNING AREA THEME WALL CONCEPTS **FIGURE 43**

(b) Fence may meander or jog to work with streetscape planting pattern.

Security Fence

Security fencing may be used on boundaries between Business Park uses and on the southern boundary of the Higher Education Center and the existing Business Park uses of Planning Areas 12 and 13.

(1) Coated chain link, mesh or wrought iron with pilaster, subject to design approval. No wooden grape-stake fencing is allowed.

(2) Maximum of 8' high.

B. Lighting

Lighting is essential for safety. It can also be used to highlight and create special effects. The North Village lighting concept emphasizes an overall uniformity of lighting through the street light system while providing additional pedestrian and feature lighting at key locations. (See Figure 44.)

Street Lights

Street lighting on public streets shall conform to the City of Vacaville's standards for illumination.

Use Davit single pole street lights along the street edge.

(a) Light standards may be on concrete base maximum 24" in height.

(b) Tree spacing must be coordinated with light poles.

(c) Light spacing shall be determined by required illumination levels.

(d) Avoid light intrusion into residential areas.

Pedestrian/Theme Lighting

In common landscape areas, such as parks and theme entries, pedestrian light standards, bollard lights, ground lights or architecturally-mounted lights may be used to create special ambiance.

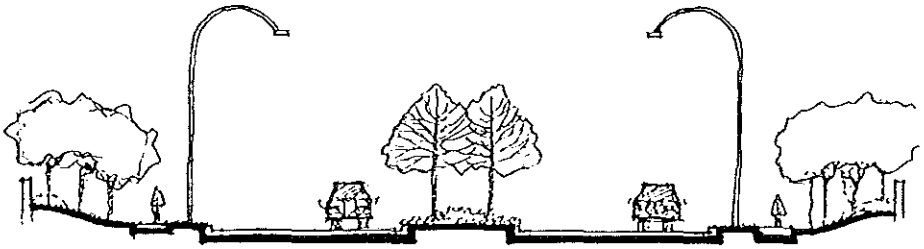
Where possible, lighting should be integrated into site features - such as downlights in tower or ground-mounted wall washers.

Pedestrian lighting for parks should be a maximum of 16' in height and be vandal resistant while appropriate to the rural theme. Paint poles dark green per Caltrans specifications.

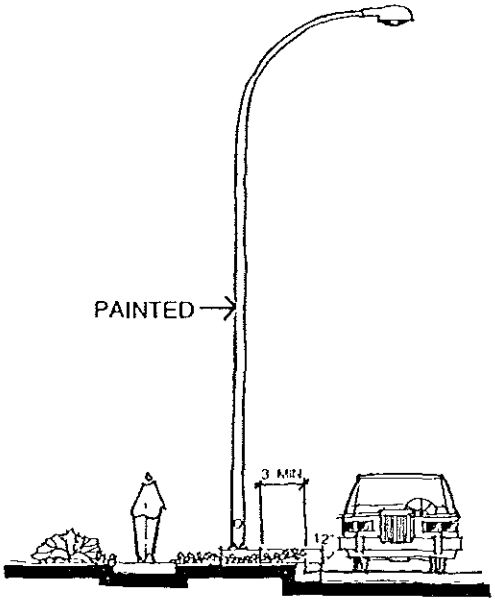
C. Signage

Comprehensive signage contributes to the quality and integrity of the community. The North Village signage system is intended to convey information and reinforce the community theme. It provides a hierarchy of signs capable of simply and efficiently moving people through the environment to their ultimate destination. At the community entries, signage is combined with architectural elements such as pavilions, which are discussed in Section 3.3.2.1, and depicted in Figure 45.

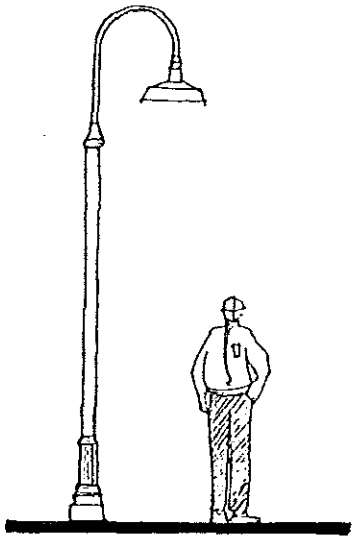
Neighborhood entry features identify entries and arrival points to the development areas and reinforce the community image and character. Subdivision signage and/or identity



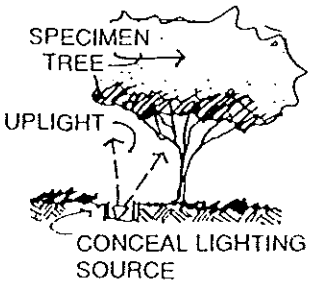
DAVIT POLE @ PARKWAY EDGE



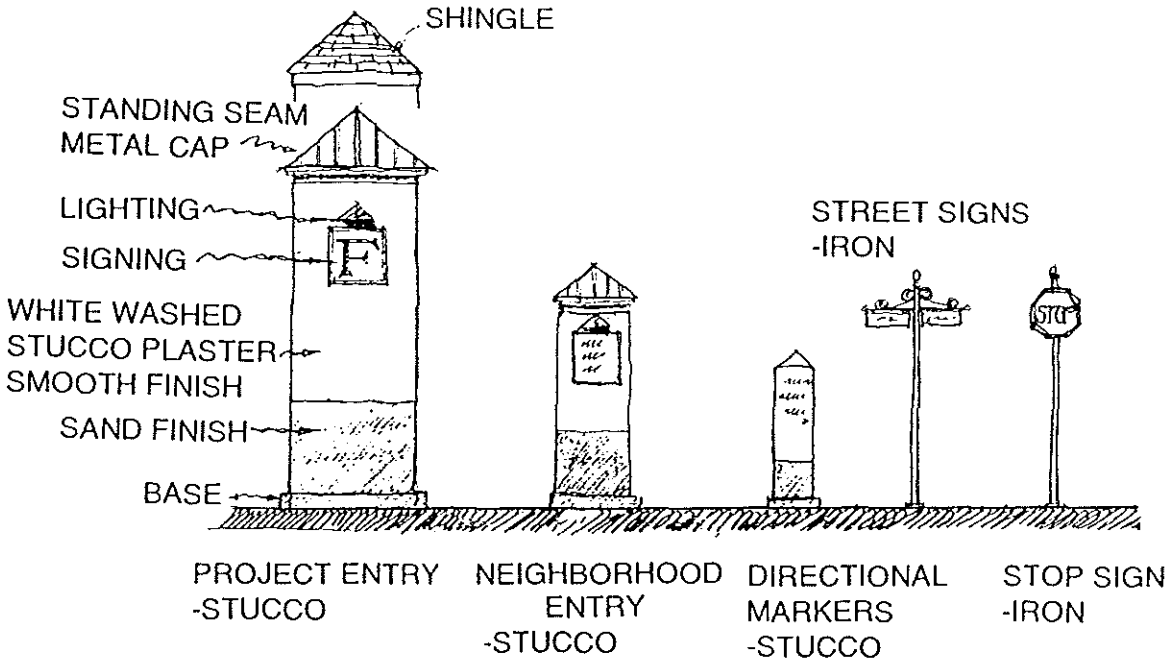
DAVIT POLE @ COLLECTOR STREET EDGE

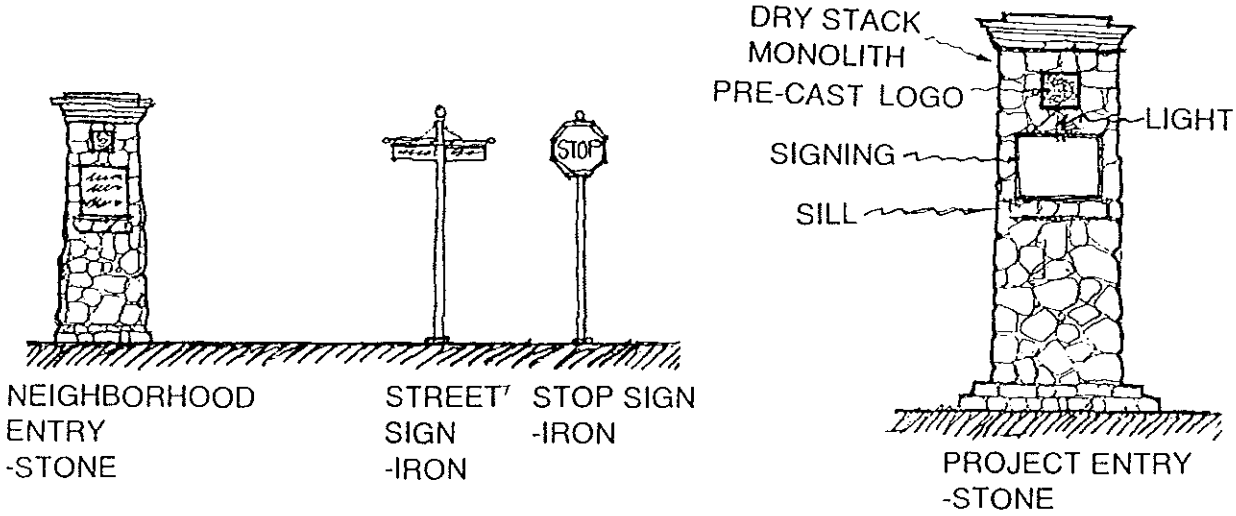


PEDESTRIAN LIGHT POLE
@ THEME INTERSECTION



UPLIGHT DETAIL
@ THEME INTERSECTION





Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

SIGNAGE CONCEPTS

FIGURE 45

the prevailing landscape and architectural image and materials of the community (theme walls, agrarian heritage). Wherever appropriate, they should be integrated with nearby wall or fence systems. Such signs shall not exceed 16 feet maximum surface square footage. All lettering on wall signs shall be recessed or imbedded. Pin mounted letters are not acceptable. (See Section 3.3.2.1)

Street and vehicular regulation signs shall be consistent within all development areas. Street signs not only identify streets, but also can contribute to the overall image of the project and become part of the streetscape design vocabulary. There is a hierarchy of signs ranging from signs for prominent intersections to local street signs. All traffic regulatory signs should be square post details meeting City of Vacaville standards. Color of posts are to match light standards.

D. Street Furniture

A common palette of street furniture will visually unite the community and can be extended into the private development area. These elements must be selected for durability, as well as character. They include:

(a) Special paving - toned, scored and sandblasted concrete.
(b) Bus shelters - customized element which also complies with transit system requirements.
(c) Benches - wood bench, per City of Vacaville standards.
(d) Bike racks - Ribbon Rack.
(e) Trash receptacles - square, decorative, pre-cast concrete.

3.4 UTILITIES

This section of the Specific Plan provides both general and specific guidelines for the development of future infrastructure facilities necessary to serve North Village. The infrastructure facilities covered in this section include water distribution (potable and non-potable), sanitary sewer collection system, storm drainage system and storm water detention, gas, electric, telephone, cable television and roads.

This section's specific purpose is to:

(a) Insure that project design incorporates adequate water and sewer facilities to meet the needs of North Village residents and jobholders.
(b) To the greatest extent feasible, use non-potable water in North Village to reduce the demand for potable water.
(c) Manage the North Village stormwater drainage onsite so that pre-development peak flows off-site are not exceeded, engineering the stormwater system to accommodate the 10- and 100-year storm conditions.
(d) Provide the opportunity for the installation of state of the art communication technology in the North Village Business Park.
(e) Provide a dual distribution system for potable and non-potable use.
(f) Present preliminary sizings of utility components. Final pipe sizes will be based on computer modeling funded by the Developer and will be subject to the approval by the Director of Public Works prior to design approval. Sizings are subject to subsequent refinement based on system modeling prior to design.
(g) Identify off-site improvements which are necessary to serve the project and their funding source.

3.4.1 WATER DISTRIBUTION AND FACILITIES

3.4.1.1 Existing Potable Water Supply and Distribution

The Specific Plan Area will be served by the City of Vacaville (City) for potable water demands. Sources of water for the City include groundwater, surface water via the North Bay Aqueduct and surface water supplied by Solano Irrigation District (SID) and the Solano Project.

There are twelve potable water production facilities including wells and surface water plants within the City. Ten of the twelve potable water production facilities are wells. The remaining two water production facilities are surface water treatment plants. The surface water treatment plants include the Diatomaceous Earth (DE) Water Treatment Plant on Elmira Road and the North Bay Regional (NBR) Water Treatment Plant on Peabody Road. In total these twelve facilities are expected to a have a total production capacity of 39.23 mgd. .

In order to fully develop the groundwater supply, the City plans to replace or rehabilitate the existing wells and construct up to four new wells. Candidate sites for three of the new wells, are located at the southern end of the Specific Plan Area. One site is planned on City land south of the project. Two sites will be dedicated by the project, one in the open space area near the Gibson Canyon Creek Wastewater Treatment Plant and one in the residential area near the intersection of Midway and Leisure Town Roads. Actual sites of one acre each will be dedicated at the time of tentative map. Final size will be determined by final location and access characteristics, subject to approval by the Public Works Director. Dedications will occur without loss of residential units, and acoustical studies and mitigation, when required, shall be provided by the City for adjacent residential development.

To insure that the City's proposed deep wells will not impact those in the upper strata, the City Public Works Department will work jointly with property owners to analyze situations where there appears to be a pattern of well draw down in the rural residential area east of Leisure Town Road after installation of the City's deep wells. If the analysis indicates a direct relationship between the draw down and the City well, appropriate mitigation will be provided.

The City's potable water system is designed such that potable water production capacity is met on the maximum day demand with the largest well out of service and at least 10% reserve capacity. According to the City, the existing facilities are capable of serving a maximum day demand of up to 33.61 mgd.

The City's existing potable water distribution system consists of a network of pipelines of varying diameter from 8 to 30 inches. These pipelines convey water from the potable water production facilities to the major sectors of the City. The existing distribution lines nearest to the Specific Plan Area are a 12-inch main located in Vaca Valley Parkway along the project's southern boundary and an 18-inch main at the corner of Eubanks Drive and Midway Road. These existing distribution lines are shown on Map 12.

3.4.1.2 Potable Water System Demand and Expansion

In order to serve the water demands of the Specific Plan area, expansion of the existing City's water system will be required. The expansion consist of additions to the potable water system and the construction of a new non-potable irrigation system. The non-potable irrigation system would serve water to landscaped areas associated with the commercial development, the business parks, the elementary school, the college and all open space and parks. The Solano Irrigation District (S.I.D.) would provide non-potable water for landscape irrigation purposes. S.ID. water is available to serve this development under the October 25, 1972 S.I.D. Agreement or any successor agreement between the City and S.I.D. All other water service requirements including all residential

development, would be served from the potable water system from a water source supplied by the City. The project water demands for the proposed development are listed in Table 4.

TABLE 4
PROJECT WATER DEMANDS

System Improvements	Average Day (GPD)	Maximum Day (GPD)	Peak(1) Hour (GPM)	Peak(2) Hour (GPM)
Potable	1,198,000	2,395,000	3,330	
Non-Potable Irrigation	600,000	1,920,000		4,000
Total	**1,798,000**	**4,315,000**	**3,330**	**4,000**

(1) Peak Hour demands for potable is based on 4 times the average day demand for potable distributed over a 24 hour period.

(2) Peak Hour demand for non-potable water is based on 9.6 times the average day demand in the month of maximum use distributed over an 8 hour period.

The project water demands listed in the above Table 4 are based on the land use designations in the Specific Plan and water demands factors developed by the City and water demand factors developed specifically for certain North Village land uses. The potable and non-potable water demand factors used are shown in Tables 5 and 7.

A. Off-Site or D.I.F. Facilities:

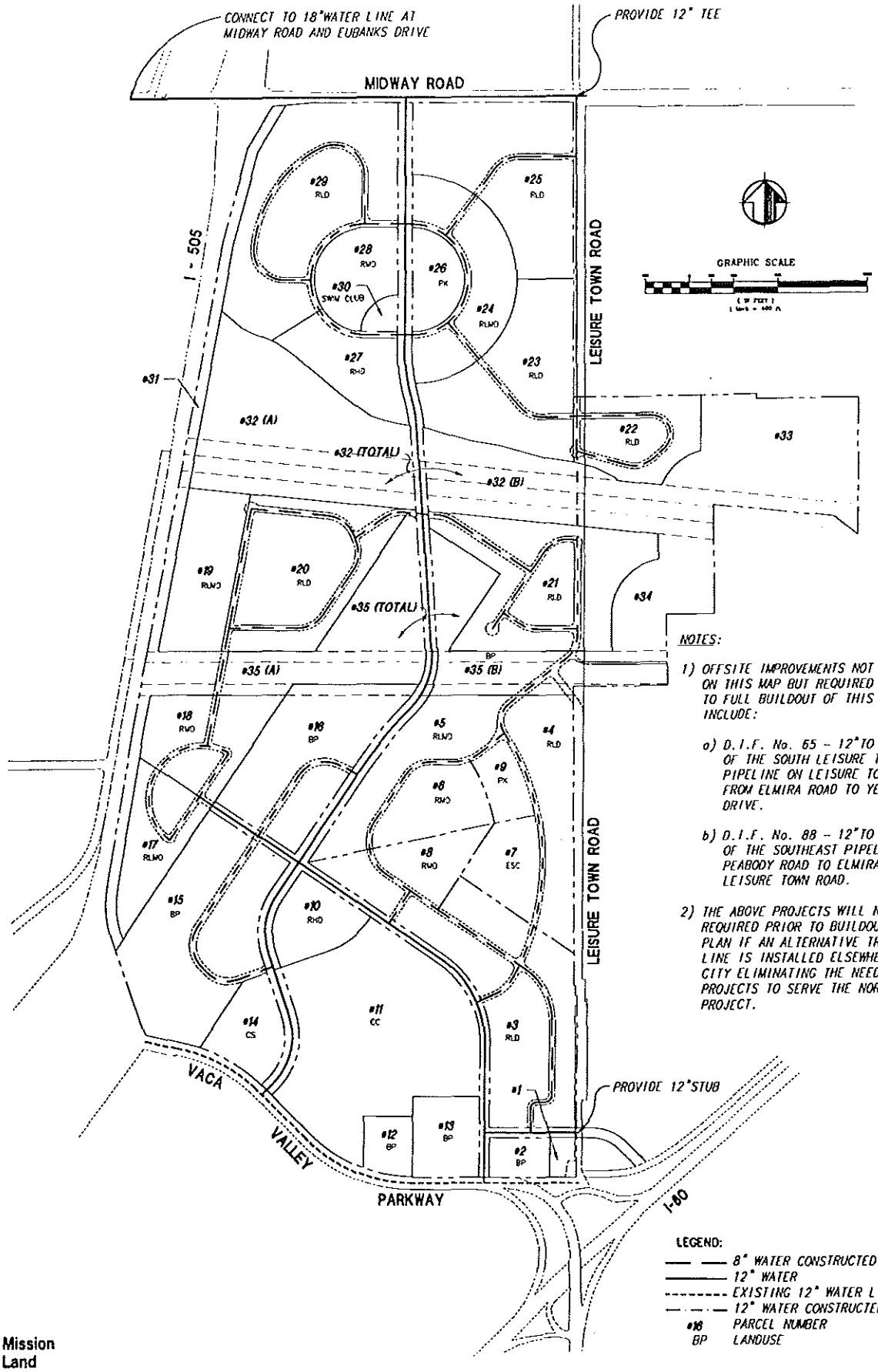
The 1990 Water System Master Plan and the 1992 Water and Sewer Facilities Development Impact Fee Study identify the construction of capital improvement projects that would increase transmission capacity and loop the system within the City and to the northeast planning sector. These projects include:

1. On-Site Projects - Funded by North Village

   The proposed development provides for the construction of some of these transmission lines within interior streets. These on-site projects include:

   (a) DIF No. 141 - 12" Leisure Town, Midway Road, Eubanks
   (b) DIF No. 145 - 12" pipeline in the project's north to south arterial road

The on-site projects, DIF numbers 141 and 145 will be phased coterminous with the development of the Specific Plan Area and the streets which the specific improvement lies within. Refer to the implementation section 7.5.2 of this Specific Plan for the anticipated schedule of completion for these projects.



Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

POTABLE WATER

MAP - 12

TABLE 5
POTABLE WATER DEMAND FACTORS

Land Use	Units	Average Day Demand (gpd/ac)	Average Day Demand (gpd/units)
Low Density Residential	du	-	450
Low/Medium Density Residential	du	-	400
Medium Density Residential	du	-	350
High Density Residential	du	-	250
College	Students	-	3.1 (1)
Elementary School	Students	-	30
Swim Club	ac	1,600	-
Business Park	ac	1,600	-
Commercial	ac	1,600	-
Open Space	ac	0	-
Parks	ac	0	-
Primary Roads	ac	0	-

Except as noted, all potable water demand factors listed in Table 5 are from the 1994 EIR for North Village.

(1) The demand factor for the College is based on information provided by Warren Consulting Engineers in a letter entitled "Vacaville Center Project Water/Sewer", dated 3/24/94.

2. Off-Site Improvements - Funded in part by North Village

The proposed development will participate in the funding the upsizing of the following Citywide and local impact expansion projects:

(a) DIF No. 65 12" - 18" upsizing of the South Leisure Town Road pipeline
(b) DIF No. 88 12" - 18" upsizing of the southeast pipeline

DIF 65 will be constructed by a Northeast Sector Assessment District (NESAD) or Benefit District and the citywide connection fee program. The District for DIF 65 will consist of all the undeveloped property within the Northeast Sector receiving benefit from this improvement. DIF 88 will be constructed by a NESAD or Benefit District. This district will include all undeveloped property within the Northeast Sector, South Sector, Fry and Vanden Policy Planning Area receiving benefit from this improvement. With each of the two improvements, the Northeast Sector will only be responsible for funding the additional cost of oversizing the pipeline from 12 inches to 18 inches. The project will be excused from the responsibility for upsizing this line if an alternative transmission line is installed elsewhere in the city, eliminating the need for DIF project 65 and 88 required to serve the North Village project. According to the 1992 Development Impact Fee Study, DIF projects 65 and 88 are scheduled for construction in 2000 and 2005. Depending on the rate, location and type of development throughout the Specific Plan Area and the City, the schedule for the improvements could be accelerated or delayed. In any event, the Development Agreement between the City and the Developers of the North Village stipulates that the portion of the above cited improvements that are funded with connection fees will be constructed by the City as required. The project will be excused from the responsibility for upsizing this line when DIF project 28 is installed, eliminating the need for DIF project 65 and 88 required to serve the North Village project. The project will not be required to pay for any portion of DIF project 28.

3. Off-Site Improvements - Funded by City or Other Development

A number of other off-site improvements including treatment plant expansions, wells, storage reservoirs (including the one in the North Vacaville area) and distribution facilities will be necessary, over time. The improvements will be constructed with Development Impact Fee funds, Redevelopment Agency funds and funded by other development on a schedule determined by need. The improvements which most directly relate to providing service to the Specific Plan Area are listed in Table 6 and shown on Map 13.

With the exception of the Zone 1 Treated Water Reservoir, the City will build these improvements as demand occurs. The Zone 1 Reservoir will be ultimately constructed as demand occurs and permits are acquired.

The off-site improvements which are funded by the City are financed through Development Impact Fees. These fees are collected for each water connection made to the City's potable water distribution system. The Specific Plan Area will be entitled to a water connection fee credit for that portion of the Specific Plan Area lying within the City limits as of 1986 and included in the 1987 Water Right Assessment District. The water right entitlements are as follows:

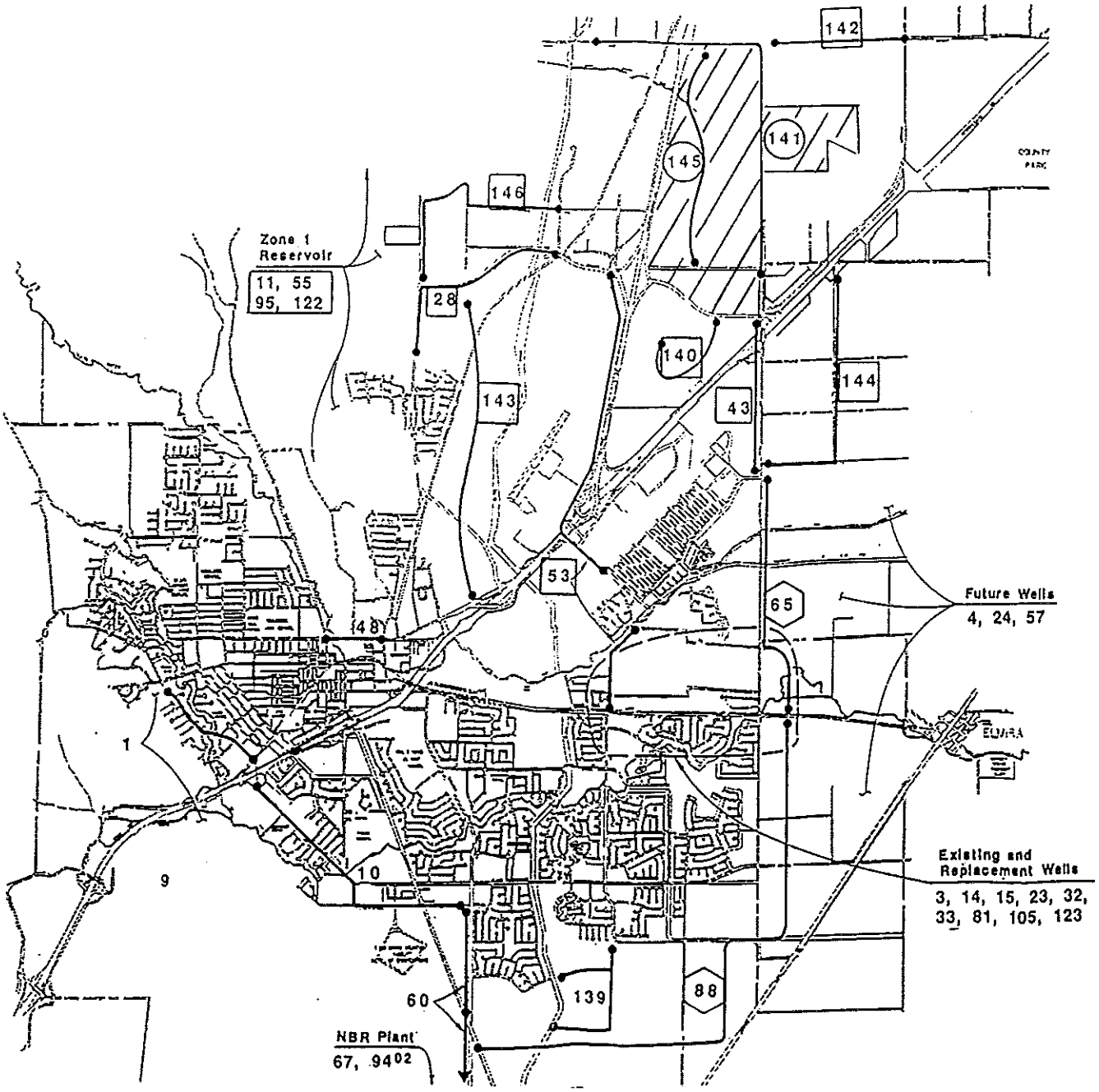
1. A water treatment right entitlement of an average treatment capacity in the NBR Water treatment Plant of 420 gallons per day. In addition, it fixes the treatment portion of the water connection fee at the 1987 treatment right fee of $850.

2. The distribution right limits the distribution portion of the water connection fee to one-half (1/2) of any future distribution fee increase above the 1987 distribution fee of $750 (exclusive of annual construction cost adjustments).

All facility sizing and phasing shown in Table 6 is based on preliminary water planning and is subject to ongoing refinement during subsequent planning and design activities.

On-Site Facilities:
There shall be a dual system of City (potable water) and Solano Irrigation District (non-potable water) lines within the Specific Plan area. City water mains for the potable water system shall be located within public streets or public easements. The future mains shall connect to an existing 12-inch main within Vaca Valley Parkway and the future DIF 141, a 12-inch main in Midway Road. Future mains shall be sized in to accommodate demand, with a minimum size of 8-inch diameter for single family detached housing and a minimum 12-inch diameter for all other development. The preliminary potable water system master plan is shown on Map 11.

The on-site facilities will be phased coterminous with the development of the Specific Plan Area and the streets which the specific improvement lies within. Refer to the implementation section 7.5.2 of this Specific Plan for the anticipated schedule of completion for these projects.



MAP SOURCE: CITY OF VACAVILLE WATER AND SEWER FACILITIES DEVELOPMENT IMPACT FEE STUDY

PROJECT AREA

(145) CAPITAL IMPROVEMENTS FUNDED BY NORTH VILLAGE

(65) CAPITAL IMPROVEMNETS FUNDED IN PART BY NORTH VILLAGE

[142] CAPITAL IMPROVEMENTS FUNDED BY THE CITY OR OTHER DEVELOPMENT

MLC Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

OFF-SITE WATER IMPROVEMENTS

MAP - 13

TABLE 6
PROPOSED DISTRIBUTION SYSTEM CAPITAL IMPROVEMENT PROJECTS WHICH IMPACT SERVICE TO THE NORTH VILLAGE PROJECT AND NORTHEAST VACAVILLE

Project Number	Year Scheduled	Project Description and Size
11	1992	Zone 1 Treated Water Reservoir - 5 million gallons
28	1994	North Browns Valley/Vaca Valley Road Pipeline - 18 inch
43	1996	North Leisure Town Road Pipeline - 18 inch
53	1998	Nut Tree/I-505 Pipeline - 18 inch
55	1999	Zone 1 Treated Water Reservoir - 5 million gallons
95	2007	Zone 1 Treated Water Reservoir - 5 million gallons
122	2014	Zone 1 Treated Water Reservoir - 5 million gallons
140	1	Akerly Drive Pipeline - 12 inch
143	1	Allison Drive Pipeline - 12 inch
144	1	Maple/Willow Pipeline - 12 inch
146	1	North Browns Valley/Aldridge Pipeline - 12 inch

1 To occur with other development, no date specified.

SOURCE: Modified from 1994 EIR for North Village

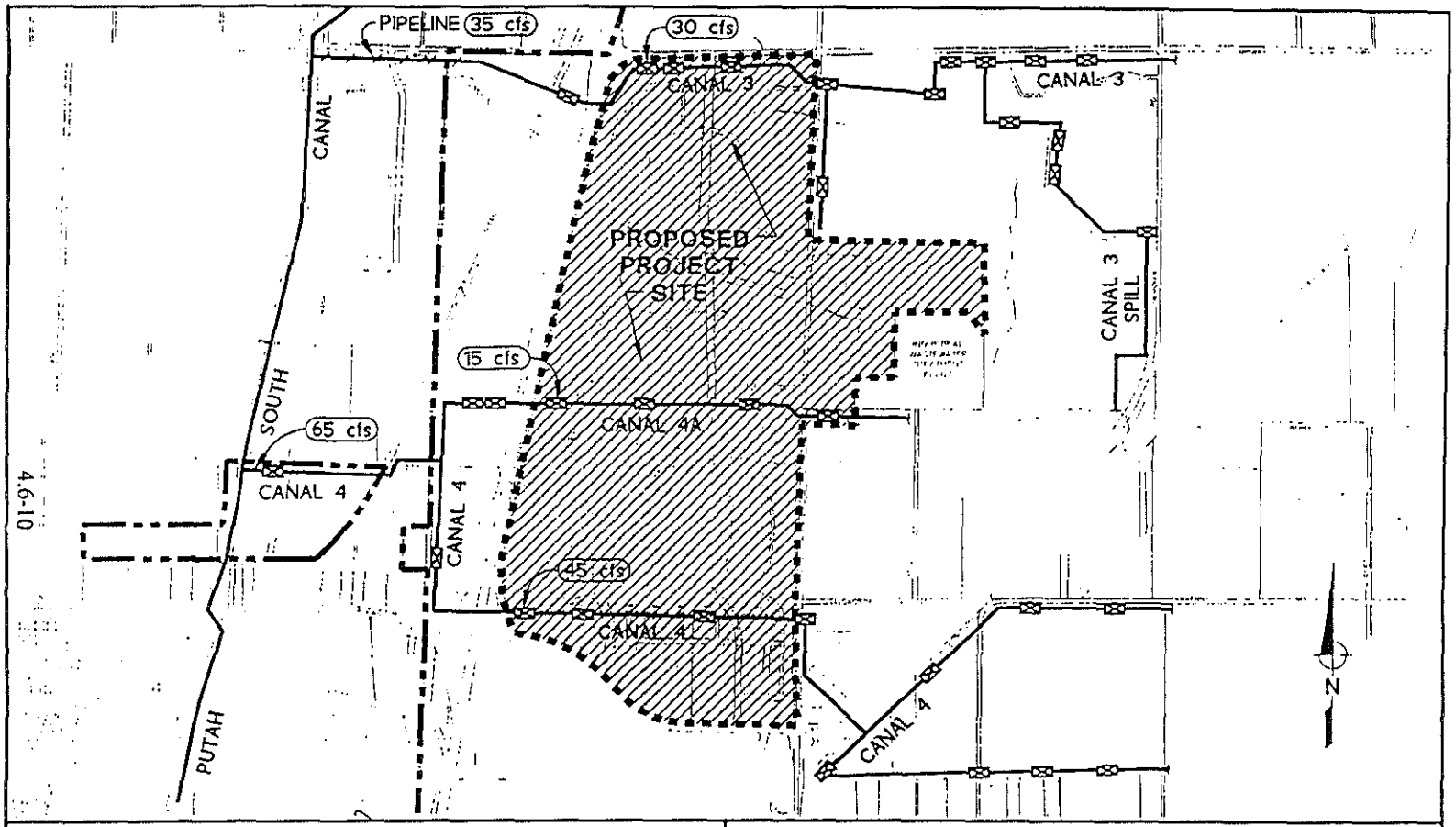
3.4.1.3 Existing Non-Potable Water Supply and Distribution

The Specific Plan Area will be served by the Solano Irrigation District (SID) for non-potable water demands. The primary source of SID water is from Lake Berryessa. The SID currently supplies non-potable water directly to the Specific Plan Area for agricultural use. Under the previously described SID 1972 Agreement, SID non-potable water is available to the Specific Plan Area for landscaping irrigation. It is estimated that there is more than 1,600 acre-feet per year of non-potable water available from SID to the Specific Plan Area.

SID distributes the water to the Vacaville area through the Putah South Canal and supplemental canals and gravity pipelines. The existing non-potable water distribution system within the Specific Plan Area boundary are the Kilkenny Canal numbers 3,4 and 4A. These systems consists of a combination of pipelines and canals extending eastward from the Putah South Canal, under I-505, through the Specific Plan Area, and ultimately south where it serves a large area south of I-80. The location and identification for each of the existing SID facilities traversing the Specific Plan Area are shown in Map 14.

The S.I.D. water line shall be located within the public right-of-way. These lines shall be installed either in conjunction with specific development purposes or through the Assessment District(s).

As identified in Table 4, the estimated average day demand for non-potable irrigation for the Specific Plan Area is 600,000 GPD (672 acre-feet per year). The non-potable demand listed in the Table 4, is based on the land use designations in the Specific Plan and non-potable water demand factors developed by the City and non-potable water demand factors developed specifically for certain North Village land uses. The non-potable water demand factors used are shown in Table 7.



LEGEND

SID Boundary

SID Canal w/ Check and Drop Structure

Proposed Project Area (35 cfs) System Capacity, per SID Design

SOURCE: West Yost & Associates/SID System Map

Figure 4.6-2

Existing
Solano Irrigation District
Facilities

WEST YOST & ASSOCIATES

TABLE 7
NON-POTABLE WATER DEMAND FACTORS

Land Use	Units	Average Day Demand (gpd/ac)	Average Day Demand (gpd/units)
Low Density Residential	du	-	0
Low/Medium Density Residential	du	-	0
Medium Density Residential	du	-	0
High Density Residential	du	-	0
College	ac	2,300 (1)	0
Elementary School	ac	1,720 (2)	0
Swim Club	ac	0	-
Business Park	ac	700 (3)	-
Commercial	ac	700 (3)	-
Open Space	ac	1,200 (4)	-
Parks	ac	3,440 (5)	-
Primary Road	ac	1,860 (6)	-

All land uses which are shown with a zero (0) non-potable water demand assume that water for irrigation is provided via the potable water system.

(1) The demand is based on 67% irrigated area and a unit demand rate of 3440 GPD/AC.

(2) The demand is based on 50% irrigated area and a unit demand rate of 3440 GPD/AC.

(3) The demand is based on 20% irrigated area and a unit demand rate of 3440 GPD/AC.

(4) The demand is based on 35% irrigated area and a unit demand rate of 3440 GPD/AC.

(5) The demand is based on 100% irrigated area and a unit demand rate of 3440 GPD/AC.

(6) The demand is based on 54% irrigated area and a unit demand rate of 3440 GPD/AC.

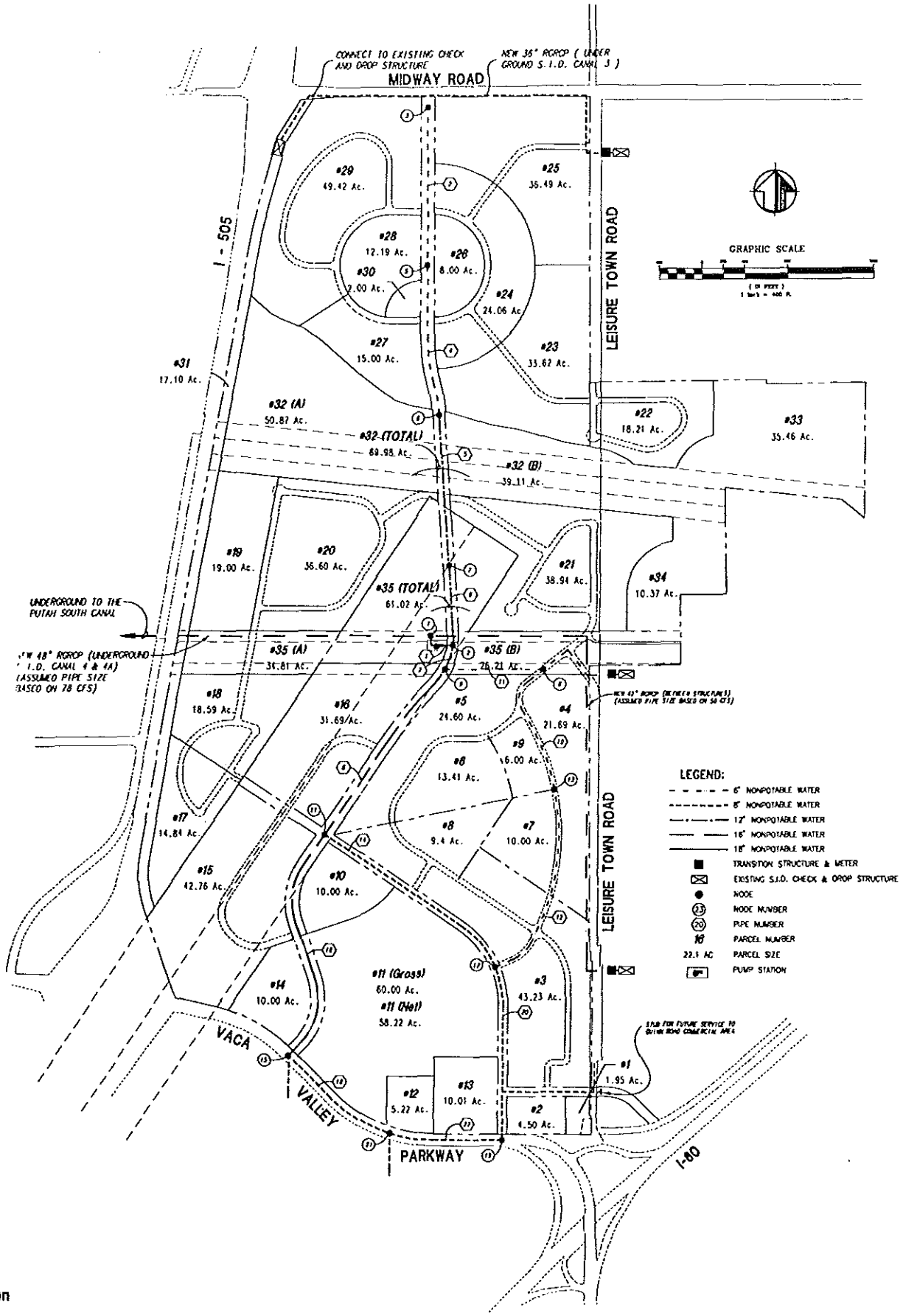
The unit demand rate of 3440 GPD/AC was calculated using a water balance which assumed:

1. Evapotranspiration rate in the peak month of 7.33 inches.
2. Irrigation system efficiency of 85%.
3. Average precipitation in the peak month at 0.02 inches.
4. Average precipitation available for irrigation at 50% of the average precipitation in the peak month.
5. An irrigation period of 6 days a week, 24 days per month, 8 hours per day.

3.4.1.4 Planned Expansion of the Non-Potable Water Distribution System

As indicated earlier, non potable water shall be supplied to the landscape areas associated with the commercial development, business parks, the elementary school, the college and all open space and parks. The residential areas would not be served by the irrigation system. This is being done to avoid costs and cross connection concerns associated with double piping. Any area not served by SID water will be required to deannex from the current SID district. A fee will be imposed by SID at the time deannexations occur.

The development shall incorporate the undergrounding of that portion of Kilkenny Canal #3 lying within the Specific Plan Area. It is estimated that a 36 inch diameter rubber gasket reinforced concrete pipe (RGRCP) would be constructed along Midway Road between the two existing check and drop structures located at I-505 and Leisure Town Road. The actual placement of the pipeline will be in a future 20 foot wide SID easement within the dedicated City right of way. In addition, Kilkenny Canal #4-A shall be underground beginning at the Putah South Canal and east along the route of the



Mission Land Company
an Lennar company

NORTH VILLAGE SPECIFIC PLAN

NONPOTABLE WATER

MAP - 15

existing Canal #4-A, through the Specific Plan Area, thence south along Leisure Town Road, terminating at an existing check and drop structure at the intersection of Canal #4. Preliminary design calculations indicate that a 48 inch diameter RGRCP pipe will be of adequate size to service irrigation demands within the intended service area and existing agricultural demands east of the project site. Kilkenny Canal #4 located near the south end of the site would be combined with Canal #4-A. The right-of-way for Canal #4 will be abandoned by SID and quit claimed to North Village.

A turnout and pump station would be installed near the intersection of Canal #4 and North Village Parkway to provide delivery of water to the public and commercial irrigated areas within North Village, the Vaca Valley Business Park and the Quinn Road Commercial Area. The pump station would be designed to meet the irrigation demands of 5,700 gpm. Based on a total head of 310 feet and an assumed pump efficiency of 75%, 412 Hp is required for this pump station. The station would be configured with four 100 Hp pumps plus a one 100 Hp pump for standby and a hydropneumatic pressure system. Each pump would have the capacity of 1425 GPM. The distribution lines for the irrigation system shall be sized to provide a minimum of 60 psi for the line in the street. The pumping station and distribution mains shall be located within public street or public easements. Installation of mesh and sand filters will be needed to improve water quality for drip and spray irrigation systems. (The pump station sizing may change as the results of final design.)

The non-potable water facilities will be phased as described in the implementation section of this plan. The facilities will be funded by the NESAD and/or the developers of Specific Plan Area as listed in below:

Project	Responsibility
1. Undergrounding of Canal #3 (from I-505 to Leisure Town Road)	North Village
2. Undergrounding of Canal #4-A (from Putah South Canal to the pump sta., size pipe for 60 cfs)	North Village
3. Undergrounding of Canal #4-A (from Putah South Canal to the pump sta., oversize pipe for an additional 13 cfs)	NESAD
4. Undergrounding of Canal #4-A from the pump sta. to the terminus with the intersection with Canal #4)	North Village
5. Construction of the non-potable distribution system (extending south from the pump sta.)	NESAD
6. Construction of the non-potable distribution system (extending north from the pump sta.)	North Village

The existing and proposed non-potable water mains are shown on Map 15. The non-potable water system has been designed to permit a change over to reclaimed water from the Vacaville Industrial Wastewater Treatment Plant, if treatment of that water to sufficient quality becomes possible. Facilities such as line sizes to accommodate flows in either direction will be installed as a part of this development.

3.4.2 SANITARY SEWER

3.4.2.1 Off-Site Facilities

Sanitary sewer service to the Specific Plan area is provided by trunk mains and pump stations which flow to the Easterly Wastewater Treatment Plant. The principal components of this existing system include (1) the Golden West Lift Station (located within the Vaca Valley Business Park area) and (2) the trunk main which crosses under I-80 west of the Leisure Town Road and extends southerly along Leisure Town Road to Elmira Road and (3) the Leisure Town Road Lift Station (located near the intersection of Sequoia Drive and Leisure Town Road). The principal components of the existing system have varying levels of capacity available. The most limited section of the sewer system is the Golden West Pump Station which has capacity to accommodate an additional Peak Wet Weather Flow (PWWF) of 550,000 gpd. This capacity at the Golden West Pump Station is available for the Specific Plan Area, Vaca Valley Business Park and the Kaiser Foundation Hospital Project. Assuming the Kaiser project develops ahead of Specific Plan Area, adequate sewer capacity is currently available within the existing sewer system downstream of the Golden West Pump Station and in the downstream sewer system to accommodate Kaiser Foundation Hospital's phase 1 development plans plus 200 or more single family residential units. As existing off-site capacity is reached, improvement projects (noted below under 3.4.2.2 Ultimate Improvements) can be constructed incrementally as each project is needed to increase the system capacity. As development applications are considered, the Director of Public Works/City Engineer will determine whether adequate sewer capacity is available.

In accordance with the Development Agreement entered into between the City of Vacaville and Kaiser Foundation Hospital, capacity is reserved for Phase I of the Kaiser Medical Center; this capacity is currently estimated to be 191,000 gpd PWWF (83,000 gpd ADWF). The remaining capacity would be available for development within the Specific Plan area as well as other areas served by the system.

3.4.2.2 Ultimate Improvements

Ultimate improvements needed were identified in the North Village EIR. The improvements consist of the following projects. The facility sizes and year required will need to be reconciled and accepted by the City prior to the commencement of Phase 1A of the project.

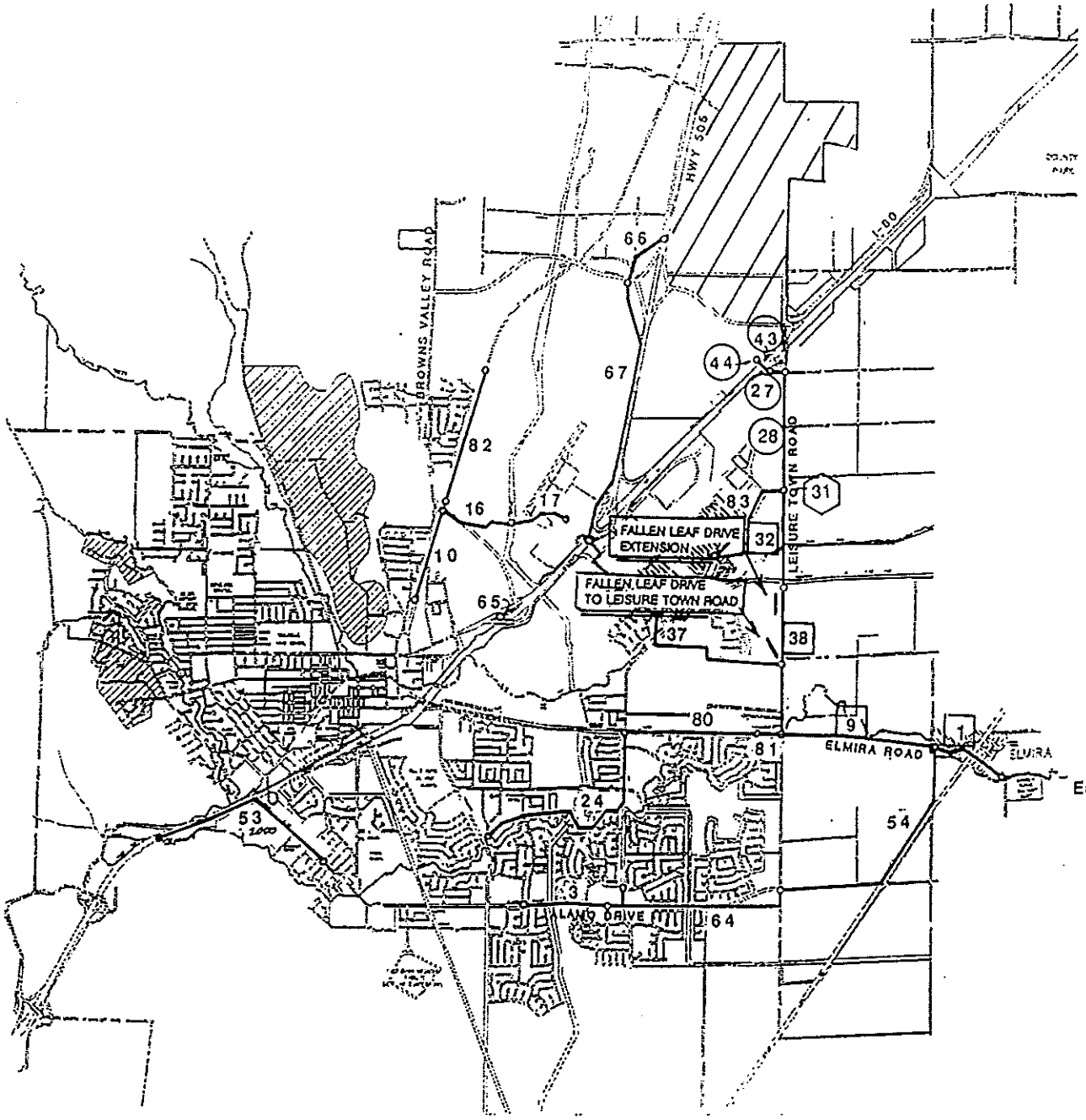
A. Off-Site Facilities

1. Off-Site Projects - Funded by Northeast Sector Assessment District. (See Map 16)

   The proposed development will participate with Vaca Valley Business Park and others served by the system in constructing the following improvements:

   a) DIF 43 - Replace the existing 8-inch crossing of I-80 with a 15-inch force main.
   b) DIF 44 - Replace the Golden West Pump Station with a new facility having a capacity of 4.0 mgd.
   c) DIF 27 - Replace the existing 12-inch Walnut Road sewer with a 21-inch gravity sewer.
   d) DIF 28 - Replace the existing 12-inch Leisure Town Road sewer (Walnut to Sequoia Drive) with a 21-inch gravity line.

   The above off-site projects will be constructed by the NESAD or a Benefit District. The district will include all undeveloped property within the area known as the Northeast Sector receiving benefit from these improvements. According



Easterly Treatment Plan

MAP SOURCE: CITY OF VACAVILLE WATER AND SEWER FACILITIES DEVELOPMENT FEE STUDY

(44) CAPITAL IMPROVEMENTS FUNDED BY THE NORTHEAST SECTOR ASSESSMENT DISTRICT

(31) CAPITAL IMPROVEMENTS FUNDED IN PART BY THE NORTHEAST SECTOR ASSESSMENT DISTRICT

[38] CAPITAL IMPROVEMENTS FUNDED BY THE CITY

PROJECT AREA

MLC Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

OFF-SITE SEWER IMPROVEMENTS

MAP -16

to the above referenced sewer study, the improvements are required to be constructed as follows:

Facility	Year Required
DIF 43 - 15 inch Golden West force main replacement	1998
DIF 44 - Golden West Pump Sta.	1998
DIF 27 - 21 inch sewer	1995
DIF 28 - 21 inch sewer	1995

2. Off-Site Projects - Funded in Part by the Northeast Sector Assessment District

The proposed development will participate with Vaca Valley Business Park and others served by the system in funding 50% of the construction of:

a) DIF 31 - Replace the Leisure Town Road Pump Station with a new pumping facility having the capacity of (6.4) mgd

DIF 31 will be shared 50/50 by the NESAD and the City. Based on the DIF study, this improvement is required by 1996.

3. Off-Site Improvements - Funded by the City

a) DIF 32 - Replace the existing 12-inch Leisure Town force main with an 18-inch force main.

b) DIF 38 - Replace the existing 18-inch sewer in Leisure Town Road (from Ulatis Creek to Ulatis Drive) with a new 27 -inch sewer.

c) Extend the Fallen Leaf/Stonegate 18-inch sewer to Leisure Town force main and gravity sewer.

d) Replace the existing 27-inch sewer in Leisure Town Road (from Ulatis Drive to Elmira Road) with a new 30-inch sewer.

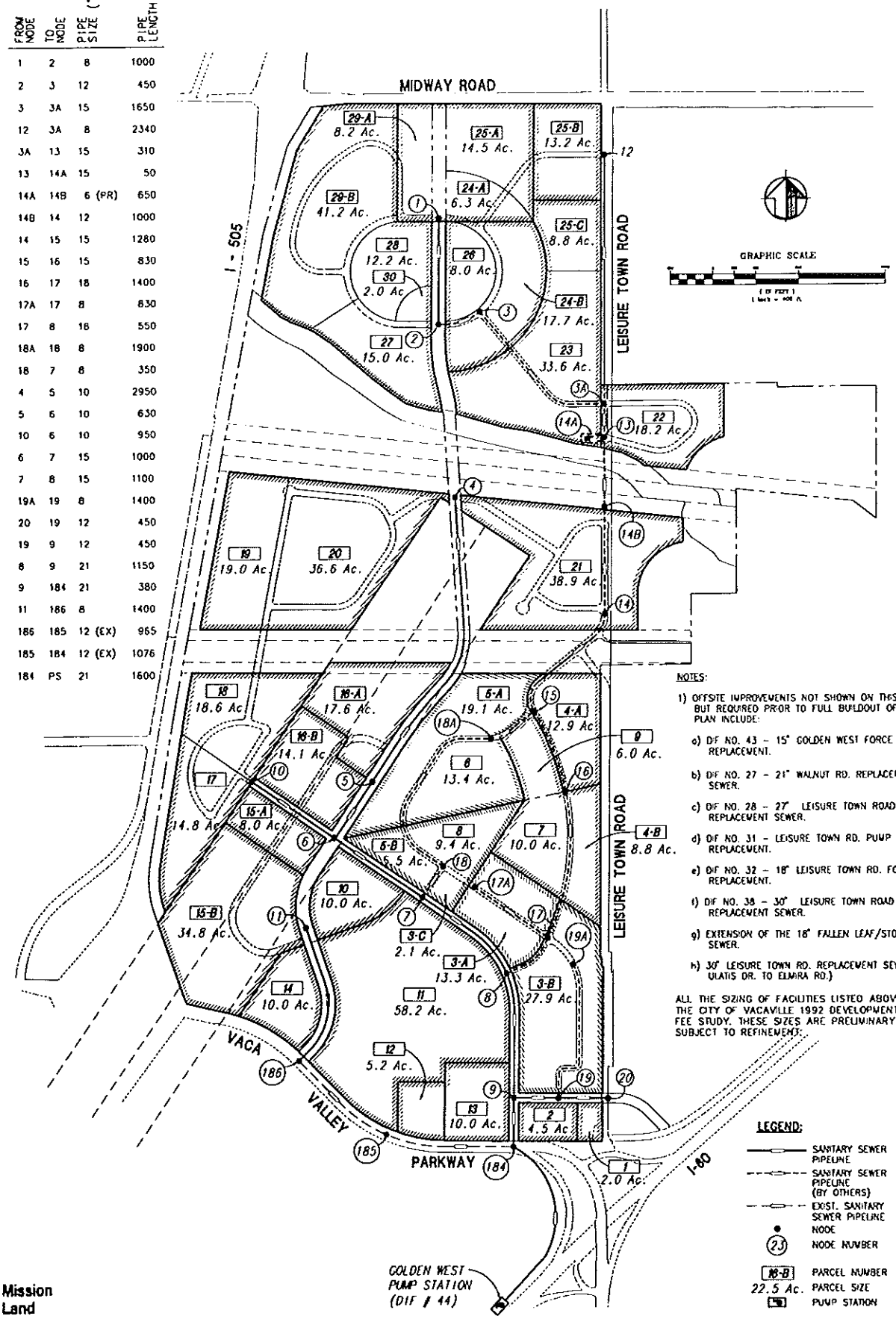
e) DIF 22/23 and 63 - Expand the Easterly Treatment Plant from 10 mgd to 12 mgd and 12 to 15 mgd to accommodate the buildout of the Specific Plan area and anticipated growth within the City 20-year planning horizon.

The above off-site improvements are funded by the City from citywide sewer connection fees and other revenue sources. With the exception of the Easterly Treatment Plant, the City will build these improvements as demand occurs. The Easterly Treatment Plant expansion will be ultimately constructed as demand occurs and permits are acquired. The anticipated schedule of construction of theses improvements are follows:

Facility	Year Required
DIF 32 - 18 inch force main	1996
DIF 38 - 27 inch sewer	1997
Fallen/Leaf 18 inch sewer	1999 est.
Leisure Town Rd (Ulatis to Elmira Rd) 30 inch sewer	2006 est.
DIF 22/23	1995/96
DIF 63	2002

It should be noted that the sizing of the facilities listed above and the year required are preliminary and subject to subsequent refinements based on further planning and design.

FROM NODE	TO NODE	PIPE SIZE (")	PIPE LENGTH (')
1	2	8	1000
2	3	12	450
3	3A	15	1650
12	3A	8	2340
3A	13	15	310
13	14A	15	50
14A	14B	6 (PR)	650
14B	14	12	1000
14	15	15	1280
15	16	15	830
16	17	18	1400
17A	17	8	830
17	8	18	550
18A	18	8	1900
18	7	8	350
4	5	10	2950
5	6	10	630
10	6	10	950
6	7	15	1000
7	8	15	1100
19A	19	8	1400
20	19	12	450
19	9	12	450
8	9	21	1150
9	184	21	380
11	186	8	1400
186	185	12 (EX)	965
185	184	12 (EX)	1076
184	PS	21	1600



NOTES:

1) OFFSITE IMPROVEMENTS NOT SHOWN ON THIS MAP BUT REQUIRED PRIOR TO FULL BUILDOUT OF THIS PLAN INCLUDE:

a) DIF NO. 43 - 15" GOLDEN WEST FORCE MAIN REPLACEMENT.

b) DIF NO. 27 - 21" WALNUT RD. REPLACEMENT SEWER.

c) DIF NO. 28 - 27" LEISURE TOWN ROAD REPLACEMENT SEWER.

d) DIF NO. 31 - LEISURE TOWN RD. PUMP STATION REPLACEMENT.

e) DIF NO. 32 - 18" LEISURE TOWN RD. FORCE MAIN REPLACEMENT.

f) DIF NO. 38 - 30" LEISURE TOWN ROAD REPLACEMENT SEWER.

g) EXTENSION OF THE 18" FALLEN LEAF/STONEGATE SEWER.

h) 30" LEISURE TOWN RD. REPLACEMENT SEWER (FROM ULATIS DR. TO ELMIRA RD.)

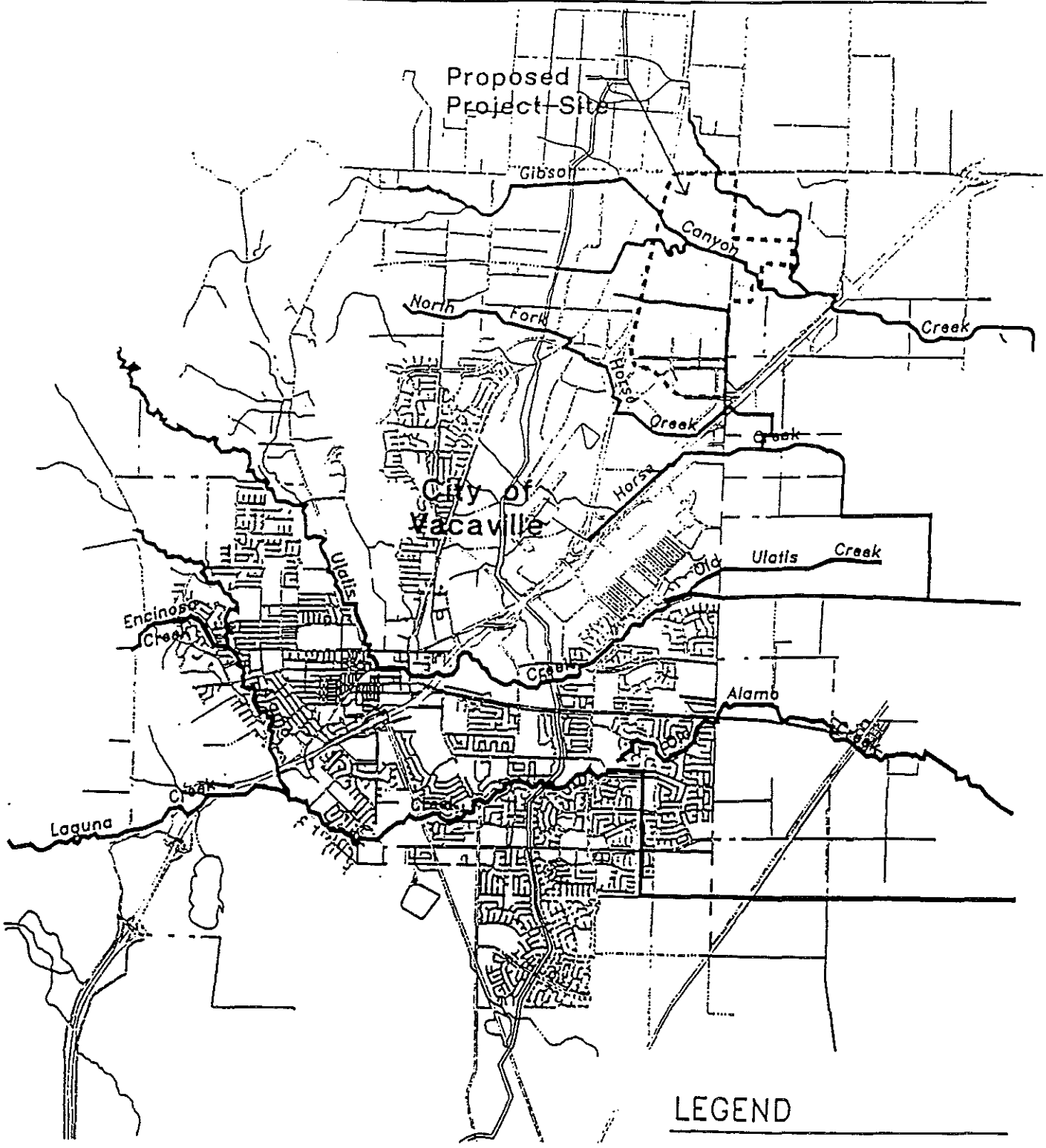
ALL THE SIZING OF FACILITIES LISTED ABOVE FROM THE CITY OF VACAVILLE 1992 DEVELOPMENT IMPACT FEE STUDY. THESE SIZES ARE PRELIMINARY AND SUBJECT TO REFINEMENT.

Mission Land Company
an SHEA company

NORTH VILLAGE SPECIFIC PLAN

SANITARY SEWER

MAP - 17



MAP SOURCE: NORTH VILLAGE 1993 ADEIR

Mission Land Company

an company

NORTH VILLAGE SPECIFIC PLAN

REGIONAL WATERSHED

MAP - 18

C. On-Site Facilities (See Map 17)

Development within the Specific Plan area would be served by a combination of gravity flow and lift-station/force main systems to be installed by the project developers as the neighborhoods are developed. On-site sewer lines will range from 8-inch to 21-inch diameter for gravity lines and 6-inch diameter for force mains. An On-site pump station is proposed at 0.8 mgd. The on-site pump station is necessary to reduce sewer depths to a maximum of 15 feet.

Wastewater north of Gibson Canyon Creek in planning areas 22 through 30 can be collected and transported via gravity sewers to areas just north of the creek at Leisure Town Road. The gravity system would then be connected to a lift station and transported via force main to the south side of the creek into planning area 21, then south through a series of gravity sewers within planning areas 3, 4 and 5 to Road "E-1", thence continuing south in a gravity sewer in Road "E-1" to Vaca Valley Parkway and on to the Golden West Pump Station. The other major trunk line with the Specific Plan Area extends south along North Village Parkway from the north end of planning areas 19 and 20 to Road "E-1", thence along Road to Vaca Valley Parkway. All planning areas except for planning areas 11 through 15 sewer into the trunk line described above. Planning areas 11 through 15 will be serviced with the existing sewer line in Vaca Valley Parkway. All sewer mains shall be located within public street or public easements.

The existing and proposed on-site sewer mains are shown on Map 17. The proposed onsite sewer system facility sizings were based on the Specific Plan land uses and wastewater flow generation factors and demand factors developed specifically for certain North Village land uses. The demand factors used are shown in Table 8.

TABLE 8
WASTEWATER FLOW GENERATION FACTORS

Land Use	Units	Average Day Demand (gpd/ac)	Average Day Demand (gpd/units)
Low Density Residential	du	-	300
Low/Medium Density Residential	du	-	300
Medium Density Residential	du	-	300
High Density Residential	du	-	300
College	Students	-	2.8 (1)
Elementary School	Students	-	30
Swim Club	ac	1,600 (2)	-
Business Park	ac	1,900	-
Commercial	ac	1,900	-
Open Space	ac	0	-
Parks	ac	0	-
Primary Roads	ac	0	-

Except as noted, all potable water demand factors listed in Table 5 are from the City's 1992 preliminary draft Sewer Master Plan.

(1) The demand factor for the College is based on information provided by Warren Consulting Engineers in a letter entitled "Vacaville Center Project Water/Sewer", dated 3/24/94.

(2) The demand factor for the swim club is assumed to be 80% of its estimated potable water demand.

3.4.3 STORM DRAINAGE SYSTEM AND DETENTION

3.4.3.1 Existing Drainage (See Map 19)

The Specific Plan Area lies within the Gibson Canyon Creek and Horse Creek watersheds which are part of the larger Ulatis Creek watershed. The Ulatis Creek watershed is generally characterized by mountains and flat alluvial valleys. Stream courses within the watershed flow in a east-southeasterly direction towards Cache Slough which discharges into the Sacramento River. The location of the Specific Plan Area and major creeks are shown in Map 18.

Existing stormwater runoff within the Specific Plan area drains through one of three creeks/ streams that bisect the property. Of these three drainage courses, the two most northerly drains are Gibson Canyon Creek and the southerly course is an upstream tributary drain of Horse Creek.

Two branches of Gibson Canyon Creek enter the Specific Plan Area under I-505 about 2,000 feet and 2,800 feet south of Midway road. These creeks converge into one creek approximately 1,800 feet onto the project. The creek continues easterly across the site under Leisure Town Road and beyond the Specific Plan Area at the Vaca Valley Industrial Wastewater Treatment Plant. A small segment of about 900 feet of the northern branch of Gibson Canyon Creek enters the site 300 feet west of Leisure Town Road and exits the site 800 feet south of Midway Road. The creek exits the site and flows under Leisure Town Road to the east. These creeks are generally in their natural state and alignment. They are highly eroded and vary in width and depth. The portion of the Gibson Canyon Creek within the Specific Plan Area has been found to be of inadequate capacity to carry the 100 year flow under both the existing and future tributary conditions.

A branch of Horse Creek enters the site through a culvert crossing under I-505 about 4,000 feet south of Midway Road. A ditch then flows across the site in a due east direction to the west side of Leisure Town Road where it turns south. The ditch then flows to Vaca Valley Parkway, where it flows under the roadway and combines with the main branch of North Horse Creek. North Horse Creek then flows to and under I-80 to the southeast. According the City's preliminary Storm Drain Master Plan the North Horse Creek has sufficient capacity to carry the developed 100-year flows from the upper tributary.

The storm drain runoff from the Specific Plan Area is divided between the two creeks. The project area from Midway Road to the north side of Kilkenny Canal #4-A drains to Gibson Canyon Creek. The area south of Kilkenny Canal #4-A drains to Horse Creek.

3.4.3.2 Drainage Improvements (See Map 19)

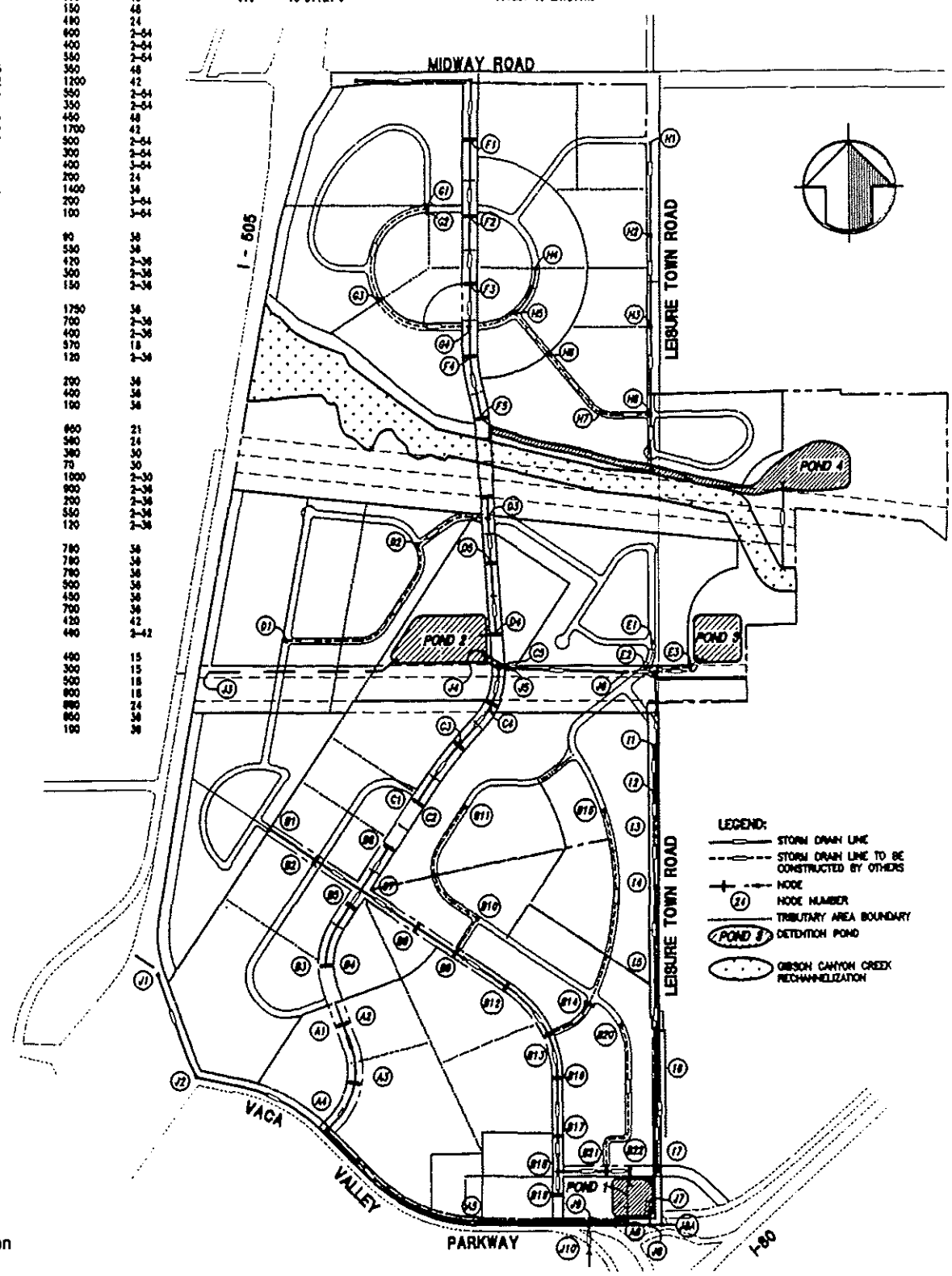
The Specific Plan Area is not within a Drainage Detention Impact Fee Zone. Therefore, it is the responsibility of the property owners to construct a detention basin and related drainage facilities in accordance with the adopted City Master Drainage Plan. The detention basins shall be designed such that the peak flows leaving the developed Specific Plan Area do not exceed the predevelopment levels for the 10 and 100 year peak flows. In addition, the storm drainage pipelines shall be designed to convey run-off from the 10 year storm and Gibson Canyon Creek shall be modified to accommodate the 100 year flows under future buildout conditions of the upper watershed.

The proposed storm drainage conveyance system will generally consist of catch basins, manholes, and gravity pipes within all developed streets within the Specific Plan area. The drainage runoff collected in this system would discharge into one of four proposed detention ponds. The three southern ponds, Pond #1, Pond #2 and Pond #3 will gravity discharge to an existing open ditch south of Vaca Valley Parkway which drains to Horse Creek. The northernmost pond, Pond #4 will discharge to Gibson Canyon Creek via a gravity discharge. Upstream off-site drainage entering the site from Gibson Canyon

FROM NODE	TO NODE	FROM NODE TRIBUTARY AREA ACRES	LENGTH OF REACH FEET	PIPE DIAMETER INCHES
A1	A2	10.8	90	30
A2	A3	7.8	850	36
A3	A4	28.11	400	42
A4	A5	0	1550	48
A5	A6	8.3	1300	48
A6	POND 1	2.1	100	48
B1	B2	38.8	500	36
B2	B7	14.6	500	42
B3	B4	38.8	90	48
B4	B5	6.48	550	48
B5	B7	7.5	150	48
B6	B7	4.8	480	24
B7	B8	0	600	2-54
B8	B9	3.52	400	2-54
B9	B12	0	550	2-54
B10	B9	17.06	360	48
B11	B10	32.42	1200	42
B12	B13	16.74	550	2-54
B13	B16	0	350	2-54
B14	B13	13.75	460	48
B15	B14	37.69	1700	42
B16	B17	11.97	500	2-54
B17	B18	5.0	300	2-54
B18	B21	0	400	3-54
B19	B18	1.0	200	24
B20	B21	27.42	1400	36
B21	B22	0	200	3-54
B22	POND 1	0	100	3-54
C1	C2	9.0	90	36
C2	C3	1.5	550	36
C3	C4	1.6	420	2-36
C4	C5	14.7	300	2-36
C5	POND 2	0	150	2-36
D1	D2	48.2	1750	36
D2	D3	22.5	700	2-36
D3	D5	2.3	400	2-36
D4	D5	1.5	570	18
D5	POND 2	1.4	120	2-36
E1	E2	36.9	200	36
E2	E3	0	400	36
E3	POND 3	0	100	36
F1	F2	4.6	860	21
F2	F3	1.6	580	24
F3	G4	7.7	380	30
G1	G2	32.8	70	30
G2	G3	3.8	1000	2-30
G3	G4	24.3	900	2-36
G4	F4	0	200	2-36
F4	F5	1.8	550	2-36
F5	POND 4	17.2	120	2-36
H1	H2	18.1	780	36
H2	H3	15.9	780	36
H3	H8	1.3	780	36
H4	H5	30.2	950	36
H5	H6	4.0	450	36
H6	H7	12.0	700	36
H7	H8	0	420	42
H8	POND 4	45.5	440	2-42
I1	I2	0.9	480	15
I2	I3	0.9	300	15
I3	I4	0	500	18
I4	I6	1.2	800	18
I5	I6	1.2	880	24
I6	I7	1.2	860	36
I7	POND 1	1.4	100	36

FROM NODE	TO NODE	FROM NODE TRIBUTARY AREA ACRES	LENGTH OF REACH FEET	PIPE DIAMETER INCHES
J1	J2	102	1000	48
J2	J9	0	4000	48
	POND 2	77	2600	DITCH W/ 2:1 SIDE SLOPES & 4' BOTTOM WIDTH
	POND 2	20.0		
J5	J6	0	1200	54
J6	J8	11.0	4800	2-54
J7	J8	POND 1 OUTLET	150	
J8	J9	0	860	2-54
J9	J10	0	250	2-54
J10	TO DITCH	0		OUTLET TO EXISTING

POND NO.	ACRE FEET
1	12
2	33
3	8
4	17



Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

STORM DRAINAGE

MAP - 19

Creek shall be kept separate from on-site drainage until the on-site drainage has been first routed through a detention pond. This would be necessary to keep detention pond size for Pond #4 to a minimum. In addition, the project shall construct detention facilities as part of Pond #4 that will effectively mitigate for the development of approximately 100 acres of the Interchange Business Park and the area bounded by I-505, Midway Road and the Putah South Canal in undetained drainage areas of GIB-12, GIB-13, and NHO-8. Facilities mitigating offsite development outside of the 100 acres of Interchange Business Park shall be provided by North Village and reimbursed through a benefit district, a fee credit program or similar instrument.

The developer shall coordinate with the City on downstream impacts resulting from on-site detention. Best Management Practices (BMP) shall be utilized to accommodate water quality mitigation either within the detention basin and/or on individual parcels considering the most cost efficient and workable solution. Water quality considerations will be further addressed in a Water Quality Management Plan accepted by the City prior to design approval. Water quality control measures may affect detention basin sizing and/or configuration. Preliminary designs indicate that the Pond #1, Pond #2 and Pond #3 on Horse Creek are to have a capacity of 29, 39 and 11 acre/feet, respectively and the Pond #4 on Gibson Canyon Creek is to have a capacity of 18 acre/feet. This sizing is based on the analysis prepared for the 1994 North Village EIR. Ultimate pond sizing will be based upon final design.

As indicated earlier, storm drainage improvements will include the rechannelization of Gibson Canyon Creek within the project boundaries. The rechannelization is necessary to provide an adequate cross section to accommodate the 100-year flows within the creek and reduce backwater conditions. The proposed rechannelization consists of lowering the floodplain between the two branches of Gibson Creek Canyon and constructing a 180-foot wide channel downstream of the confluence of the two creeks. The objective is to provide for a 100 year level of protection and maintain a design freeboard of 1.0 foot. This work will require FEMA map revisions.

All storm drains and detention facilities will be located within public streets or easements. Drainage facilities will be constructed as required by the phased development of the project.

The existing and proposed on-site storm drains are shown on Map 19.

3.5 GAS, ELECTRIC, TELEPHONE, CABLE

Gas and electric will be provided by P.G. & E.. Telephone and cable will be provided by Pacific Bell and the local cable television company, respectively. Per the implementation policies of the General Plan, all new utilities and overhead lines within the right-of-way of Midway Road and Leisure Town will be via an underground distribution system. Existing lines will also be underground.

3.6 ROADS

Road cross sections will be designed in accordance with City Standards. Refer to Sections 3.2.1 (Figures 6 through 33) for road sizing.

3.7 RESOURCE MANAGEMENT

It is the goal of the North Village Specific Plan to conserve and maintain natural resources and open space associated with the development of North Village. Through careful planning and design, North Village will conserve the natural resources of the site, mitigate the impacts associated with the development, and incorporate the essential elements of the natural environment into the North Village community.

Specific resource management policies have been addressed in other sections of this Specific Plan. Specific references can be found in Section 5, the open space system,

on page 25, as well as Map 10; and Section 3.3.2.6; the transitional buffers, located on page 28. This chapter is organized to include a brief description of the natural resource and open space zones, the purpose of the zone, issues which can arise in the preservation, and a program for the long term maintenance. A Maintenance Task Matrix illustrating specific tasks and frequencies involved with the maintenance and monitoring of these areas is also included. (See Table 9)

All open space area improvements will be installed by North Village, and monitored and maintained by the City of Vacaville through a Landscape Maintenance District.

The resources specifically addressed in this chapter are open space areas which function as buffers to specific impacts and wetlands. They are broken into resource management units as listed below and shown on Map 10

- Gibson Canyon Creek and Wetlands, 3.7.1
- Central Mitigation Open Space and Transitional Buffer, 3.7.2
- Treatment Plant Buffer, 3.7.3
- Agricultural Buffer, 3.7.4
- I-505 Sound Buffer, 3.7.5

3.7.1 Gibson Canyon Creek and Wetlands

This area includes the Gibson Canyon Creek Corridor, its tributary, the overflow terrace between the two creek branches and the adjacent wetlands area. The creek and tributary enter the Specific Plan on the western border and generally bifurcate the plan, exiting on the east near the sanitation facility. The entire area is approximately 78.32 acres and is shown as Area 1 on Map 10.

Modifications to the creek are regulated by both the Creekway Policy which was adopted by the City of Vacaville and the Solano County Flood Control District.

The treatment of the creek, as prescribed in this chapter will both preserve and enhance the corridor as a significant open space opportunity for North Village residents.

The Resource Management Program is intended to incorporate enhancement elements together with wetlands preservation, public works improvements and recreational amenities.

Purpose:
a) Protect existing wetlands and provide area for wetland mitigation
b) Provide a firebreak along the development edge
c) Provide area for drainage overflow
d) Natural area to enhance the creek and its environs
e) Provide opportunities for passive recreation

Issues:
a) Perturbation of wetlands and riparian habitat vegetation by residents and domestic pets
b) Fire
c) Contamination by urban runoff
d) Maintenance of floodplain holding capacity

Management Program:

Enhancement of the area shall be consistent with the Creekway Policy and the County's Flood Control District. Portions of the original creek channel will remain unmodified to preserve the existing vegetation. There will be a twelve foot pedestrian/maintenance path edged by a grass-lined swale. The firebreak along the development edge consisting of lightly irrigated grasses with a few trees will buffer the creek from the residential elements. The paths will be installed throughout the various planning areas and will serve as both access for maintenance and access for pedestrians linking them to

the other trail systems throughout the community. A fence will be constructed between the open space area and the residential portion of the project. A storm drainage system will convey water along the swale and finally to the creek. Additionally, a floodplain, cut from the original grade between stream channels, will accommodate drainage overflow in a 100 year event.

Wetlands totaling 10.16 acres which are potentially subject to regulation by the U.S. Army Corps of Engineers, have been identified on the site and are generally associated with Gibson Canyon Creek and the North Fork of Gibson Canyon Creek, as well as wetlands that have formed within former channels of Gibson Canyon Creek adjacent to the existing creek channel. The 10.16 acres of jurisdictional wetlands include 9.27 acres of palustrine emergent wetlands and 0.89 acres of palustrine scrub-shrub wetlands. Placement of fill would impact 0.62 acres of wetlands within the North Fork of Gibson Canyon Creek on the northeast corner of the project site, and 1.02 acres of wetlands in a channel near Gibson Canyon Creek at the east side of the project site. The remaining 8.52 acres of wetland will be impacted by excavation associated with flood capacity improvements to Gibson Canyon Creek, where it bisects the property. A total of 27.81 acres of palustrine emergent marsh and 2.67 acres of palustrine scrub-shrub wetland will be created within the Gibson Canyon Creek Open Space Corridor. Wetland creation and restoration will be implemented as specified in the "Detailed Mitigation Plan for Wetland Impacts Associated with North Village - A Master Planned Community", prepared by Huffman and Associates, Inc., August 1994. This document will serve as a basis for preparing detailed mitigation plans to be submitted to the Corps of Engineers for approval following permit issuance. The mitigation plan has been designed so that created wetlands are self-sustaining and will not generally require maintenance to assure their continued viability. However, monitoring, in order to take corrective actions, will begin after development of the wetland habitats are complete. Monitoring efforts will serve to determine the need for erosion control measures; determine the need for supplemental plantings; determine the necessity of weed control for wetland plant establishment; ensure that potential sources of human disturbance are detected and prevented; and collect data to determine the success or need for improvement of the mitigation effort. More specifically, the mitigation sites will be monitored for compliance with the required performance criteria of having a minimum of 75% of absolute plant cover within the first year and 90% of absolute plant cover within three years. The mitigation sites must have the same dominant wetland species as the adjacent wetland control site representative of conditions at the site prior to construction. If successful mitigation of the habitats similar to that lost does not occur within three years, corrective actions shall be taken to meet the required criteria. In the first year of plant re-establishment, the mitigation sites would be monitored monthly during the growing season. Site monitoring would occur in May and September thereafter for five years, to ensure that Corps jurisdictional wetlands in the acreage amounts required as a condition of the Corps permit, are fully restored in five years.

Stream banks altered during wetland creation efforts will be monitored for erosion to ensure the integrity of the Gibson Canyon Creek stream bed. Erosion controls, such as silt fence and straw bales will be left in place along the base of the slopes near the water's edge until revegatation of the banks is successful. Erosion controls will be monitored monthly to ensure that they stay in good working condition, and are replaced or repaired if needed. Repairs of scoured or headcut areas will be made as needed to prevent sediments from entering the streambed.

The expanded Gibson Canyon Creek floodway will be maintained in a vegetated condition and will not be cleared, scraped, or mowed for flood control or other purposes. In the event that woody vegetation growth in channel bottoms appears to be sufficient to create flood potential during the next rainy season, as determined by the local flood control agency, Corps of Engineers (Corps) approval will be requested by the flood control agency, a minimum of 30 days prior to taking corrective action. No maintenance work will occur within completed drainage ways until Corps approval has been obtained. Vegetation removal will be accomplished by hand in the area where a problem exists. At no time will woody vegetation be removed from the drainage channel slopes. No

material will be sidecast or redistributed in wetlands as a result of channel clearing. Adequate drainage discharge points will be designed at the boundaries of the Wetlands Open Space and Gibson Canyon Creek Open Space Corridor. Hydrology and natural drainage patterns into and within the wetlands will not be altered.

Maintenance may be required to respond to perturbation by man. Unauthorized dumping in wetlands would require maintenance and proper disposal of the garbage or debris, and clean up of the disturbed area. Access by humans and domestic pets into the mitigation sites could slow down the recovery of these sensitive habitats. For this reason, means of controlling access will be implemented as part of the maintenance program and project design. Public access in the form of walking or jogging trails will be installed as an amenity to the overall project plan. These trails will tend to keep pedestrians on established paths. Children living in new housing may overuse these sensitive habitats as part of their natural adventures. Domestic pets, especially cats, impact wildlife habitat through instinctive natural predatation. Signage and fences can serve to restrict public access. Wood Rose *(Rosa Woodsii)* or some other form of thorny native shrub may be planted at the edge of the wetland boundary along Canyon Creek, the sharp thorns of these types of shrubs have proven to be effective in keeping humans and domestic cats out of sensitive habitats. However, the invasive nature of this species must be monitored carefully.

As stated above, maintenance of Gibson Canyon Creek will be the responsibility of the Landscape Maintenance District. The specific maintenance tasks and frequencies can be found on the attached matrix.

3.7.2 Central Open Space and Transitional Buffer

The Central Open Space and Transitional buffer is made up of land located within the "C" zone of the Nut Tree Airport and the P.G. & E. transmission lines and rights-of-way. The buffer is approximately 61 acres in size and is shown as Area 2 on Map 10. The area is significantly limited by the Airport Land Use regulation which discourages development in the "C" zone, as well as the potential conflict with the transmission lines.

Due to limited development potential, the area has been set aside for wetland mitigation and detention. Trails are also proposed to provide recreational opportunities for North Village residents. Significant 130 foot wide setbacks are incorporated across the entire Specific Plan, as well as to mitigate potential conflicts with the P.G. & E. overheads and adjacent residential uses.

Purpose:
- a) Provide designated area for fairy shrimp mitigation
- b) Provide a trail system linking North Village
- c) Provide adequate separation from residential and the P.G. & E. right-of-way
- d) Provide storm water detention capacity
- e) Provide a firebreak between open space and development
- f) Provide a visually enhanced view corridor along the boundary

Issues:
- a) Perturbation of wetlands and riparian habitat vegetation by residents and domestic pets
- b) Adequate transition between development and central open space
- c) Contamination by urban runoff
- d) Maintenance of floodplain holding capacity
- e) Fire
- f) Potential impact of overhead transmission lines on residential uses

Management Program:

A fire buffer will be created between the open space area and any development. Specific plant materials to be used in this buffer are identified in Chapter 8.5 - Plant

Matrix. Similar to Gibson Canyon Creek, an all weather maintenance trail will be provided. Additionally, a grass-lined swale and filter to collect storm drainage and transport the drainage to detention ponds, is required. Habitat areas will be created adjacent to the detention ponds, using riparian trees, shrubs and grasses with high wildlife value. Both visual and habitat enhancement planting will be installed along the buffer.

A more detailed description of the monitoring and maintenance of the open space mitigation can be found in the previous section, Gibson Canyon Creek and Wetlands.

In order to further insure protection of the wetlands and mitigation habitat from the impacts of development and to separate residential uses from the P.G. & E. transmission lines, North Village has incorporated extensive buffers between all open space areas and proposed development areas. The specific design of the buffer will vary depending on the conditions of the planning area and the transmission lines. However, all buffers will have the same fundamental characteristics. They will consist of either a 130 foot or a 150 foot wide transition area, including a 30 foot fire buffer zone. All will also contain a maintenance road either at the edge of the fire buffer zone or the P.G. & E. right-of-way.

Access will be restricted to maintenance personnel only. Through the use of thematic view fencing and berming at the edge of the service road between residential development, residents will be prevented from entering these transition buffers.

Landscaping and maintenance of these areas will vary according to what is appropriate for a specific site. However, runoff from fertilizers and pesticides will not be permitted to contaminate mitigation areas. Grass-lined swales and detention ponds may be developed within these buffers, but vegetative enhancement of these drainage facilities is encouraged.

3.7.3 Treatment Plant Buffer

The treatment plant buffer measures a total area of 23.08 acres. The buffer is located at the eastern boundary of the Specific Plan, designated as Area 3 on Map 10. A sewer treatment plant, which is owned and operated by the City of Vacaville for the purpose of treating waste material from the American Home Foods processing plant and Lucky's is located adjacent to the Specific Plan along the proposed buffer. The buffer is proposed to separate the treatment plant from the residential uses in North Village. Gibson Canyon Creek also winds through the buffer.

Purpose:

a) To separate residential development from the facility
b) To provide adequate signage to indicate presence of the facility
c) To mitigate potential odors from Treatment Plant operation
d) To provide an opportunity for enhanced visual landscape along boundary
e) To provide a designated area for detention pond
f) To protect existing wetlands

Issues:

a) Transitioning from public facility to residential neighborhood
b) Possibility of residents trespassing in areas that are off limits
c) Visually unattractive view of sanitation facility along residential boundary
d) Potential unpleasant odor from facility
e) Specific, designated location for the detention pond
f) Perturbation of wetlands by residents and domestic pets

Management Program:

There will be extensive vegetative enhancement provided along this riparian corridor and buffer zone. Security fencing will be installed immediately adjacent to the treatment plant, followed by an irrigated double hedge of evergreen screen trees. Sufficient

signage will be provided to indicate the presence of the treatment plant and to inform residents where they should not trespass.

Similar to the Central Open Space, a grass-lined detention pond will be developed. Random groupings of native oaks will frame and enhance these habitat areas. All oak trees will be subject to the City of Vacaville's tree ordinance. Any vernal pools found in this buffer will be managed and maintained consistent with the program described in Section 8.1, Gibson Canyon Creek and Wetlands.

Screen plantings will be provided within the fire buffer area, adjacent to the residential boundary, to discourage residents from wandering through this buffer zone.

3.7.4 Agricultural Buffer

The agricultural buffer measures a total of 34.5 acres. The buffer is located at the eastern boundary of the Specific Plan, designated as Area 4 on Map 10. Agricultural crops such as sugar beets and alfalfa, which are subject to aerial spraying, are planted on the boundary, adjacent to the Specific Plan. The buffer is proposed to separate the agricultural use from the proposed residential development in North Village.

A detention pond is proposed to be located in the setback.

Purpose:
- a) To provide adequate separation of residential developments from agricultural uses
- b) To discourage residents from entering the agricultural fields
- c) To buffer residents from aerial spraying
- d) To provide storm water detention capacity
- e) To provide an opportunity for enhanced visual landscape along boundary

Issues:
- a) Adequate transition from agricultural to residential uses
- b) Protection of agriculture from urban encroachment
- c) Maintenance of flood-plain holding capacity
- d) Contamination by urban run-off
- e) Visually incompatible transition

Management Program:

Similar to the treatment plant buffer, the agricultural buffer will be designed to discourage residents from entering this open space area by planting an irrigated double hedge of evergreen screen trees along the edge of the property. In addition to protecting the wetland areas, the buffer provides a transition between the existing agricultural areas and the proposed development.

The buffer will be 500 feet wide and will be enhanced with random clusters of oak trees designed to visually frame views and provide habitat for numerous small animals and birds.

3.7.5 I-505 Sound Buffer

The I-505 Sound Buffer is designed to provide a setback for the residential development from the noise impacts of the adjacent freeway. The buffer which is designed with a 96 foot width, will extend along the western boundary of the Specific Plan from Midway Road to the southern perimeter, shown as Area 5 on Map 10. The area contained in the buffer is approximately 17 acres.

A landscaped berm is proposed in lieu of a sound wall, to mitigate potential noise impacts which can be associated with I-505. The design of the berm will be regulated by noise studies which are required for development within the Specific Plan. The buffer is

proposed instead of a wall in order to enhance I-505 as a view corridor for the City of Vacaville and to provide an enhanced landscaped separation between the freeway and industrial uses along the freeway and the homeowners within the Specific Plan The buffer is also proposed to be used as a link in the trail system, offering additional recreation opportunities for North Village.

Purpose:
a) To mitigate sound from the I-505 corridor
b) To provide adequate transition between potentially conflicting land uses
c) To visually enhance the corridor along the freeway
d) To create a visually appealing landscape boundary for residents within North Village

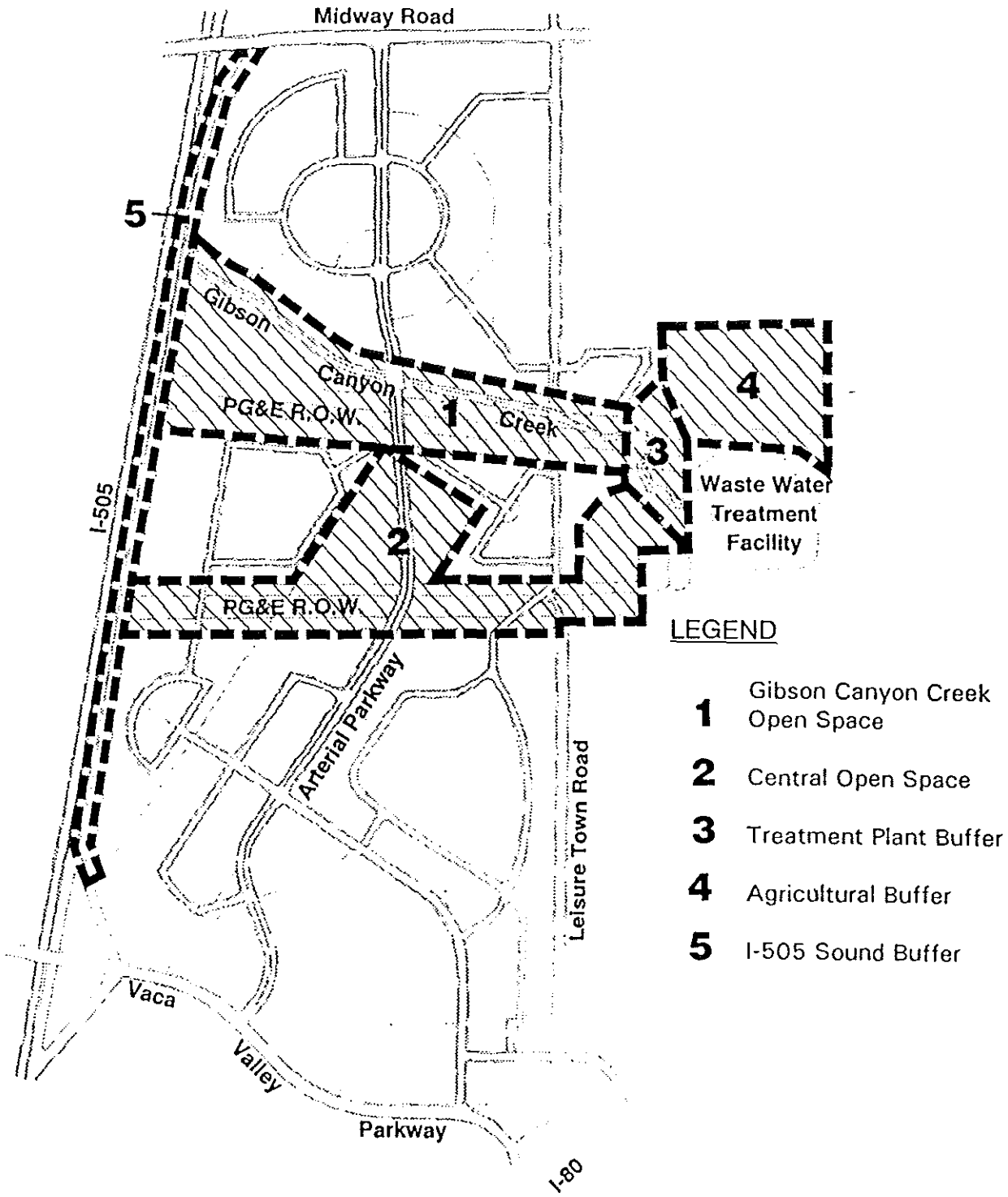
Issues:
a) High levels of I-505 freeway noise
b) Conflicting adjacent land uses of residential near the freeway
c) Potentially harsh visual transition along corridor if not adequately landscaped

Management Program:

A sound berm will be constructed within the buffer and will contain a pedestrian/bike trail adjacent to the residential development, a drainage swale, an irrigated fire buffer zone, and a maximum 15 foot berm and or berm wall. Additional tree plantings will be located on the other side of the berm along with an additional swale, service road and urban safety fence, to meet CalTrans requirements, alongside the I-505 Freeway. Access to this side of the berm will be restricted to authorized personnel for maintenance purposes only.

Access to the residential side of the berm can be achieved by intermittent gates along the trail. A minimum six foot landscape strip will be required between the trail and the residential units.

The landscape character will include a mixture of plant materials and ground covers. Specific plant materials can be found in Chapter 8.5 - Plant Matrix.



Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

OPEN SPACE SYSTEM

MAP 20

TABLE 9

MAINTENANCE TASKS	OPEN SPACE ZONES					
	Gibson Canyon Creek	Cental Wetlands Mitigation Open Space**	Treatment Plant Buffer	Agricultural Buffer	O.S. Transitional Buffer	I-505 Sound Buffer
PLANTING						
Check and remove tree stakes as appropriate	4		4	4	4	4
Fertilize shrub and tree plantings	4 (firebreak)		4	4	4	4
Replenish mulch to maintain weed barrier	6		6	6	6	6
Apply herbicides (per manuf. directions) to suppress grass germination and control broad leaf weed in shrub areas	4 (firebreak)		4	4	4	4
Thrash mow open grass areas	4		4	4	4	
Control pests, insects and diseases with approved pesticides	6 (firebreak)		6	6	6	6
Remove accumulative brush for fire control	6		6	6	6	6
Replace dead plant material	6		6	6	6	6
Monitor plant health and adjust watering, fertilization or use pesticides as appropriate	6		6	6	6	6
Control rodent pests	6		6	6	6	6
Prune to remove dead or diseased limbs	4		4	4	4	4
Prune trees and shrubs to select desirable permanent structure	5		5	5	5	5
IRRIGATION						
Adjust irrigation controller to accommodate seasonal precipitation changes	3		3	3	3	3
Inspect plants for over and underwatering and adjust or repair irrigation systems	2		3	3	2	2
Conduct regular water audits to monitor water usage	5		5	5	5	5
OTHER						
Clean out swales, diverters and drainage inlets	5		5	5	5	5
Minor trail/maintenance access repair	6		6	6	6	6
Resurfacing of trail	6					6
Repair fencing	6		6	6	6	6
Pick-up and removal of trash litter	1		3	3	3	1

FREQUENCY

1. Weekly
2. Bi-Weekly
3. Monthly
4. Semi-Annually
5. Annually
6. As necessary

** For monitoring and maintenance frequencies refer to text

4.0 PLANNING AREA DEVELOPMENT STANDARDS

Each Planning Area in the North Village Specific Plan is described in this Chapter as to its location, size, use and development standards. References are made to the exact locations within the document to find the maps, figures and text which further define the walls, fences, paths, entries, landscaping, architectural character and special features of each Planning Area. These planning area standards are not exhaustive. The reader should also refer to the City of Vacaville's Subdivision Ordinance, other City Standards and Chapter 7, Implementation of this Specific Plan.

In Planning Areas containing Residential Uses, the planned number of units is given. The actual unit count will result from the detailed plans submitted in the P.U.D. and the final mapping process. Within Planning Areas, units can be transferred freely between sub-areas. Residential units assigned to each area are the maximum number allowed based upon the expectation of achieving the preliminary planned layout. Through the design review process, the number may be increased or reduced through factors such as adjustments of site acreage, site area lotting standards, required setbacks and transfer from other Areas per Section 7.3.3.2.

References are made to "Product Types" and "Product Designs" in Planning Areas containing residential units. Generally, the lower density Planning Areas contain a standard which requires more than one product design. The intent is to insure a variety of elevations, colors, materials and details in single-family detached lotted areas.

In Low/Medium, Medium and High density Planning Areas standards may also require more than one product type in addition to product design variations. Suggested product type variations can be found on Figure 46. The intent is to insure that higher density Planning Areas containing a larger number of units providing a variety of architectural and planning solutions while achieving the desired density.

Commercial and business park uses have been assigned maximum Floor Area Ratios of .25 and .35 respectively. The maximum FAR is a ceiling which may be reduced during the design review process by requirements such as setbacks, parking standards, landscaping requirements and height limitations.

4.1 PLANNING AREA 1 - OPEN SPACE

A. Land Use

Planning Area 1, as illustrated in Map 21, is planned for 1.95 acres and will be utilized as a detention pond. The site is located in the southeast corner of the Specific Plan, adjacent and north of Vaca Valley Parkway.

B. Development Standards

1. The precise description is in Section 3.4.3, Storm Drainage System and Detention, of the Specific Plan.

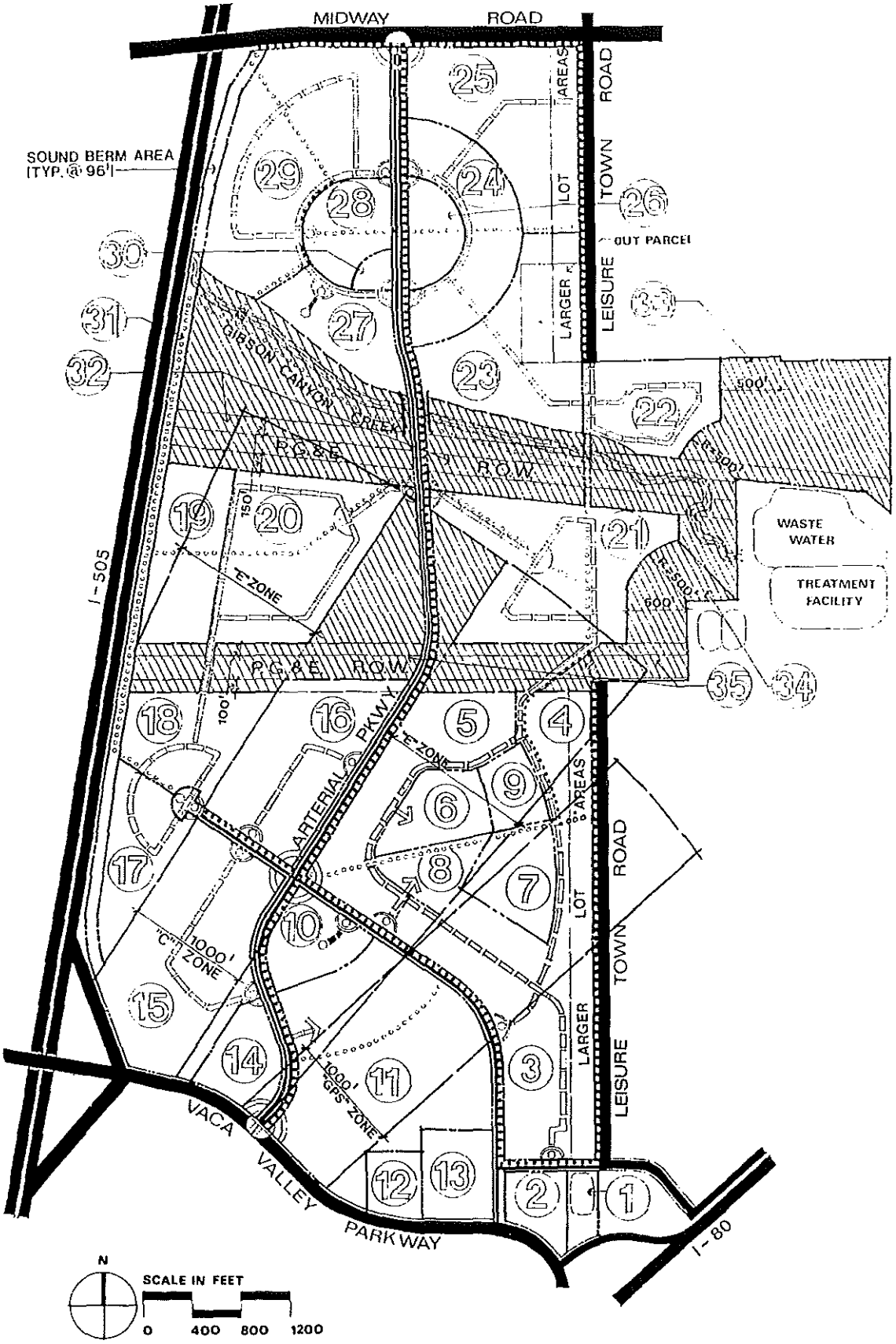
2. The area will be dedicated to the City of Vacaville and maintained by a Lighting and Landscape District.

3. Fencing and landscape treatment are shown on Figure 42 in Chapter 3.0. The basin will be grass lined, landscaped with perimeter low shrubs and surrounded by an open space view fence (Figure 42).

4.2 PLANNING AREA 2 - BUSINESS PARK

A. Land Use

Planning Area 2, as illustrated in Map 21, is planned for 4.5 acres and will be utilized as Business Park. Planning Area 2 can service either local or regional needs.

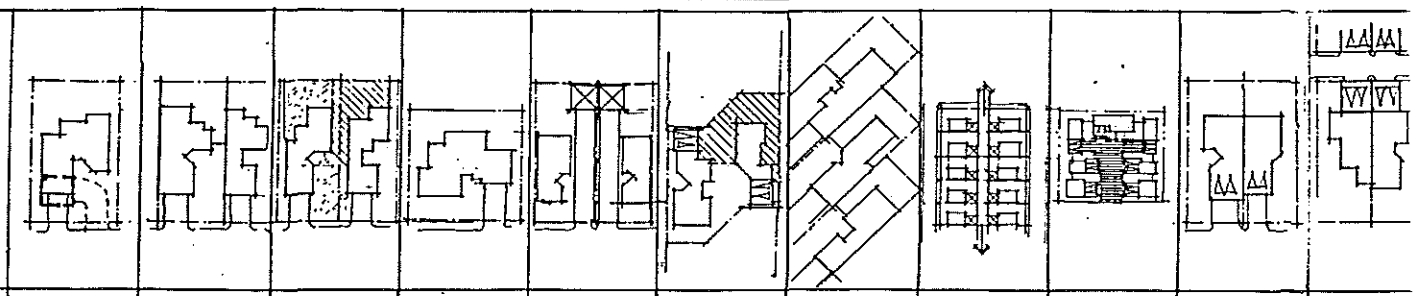


Mission Land Company

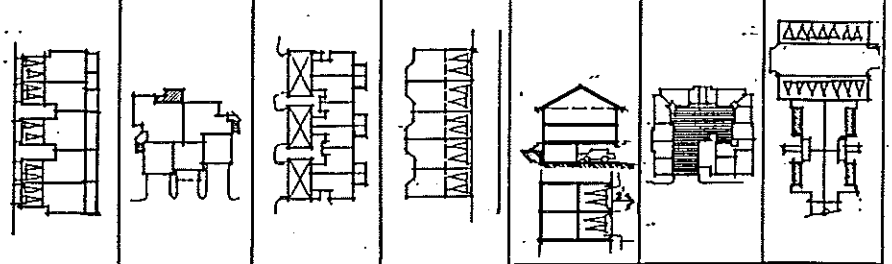
NORTH VILLAGE SPECIFIC PLAN

PLANNING AREAS

MAP - 21



PLANNING AREAS	LOTS	PATIO/ZERO LOT LINE	TRADED EASEMENT	WIDE & SHALLOW	REAR GARAGE	ZIPPER LOTS	Z-LOTS	ALLEY ZERO	COURTYARD CLUSTERS	DUPLEX	ALLEY DUPLEX
D/U	3-4	4-6	4-6	6-8	6-8	6-8	6-8	8-10	7-10	7-10	8-12
3	■										
4	■										
5		■	■	■	■	■	■	■			
6								■	■	■	■
8								■	■	■	■
10											
17		■	■	■	■	■	■	■			
18								■	■	■	■
19		■	■	■	■	■	■	■			
20	■	■									
21	■										
22	■										
23	■										
24		■	■	■	■	■	■	■			
25	■										
27											
28								■	■	■	■
29	■	■									



PLANNING AREAS	TOWNHOUSE FRONT	FLATS 3 & 5 UNITS	FLATS & TOWNS	TOWNHOUSE REAR	TILT-UNDER TOWNHOUSE	COURTYARD CLUSTERS	APARTMENTS 2-STORY FLAT
D/U	10-12	10-12	12-16	12-16	15-18	18-20	18-22
3							
4							
5							
6							
8							
10	■	■	■	■	■	■	■
17							
18							
19							
20							
21							
22							
23							
24							
25							
27	■	■	■	■	■	■	■
28							
29							

MLC Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

PRODUCT TYPES

FIGURE - 46

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. Business Park Design Standards and Guidelines are described in detail in Chapter 6.0, Community Design Standards and Guidelines, in the Specific Plan.

3. Planning Area 2 will be accessed from "E-1" Collector.

4. An enhanced landscape parkway treatment as shown on Figures 30 and 31 shall be incorporated on "E-1" Collector.

5. A secondary entry monument consistent with Figure 1 shall be developed at "E-1" Collector and Vaca Valley Parkway.

6. Building setbacks shall conform to Figure 47.

4.3 PLANNING AREA 3 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 3, as illustrated in Map 21, is planned for 44.1 acres of Low Density Residential and will consist of a maximum of 203 units on lots of 5500, 6500, and 8,000 square feet.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of three residential product designs shall be used. Refer to Chapter 5, Figure 46 - Product Types (Chapter 5.0). No single product design shall exceed 70% of the total unit count of the Planning Area.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 3 will be accessed from "E-1" Collectors and Residential Collector.

5. A neighborhood entry as shown on Figure 5 shall be established on "E-1" collector.

6. An enhanced landscape parkway treatment as shown on Figures 30 and 31 shall be incorporated on "E-1" Collector.

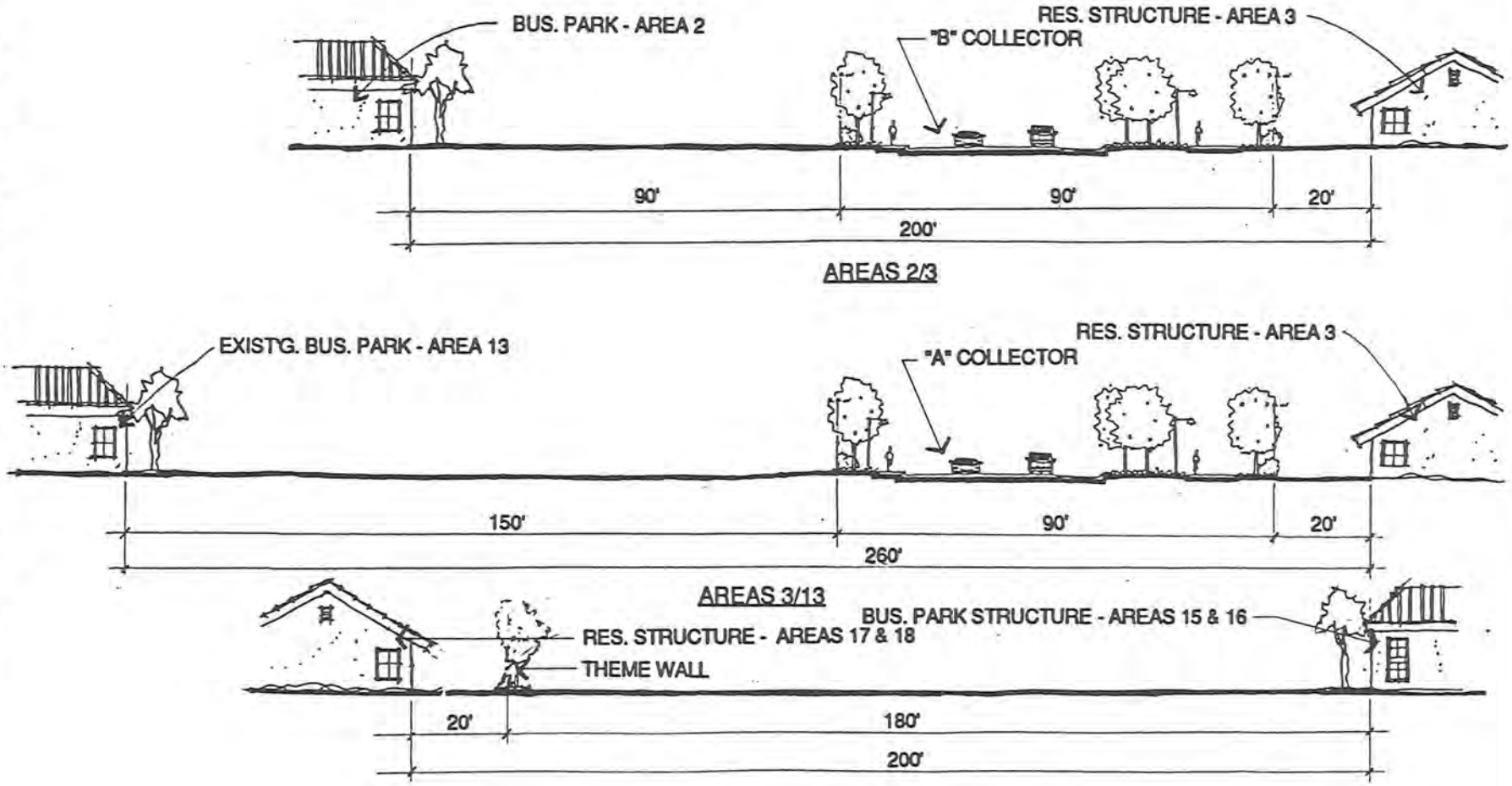
7. An enhanced landscape treatment as shown on Figures 28 and 29 shall be incorporated on Leisure Town Road.

8. A theme wall consistent with Figure 42 shall be constructed on "E-1" and "E-2" Collectors and Leisure Town Road.

9. No lots shall front onto Leisure Town Road or the "E-1" or "E-2" Collectors.

10. All lots backing onto Leisure Town Road shall be a minimum 11,000 square feet, and are restricted to one story.

11. Development adjacent to "E-1" and "E-2" Collector shall be consistent with Figure 48.

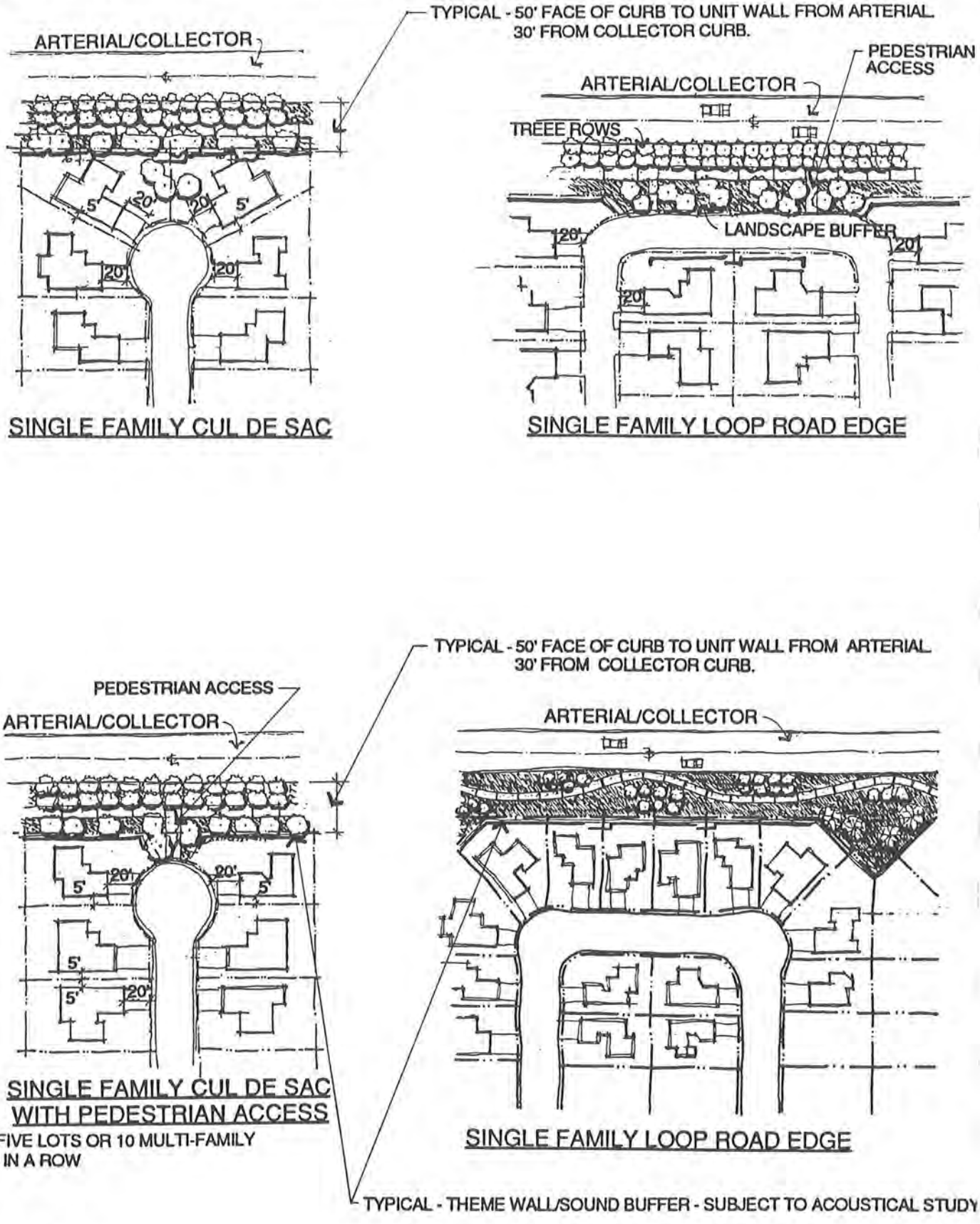


Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

BUS. PARK/RESIDENTIAL SETBACKS

FIGURE - 47



Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

LOTS BACKING ONTO MAJOR STREETS FIGURE - 48

12. Acoustical studies and mitigation when required will be provided for development adjacent to "E-1" Collector.

13. Project walls on the boundary with Planning Area 7 shall be a part of the Area 3 improvements.

4.4 PLANNING AREA 4 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 4, as illustrated in Map 21, is planned for 20.9 acres of Low Density Residential and will consist of a maximum of 97 units on lots of 5500, 6500, and 8,000 square feet.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of three residential product designs shall be used with no single product design exceeding 70% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 4 will be accessed from Residential Collectors.

5. An enhanced landscape treatment as shown on Figures 28 and 29 shall be incorporated on Leisure Town Road.

6. A transition buffer and perimeter fencing consistent with Figures 41 and 42 shall be constructed on the northern boundary of the Planning Area.

7. No lots shall front onto Leisure Town Road.

8. All lots backing onto Leisure Town Road shall be a minimum 11,000 square feet, and are restricted to one story.

9. Theme walls consistent with Figure 42 shall be constructed on Leisure Town Road.

10. A recreational trail as shown on Map 9 and Figure 37 shall be constructed in the location generally depicted on the Land Use Plan.

4.5 PLANNING AREA 5 - LOW/MEDIUM DENSITY RESIDENTIAL

A. Land Use

Planning Area 5, as illustrated in Map 21, is planned for 24.6 acres of Low/Medium Density Residential and will consist of a maximum of 165 units on 4500 square foot lots, in zero lot-line, traded easement or wide/shallow configurations.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.
2. A minimum of two residential product types and minimum of two product designs shall be used with no single product type exceeding 70% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design

Standards and Guidelines, of the Specific Plan.

4. Planning Area 5 will be accessed from "E1" Collector.

5. A recreational trail as shown on Map 9 and Figure 37 shall be constructed in the location generally depicted on the Land Use Plan.

6. An enhanced landscape parkway treatment as shown on Figures 30 and 31 shall be incorporated on "E1" Collector.

7. A neighborhood entry as shown in Figures 5 and 55 shall be established on "E1" Collector.

8. Theme walls consistent with Figure 42 shall be constructed on Arterial Parkway "C".

9. Residential units shall not front onto Arterial Parkway "C".

10. A transition buffer and perimeter fencing, consistent with Figures 41 and 42, shall be constructed on the northern boundary of the Planning Area.

11. Development adjacent to Arterial Parkway "C" and "E1" Collector shall be consistent with Figure 48.

12. Acoustical studies and mitigation when required shall be provided for development adjacent to Arterial Parkway "C" and "E1" Collector.

4.6 PLANNING AREA 6 - MEDIUM DENSITY RESIDENTIAL

A. Land Use

Planning Area 6, as illustrated in Map 21, is planned for 13.4 acres of Medium Density Residential and will consist of a maximum 108 units on 3600 square foot detached cluster or duplex lots, using motor courts and private drives, at densities of 8 du/ac to 10 du/ac.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Standard, of the Specific Plan.

2. Only one residential product type and design is required. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 6 will be accessed from Residential Collectors.

5. A neighborhood entry as shown on Figures 5 and 55 shall be established on the Residential Collector.

6. A private recreational center shall be constructed as shown in Figure 36. The location and amenities will be determined at Design Review.

7. A recreational trail as shown on Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

8. Development shall be consistent with the conceptual park and school diagrams shown on Figure 35.

9. Project walls on the boundary with Planning Area 9 shall be part of the Area 6 improvements.

4.7 PLANNING AREA 7 - YEAR ROUND SCHOOL SITE

A. Land Use

Planning Area 7, as illustrated in Map 21, is planned for 10 acres and will be dedicated to the Vacaville Unified School District to be utilized as a year round elementary school.

B. Development Standards

1. The development standards will be the purview of the Vacaville Unified School District. Consistency with the North Village architectural theme and guidelines is expected.

2. Planning Area 7 will be accessed from a Residential Collector.

3. Parking areas will be shared with Planning Area 9.

4. Development shall be consistent with Planning Area 6 and 8 standards.

4.8 PLANNING AREA 8 - MEDIUM DENSITY RESIDENTIAL

A. Land Use

Planning Area 8, as illustrated in Map 21, is planned for 9.4 acres of Medium Density Residential and will consist of 76 units on 3600 square foot detached cluster or duplex lots, using motor courts and private drives, at densities of 8 du/ac to 10 du/ac.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Standard, of the Specific Plan.

2. Only one residential product type and design is required. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 8 will be accessed from Residential Collectors.

5. A neighborhood entry as shown on Figures 5 and 55 shall be established on the Residential Collector.

6. A private recreational center shall be constructed as shown in Figure 36. The location and amenities will be determined at Design Review.

7. A recreational trail as shown on Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

8. Development shall be consistent with the conceptual park and school diagrams shown on Figure 35.

9. Project walls on the boundary with Planning Area 7 shall be part of the Area 8 improvements.

4.9 PLANNING AREA 9 - NEIGHBORHOOD PARK SITE

A. Land Use

Planning Area 9, as illustrated in Map 21, is planned for 6 acres and will be dedicated to the City of Vacaville to be utilized as a neighborhood park.

B. Development Standards

1. The development standards will be the purview of the City of Vacaville.

2. Planning Area 9 will be accessed from Residential Collectors and Planning Area 7.

3. Development shall be consistent with the conceptual park and school diagrams shown on Figure 35.

4. This park site will be fully improved in Phase I. See Chapter 7.0.

4.10 PLANNING AREA 10 - HIGH DENSITY RESIDENTIAL

A. Land Use

Planning Area 10, as illustrated in Map 21, is planned for 10 acres of High Density Residential and will consist of 170 units of townhouse, flats or apartments at an average density of 17 du/ac.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. Only one residential product type and design is required. Refer to Chapter 5, Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 10 will be accessed from "E-1" Collector.

5. An enhanced landscape parkway treatment as shown on Figures 30 and 31 shall be incorporated on "E-1" Collector.

6. Theme landscaping as shown on Figure 4 shall be incorporated at the intersection of the Arterial Parkway "C" and "E-1" Collector.

7. Theme walls consistent with Figure 42 shall be constructed on the Arterial Parkway, "E-1" Collector, and the boundary with Planning Area 11.

8. A private recreational center shall be constructed as shown in Figure 36. The location and amenities will be determined at Design Review.

9. A neighborhood entry as shown in Figures 5 and 55 shall be established on "E-1" Collector.

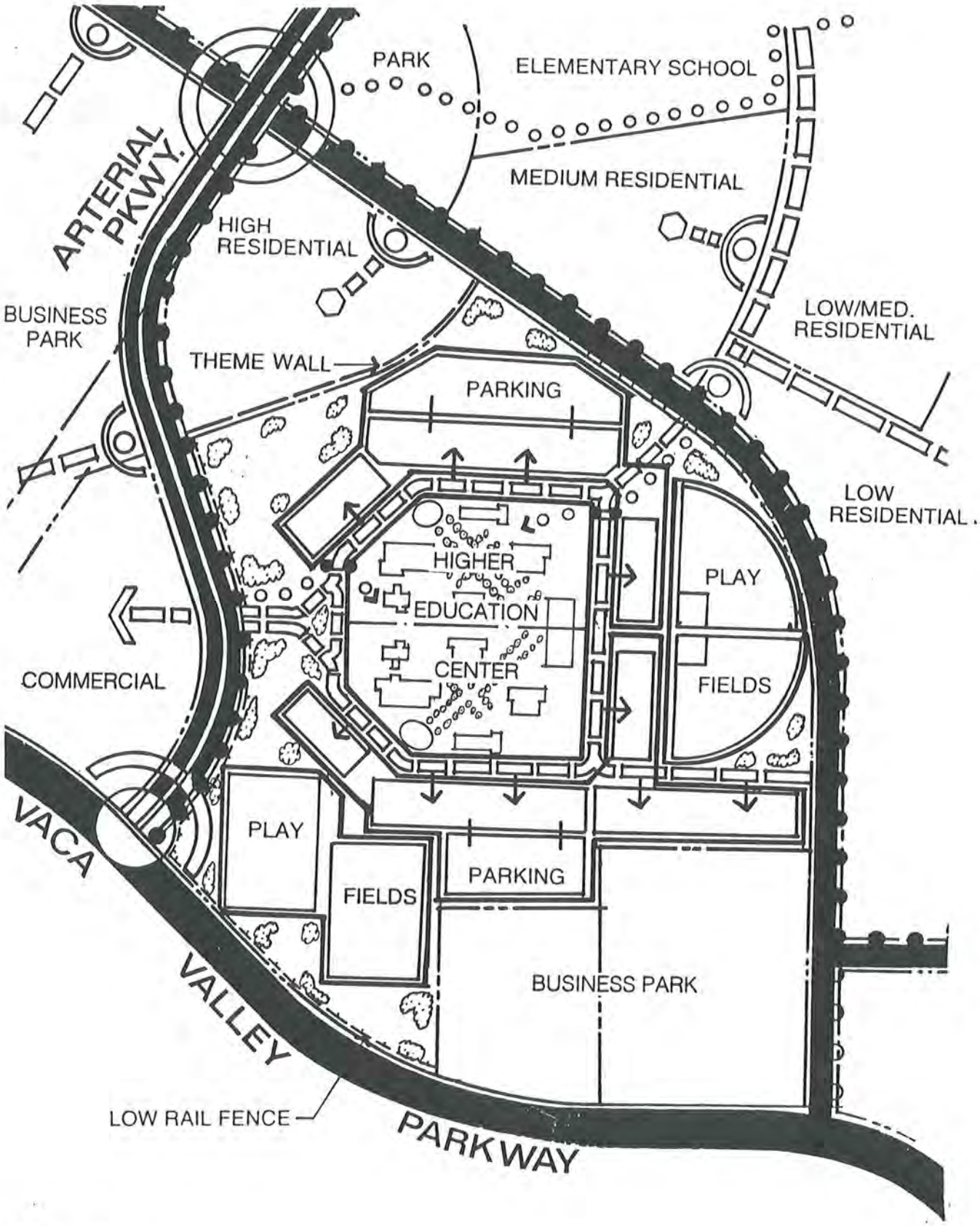
10. Development adjacent to Arterial Parkway "C" and "E-1" Collector shall be consistent with Figure 48.

11. Acoustical studies and mitigation when required shall be provided for development adjacent to Arterial Parkway "C" and "E-1" Collector.

4.11 PLANNING AREA 11 - HIGHER EDUCATION CENTER

A. Land Use

Planning Area 11, as illustrated in Map 21, is planned for 60 acres and will be utilized as a Higher Education Center of the Solano Community College District and California State University Sacrmento.



Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

HIGHER EDUCATION CENTER CONCEPT FIGURE - 49

B. Development Standards

1. The development standards will be the purview of the Solano Community College District. Consistency with the North Village architectural theme and guidelines is expected.

2. The site will be accessed from the Arterial Parkway "C" and "E-1" Collector.

3. Theme landscaping as shown on Figures 8, 9, 26, and 27 shall be incorporated on Vaca Valley Parkway and the Arterial Parkway "C".

4. Enhanced landscape parkway treatment as shown on Figures 30 and 31 shall be incorporated on "E-1" Collector.

5. A recreational trail consistent with Map 9 and Figure 37 shall be provided in the general location depicted on the Land Use Plan.

6. Development and access shall be generally consistent with the conceptual site diagram shown on Figure 49.

7. Uses of the site will be subject to design review and limited for 30 years to the following: Higher Education center, other educational facilities, public parks, recreational and cultural facilities, public administrative offices, well sites, community centers, day care centers, public open space, fire stations, police stations, libraries, multi-modal transportation centers, public easements and detention basins of five acres or smaller unless constructed for dual services as athletic fields.

8. Major Southern Entry feature and frontage at Vaca Valley Parkway will be dedicated to and maintained by the City or in the interim by the developer or Homeowners Association with the final determination of responsibility to be determined at the first final map.

4.12 PLANNING AREAS 12 AND 13 - BUSINESS PARK

A. Land Use

Planning Areas 12 and 13, as illustrated in Map 21, represent the existing Business Park uses which consist of Parkway Plaza and Serta. Planning Areas 12 and 13 will service both the local and regional population.

B. Development Standards

1. Both uses are pre-existing.

2. Both uses presently are accessed from Vaca Valley Parkway.

3. An enhanced landscape parkway treatment as shown on Figures 30 and 31 shall be incorporated on "E-1" Collector.

4. A secondary entry monument consistent with Figure 1 shall be developed at "E-1" Collector and Vaca Valley Parkway.

5. Landscape treatment along Vaca Valley Parkway shall consistent with Figures 8 and 9.

6. Any new building or use which is non conforming to this Specific Plan will require a conditional use Permit from the City of Vacaville, and cannot exceed an FAR of .35. Also any new building shall be consistent with the following:

   * Business Park Design Standards and Guidelines as described in Section 6.5
   * Uses consistent with those described in Section 5.4.

7. All setbacks to existing or new building shall be consistent with Figure 47.

8. If security fencing is required at the boundary with Planning Area 11, it shall be consistent with Figure 42 and the security fence design standards under 3.3.2.7 A. Walls/Fencing.

9. No solid or liquid wastes shall be discharged into a public or private sewage disposal system except in compliance with the regulations of the City of Vacaville. Nor solid or liquid waste discharges, other than into a public or private sewage system, shall be permitted except in accordance with the requirements of the Central Valley Regional Water Quality Control Board of the State of California. All hazardous waste storage and use shall comply with the City of the Vacaville Fire Department and the State of California.

4.14 PLANNING AREA 14 - COMMERCIAL

A. Land Use

Planning Area 14, as illustrated in Map 21, is planned for 10 acres and will be utilized as a Commercial Center. Planning Area 14 will service both North Village and the Northeast quadrant of Vacaville and shall contain a supermarket user unless a competing market has been developed within one mile. As required by the development agreement, an interim college facility will be constructed for the Solano Community College District in the Planning Area, and will occupy approximately 15,000 square feet on the commercial site. The interim site can be occupied by the District for a period of 10 years.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Ordinance, of the Specific Plan.

2. Commercial Design Standards and Guidelines are described in detail in Chapter 6.5 of the Specific Plan.

3. Planning Area 14 will be accessed from the Arterial Parkway "C".

4. An entry as shown on Figure 5 shall be established on the Arterial Parkway "C".

5. An enhanced landscape parkway treatment as shown on Figures 8, 9, 26, and 27 shall be incorporated on Arterial Parkway "C" and Vaca Valley Parkway.

6. The major entry to Area 14 shall align with the primary entry to Planning Area 11.

4.15 PLANNING AREA 15 - BUSINESS PARK

A. Land Use

Planning Area 15, as illustrated in Map 21, is planned for 42.8 acres and will be utilized as Business Park. Planning Area 15 will service both the local and regional population.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. Business Park Design Standards and Guidelines are described in detail in Section 6.5 in the Specific Plan.

3. Planning Area 15 will be accessed from "E-1" Collector and Arterial Parkway "C".

4. Entries as shown on Figure 5 shall be established on Arterial Parkway "C" and "E-1" Collector.

5. An enhanced landscape parkway treatment as shown on Figures 8, 9, 26, and 27 shall be incorporated on "E-1" Collector, Arterial Parkway "C", and Vaca Valley Parkway.

6. Buffers and setbacks as shown on Figure 47 shall be provided between the Residential and Business Park uses.

7. A minimum 30' landscaped strip consistent with Figures 8 and 9 and the Vaca Valley Business Park Policy Plan shall be provided along Vaca Valley Parkway.

8. Setback to I-505 and on-ramps shall be 50' to building with a minimum 30' of landscaping with berms.

9. Theme landscaping as shown on Figure 4 shall be incorporated at the intersection of Arterial Parkway "C" and Collector "E-1".

10. A theme wall consistent with Figure 42 shall be developed along the boundary with Planning Area 17.

4.16 PLANNING AREA 16 - BUSINESS PARK

A. Land Use

Planning Area 16, as illustrated in Map 21, is planned for 31.7 acres and will be utilized as Business Park. Planning Area 16 will service both the local and regional population.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Ordinance, of the Specific Plan.

2. Business Park Design Standards and Guidelines are described in detail in Section 6.5 in the Specific Plan.

3. Planning Area 16 will be accessed from "E-1" Collector and Arterial Parkway "C".

4. Entries as shown on Figure 4 shall be established on Arterial Parkway "C" and "E-1" Collector.

5. An enhanced landscape parkway treatment as shown on Figures 22, 23, 30 and 31 shall be incorporated on "E-1" Collector and Arterial Parkway "C".

6. Buffers and setbacks as shown on Figure 47 shall be provided between the Residential and Business Park uses.

7. Perimeter fencing consistent with Figure 42 shall be constructed on the Planning Area boundary line adjacent to the P.G. and E. easement.

8. Transition buffers consistent with Figure 41 shall be provided on the north boundary.

9. A theme wall consistent with Figure 42 shall be developed along the boundary with Planning Area 18.

10. The area along the northern boundary of the Planning Area within the 100 foot P.G. & E. setback can be used for roads and parking.

4.17 PLANNING AREA 17 - LOW/MEDIUM RESIDENTIAL

A. Land Use

Planning Area 17, as illustrated in Map 21, is planned for 14.8 acres of Low/Medium Density Residential and will consist of a maximum of 84 units on 4500 square foot lots in zero lot-line, traded easement or wide and shallow configurations.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Standard, of the Specific Plan.

2. Only one residential product type and design is required. Refer to Figure 46.

3. Residential Design Standards are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 17 will be accessed from "E-1" Collector.

5. A neighborhood entry as shown on Figure 5 shall be established on "E-1" Collector.

6. A sound buffer generally consistent with Figure 40 shall be established along I-505 pursuant to an acoustical study.

7. Perimeter fencing consistent with Figure 42 shall be constructed on the perimeter property lines.

4.18 PLANNING AREA 18 - MEDIUM DENSITY RESIDENTIAL

A. Land Use

Planning Area 18, as illustrated in Map 21, is planned for 18.6 acres of Medium Density Residential and will consist of a maximum of 148 units on 3600 square foot detached cluster or duplex lots using motor courts and private drives, at densities of 8.0 du/ac to 10 du/ac.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of two residential product types and a minimum of two product designs shall be used with no single product type exceeding 70% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 18 will be accessed from "E-1" Collectors.

5. A neighborhood entry as shown on Figure 5 shall be established on the Residential Collector.

6. A sound buffer generally consistent with Figure 40 shall be established along I-505 pursuant to an acoustical study.

7. Transition buffering and theme wall consistent with Figures 41 and 42 shall be constructed on the Planning Area boundary lines, adjacent to the P.G. and E. easements.

8. A private recreational center shall be constructed as shown in Figure 36. The location and amenities will be determined at Design Review.

9. A recreational trail as shown on Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

4.19 PLANNING AREA 19 - LOW/MEDIUM DENSITY RESIDENTIAL

A. Land Use

Planning Area 19, as illustrated in Map 21, is planned for 19 acres of Low/Medium Density Residential and will consist of a maximum of 108 units on 4500 square foot lots in zero lot-line, traded easement or wide and shallow configurations.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. Only one residential product type and design is required. Refer to Figure 46

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 19 will be accessed from Arterial Parkway "C" and a Residential Collector.

5. A sound buffer generally consistent with Figure 40 shall be established along I-505 pursuant to an acoustical study.

6. Perimeter fencing consistent with Map 11 and Figure 42 shall be constructed on the Planning Area boundary lines and Residential Collector.

7. Transition buffering and perimeter fencing consistent with Figures 41 and 42 shall be constructed on the Planning Area boundary lines, adjacent to the P.G. and E. easements.

8. A recreational trail consistent with Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

4.20 PLANNING AREA 20 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 20, as illustrated in Map 21, is planned for 36.6 acres of Low Density Residential and will consist of a maximum of 183 units on 5500 square foot lots.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of three residential product designs shall be used with no single product design exceeding 50% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 20 will be accessed from the Arterial Parkway "C" and a Residential Collector.

5. A neighborhood entry as shown on Figure 5 shall be established at the intersection of the Arterial Parkway "C".

6. A focal open space consistent with Figure 36 shall be provided in the general location depicted on the Land Use Plan.

7. A recreational trail consistent with Map 9 and Figure 37 shall be constructed in the location generally depicted on the Land Use Plan.

8. Transition buffering and perimeter fencing consistent with Figures 41 and 42 shall be constructed on the Planning Area boundary lines adjacent to the P.G. and E. easements.

9. Transition buffering and perimeter fencing consistent with Figure 42 shall be constructed on the Planning Area boundary adjacent to the Central Open Space with solid or open design.

4.21 PLANNING AREA 21 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 21, as illustrated in Map 21, is planned for 38.9 acres of Low Density Residential and will consist of a maximum of 130 units of lots 6500 and 8,000 square feet.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of two residential product designs shall be used with no single product design exceeding 70% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 21 will be accessed from the Arterial Parkway "C" and a Residential Collector.

5. A neighborhood entry as shown on Figure 5 shall be established at the intersection of the Arterial Parkway "C" and Residential Collector.

6. A focal open space consistent with Figure 36 shall be provided in the general location depicted on the Land Use Plan.

7. A recreational trail consistent with Map 9 and Figure 37 shall be constructed in the location generally depicted on the Land Use Plan.

8. Transition buffering and perimeter fencing consistent with Figures 41 and 42 shall be constructed on the Planning Area boundary lines adjacent to the P.G. and E. easements.

9. A 500 foot wastewater treatment facility setback buffer shall be provided on the eastern boundary consistent with Figure 39.

10. Transition buffering and perimeter fencing consistent with Figure 42 shall be constructed on the Planning Area boundary adjacent to the Central Open Space with solid or open design.

11. A temporary connector from Planning Area 21 to Leisure Town Road shall be maintained until completion of Arterial Parkway "C" to Midway Road.

4.22 PLANNING AREA 22 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 22, as illustrated in Map 21, is planned for 18.2 acres of Low Density Residential and will consist of a maximum of 61 units on 8,000 square foot lots.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. Only one residential product design is required. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 22 will be accessed from Leisure Town Road and a Residential Collector.

5. No lots shall front onto the northern boundary of the Planning Area.

6. All lots on the northern boundary of the Planning Area shall have a minimum 40 foot rear yard setback.

7. All lots on the northern boundary of the Planning Area shall have a minimum depth of 125 feet.

8. Perimeter walls consistent with Figure 42 shall be constructed on the northern Planning Area boundary lines with a minimum height of 8 feet unless the grade difference is at least 8 feet..

9. A recreational trail as shown on Map 9 and Figure 37 shall be constructed for access to the Gibson Canyon Creek recreational corridor in the location generally depicted on the Land Use Plan.

10. The southern edge of the Planning Area shall be developed consistent with Figure 38 along Gibson Canyon Creek Corridor and the P.G. and E. transitional setback.

11. A 500 foot wide waste water treatment facility setback buffer shall be provided along the south eastern boundary consistent with Figure 39.

4.23 PLANNING AREA 23 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 23, as illustrated in Map 21, is planned for 33.6 acres of Low Density Residential and will consist of a maximum of 127 units on 6500 and 8,000 square foot lots.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of two residential product designs shall be used with no single product type exceeding 70% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 23 will be accessed from the Residential Collectors.

5. A neighborhood entry as shown on Figure 5 shall be established at the intersection of the Arterial Parkway "C" and the Residential Collector.

6. Theme landscaping as shown on Figures 14 and 15 shall be incorporated on the Arterial Parkway "C".

7. No lots in the Planning Area shall front onto the Arterial Parkway "C" and shall be consistent with Figure 48.

8. Acoustical studies and mitigation when required shall be provided for development adjacent to Arterial Parkway "C".

9. Perimeter fencing consistent with Figure 42 shall be constructed along all Planning Area boundary lines.

10. Theme walls as shown on Figure 42 shall be constructed on the Arterial Parkway "C" and Leisure Town Road.

11. An enhanced parkway treatment as shown on Figures 28 and 29 shall be incorporated on Leisure Town Road.

12. No lots shall front onto Leisure Town Road.

13. All lots backing onto Leisure Town Road shall be a minimum 11,000 square feet, and are restricted to one story.

14. A recreational trail as shown on Map 9 and Figure 37 shall be constructed in the location generally depicted on the Land Use Plan.

15. The southern edge of the Planning Area shall be developed consistent with Figure 38 along Gibson Canyon Creek Corridor and the P.G. and E. transitional setback.

16. Planning Area 23 contains a 10 acre parcel not owned by Mission Land Company. This parcel shall meet all standards and conditions of the Specific Plan and the Development Agreement.

17. The 10-acre parcel not owned by Mission Land Company identified as assessor's parcel 106-240-100, located within Planning Area 23 and generally depicted on Map 21 - Phasing Plan, is allocated a maximum of 20 dwelling units.

4.24 PLANNING AREA 24 - LOW/MEDIUM DENSITY RESIDENTIAL

A. Land Use

Planning Area 24, as illustrated in Map 21, is planned for 24.1 acres of Low/Medium Density Residential and will consist of a maximum of 113 units on 4500 square foot lots in zero lot-line, traded easement, or wide and shallow configurations.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. Only one residential product type and design is required. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 24 will be accessed from Residential Collectors.

5. An enhanced parkway treatment as shown on Figure 5 shall be incorporated on Arterial Parkway "C".

6. Theme walls consistent with Figure 42 shall be constructed on the Arterial Parkway "C".

7. A recreational trail consistent with Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

8. Acoustical studies and mitigation when required shall be provided for development adjacent to Arterial Parkway "C".

4.25 PLANNING AREA 25 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 25, as illustrated in Map 21, is planned for 36.5 acres of Low Density Residential and will consist of a maximum of 147 units on lots 5500, 6500 and 8,000 square feet.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Ordinance, of the Specific Plank.

2. A minimum of three residential product designs shall be used with no single product design exceeding 50% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 25 will be accessed from the Residential Collectors and Leisure Town Road.

5. A neighborhood entry as shown on Figure 5 shall be established at the intersection of the Arterial Parkway "C" and the Residential Collector.

6. A community entry as shown on Figure 1 shall be incorporated at the intersection of the Arterial Parkway "C" and Midway Road.

7. An enhanced parkway treatment as shown on Figures 28 and 29 shall be incorporate on Leisure Town Road.

8. No lots shall front onto Leisure Town Road.

9. All lots backing onto Leisure Town Road shall be a minimum 11,000 square feet, and are restricted to one story.

10. No lots shall front onto Midway Road or Arterial Parkway "C" and shall be consistent with Figure 48.

11. Theme landscaping as shown on Figures 6 and 7 shall be incorporated on Midway Road.

12. Theme walls consistent with Figure 42 shall be constructed on Midway Road.

13. Theme landscaping as shown on Figures 10 and 11 shall be incorporated on the Arterial Parkway "C".

14. A well site of up to one acre, the size and location of which are to determined by the Public Works Director, will be dedicated to the City with a density compensation for any lost units.

15. Acoustical studies and mitigation, when required, shall be provided for development adjacent to Midway Road and Arterial Parkway "C:. The City will be responsible for studies and mitigation of potential noise from the well site.

4.26 PLANNING AREA 26 - NEIGHBORHOOD PARK SITE

A. Land Use

Planning Area 26, as illustrated in Map 21, is planned for 8 acres and will be dedicated to the City of Vacaville to be utilized as a neighborhood park.

B. Development Standards

1. The development standards will be the purview of the City of Vacaville.

2. Planning Area 26 will be accessed from the Arterial Parkway "C" and Residential Collector Loop. Parking will be on the Residential Collector loop.

3. Theme landscaping as shown on Figures 12 and 13 shall be incorporated on the Arterial Parkway "C".

4. A recreational trail consistent with Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

5. Development shall be generally consistent with the conceptual park diagram shown on Figure 34.

6. This park site will be fully improved in Phase IV. See Chapter 7.0.

4.27 PLANNING AREA 27 - HIGH DENSITY RESIDENTIAL

A. Land Use

Planning Area 27, as illustrated in Map 21, is planned for 15 acres of High Density Residential and will consist of a maximum of 255 units of townhomes, flats or apartments at an average density of 17 du/ac.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of two residential product types and product designs shall be used with no single product type exceeding 70% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 27 will be accessed from Residential Collector Loop.

5. A neighborhood entry as shown in Figure 5 shall be established on the Residential Collector Loop.

6. Theme landscaping as shown on Figures 10 and 11 shall be incorporated on the Arterial Parkway "C".

7. Theme walls consistent with Figure 42 shall be constructed on the Arterial Parkway.

8. Recreational trails consistent with Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.
9. A project entry shall be provided as shown in Figure 55.

10. A private recreational center shall be constructed as shown in Figure 36. The location and amenities will be determined at Design Review.

11. Development adjacent to Arterial Parkway "C" shall be consistent with Figure 48.

12. Acoustical studies and mitigation when required shall be provided for development along Arterial Parkway "C".

13. The southern edge of the Planning Area shall be developed consistent with Figure 38 along the Gibson Canyon Creek Corridor.

4.28 PLANNING AREA 28 - MEDIUM DENSITY RESIDENTIAL

A. Land Use

Planning Area 28, as illustrated in Map 21, is planned for 12.2 acres of Medium Density Residential and will consist of a maximum of 98 units on 3600 square foot lots using motor courts and private drives, at densities of 8 du/ac to 10 du/ac.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. Only one residential product type and design is required. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 28 will be accessed from Residential Collectors.

5. A neighborhood entry as shown on Figure 5 shall be established on the Residential Collector Loop and Arterial Parkway "C".

6. An enhanced landscape parkway treatment as shown on Figures 12 and 13 shall be incorporated on the Arterial Parkway "C".

7. Theme walls as shown on Figure 42 shall be constructed on the Arterial Parkway "C".

8. Residential units shall not front onto the Arterial Collector and shall be consistent with Figure 48.

9. A private recreational center shall be constructed as shown in Figure 36. The location and amenities will be determined at Design Review.

10. A recreational trail consistent with Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

11. Acoustical studies and mitigation when required shall be provided for development adjacent to Arterial Parkway "C".

4.29 PLANNING AREA 29 - LOW DENSITY RESIDENTIAL

A. Land Use

Planning Area 29, as illustrated in Map 21, is planned for 49.4 acres of Low Density Residential and will consist of 226 units on lots 5500 and 6500 square feet.

B. Development Standards

1. Zoning and specific development standards are defined in detail in Chapter 5.0, Specific Plan Zoning Regulations, of the Specific Plan.

2. A minimum of two residential product designs shall be used with no single product design exceeding 70% of the total Planning Area unit count. Refer to Figure 46.

3. Residential Guidelines are defined in detail in Chapter 6.0, Community Design Standards and Guidelines, of the Specific Plan.

4. Planning Area 29 will be accessed from the Residential Collectors.

5. A neighborhood entry as shown on Figure 5 shall be established at the intersection of the Arterial Parkway "C" and the Residential Collector Loop.

6. An enhanced landscape parkway treatment as shown on Figures 10 and 11 shall be incorporated on the Arterial Parkway "C".

7. Theme walls consistent with Figure 42 shall be constructed on the Arterial Parkway.

8. No lots shall front onto the Arterial Parkway "C" or Midway Road and shall be consistent with Figure 48.

9. An enhanced landscape parkway treatment as shown on Figures 6 and 7 shall be incorporated on Midway Road.

10. Theme walls consistent with Figure 42 shall be constructed on Midway Road.

11. A sound buffer generally consistent with Figure 40 shall be constructed on the I-505 buffer pursuant to acoustical studies.

12. The southern boundary with Gibson Canyon Creek Corridor shall be developed consistent with Figure 38.

13. A recreation trail consistent with Map 9 and Figure 37 shall be provided in the location generally depicted on the Land Use Plan.

14. Acoustical studies and mitigation, when required, shall be provided for development adjacent to Midway Road and Arterial Parkway "C".

4.30 PLANNING AREA 30 - SWIM CLUB

A. Land Use

Planning Area 30, as illustrated in Map 21, is planned for 2.0 acres and will be utilized as a private swim club. The two acre swim club will consist of an Olympic sized swimming pool with diving board, dressing room, shower and restroom facilities. The Swim Club will be operated privately for the residents of North Village. The facility will be improved by the Master Developer and will be maintained by the members.

The design will be the subject of a Planned Development Permit, and will be developed as a part of Phase IV.

B. Development Standards

1. A theme wall consistent with Figure 42 shall be constructed on the boundary with Planning Area 28.

4.31 PLANNING AREA 31 - I-505 SOUND BUFFER

A. Land Use

Planning Area 31, as illustrated in Map 21, is planned for 17.1 acres and will be utilized as a sound buffer. The site is located adjacent and east of the I-505.

B. Development Standards

1. Planning Area 31 will be accessed from the adjacent neighborhoods through a system of recreational trails. The location of access points will be determined at Design Review.

2. Theme landscaping and recreational trails as shown on Figure 40 shall be incorporated in Planning Area 31.

3. The minimum width shall be 96 ft.

4. Height shall be determined by noise studies.

4.32 PLANNING AREA 32 - GIBSON CANYON CREEK CORRIDOR

A. Land Use

Planning Area 32, as illustrated in Map 21, is planned for 90.0 acres, and will be utilized as the Gibson Canyon Creek Corridor.

B. Development Standards

See Section 3.3, Landscape Plan, for a description of the Planning Area.

4.33 PLANNING AREA - AGRICULTURAL BUFFER

A. Land Use

Planning Area 33, as illustrated in Map 21, is planned for 35.5 acres and will be utilized as an agricultural buffer and vernal pool mitigation area.

B. Development Standards

1. Planning Area 33 will be accessed from the adjacent neighborhoods through a system of recreational trails. The location of access points will be determined at Design Review.

2. Transition landscaping as shown on Figure 39 shall be incorporated.

3. The minimum width shall be 500 feet.

4.34 PLANNING AREA 34 - WASTEWATER TREATMENT FACILITY BUFFER

A. Land Use

Planning Area 34, as illustrated in Map 21, is planned for 10.4 acres and will be utilized as a buffer for the sanitation plant and wetlands mitigation area.

B. Development Standards

1. Planning Area 34 will be accessed from the adjacent neighborhoods through a system of recreational trails. The location of access points will be determined at Design Review.

2. Transition buffer landscaping as shown on Figure 39 shall be incorporated.

3. The minimum width shall be 500 feet.

4.35 PLANNING AREA 35 - CENTRAL OPEN SPACE

A. Land Use

Planning Area 35, as illustrated in Map 21, is planned for 61.0 acres and will be utilized as a Central Open Space Area for the Specific Plan.

B. Development Standards

1. See Section 3.3, Landscape Standards and Guidelines, for a description of the Central Open Space, and Chapter 5.0 Specific Plan Zoning Regulations.

2. Transition buffer landscaping as shown in Figure 41 shall be incorporated.

5.0 SPECIFIC PLAN ZONING REGULATIONS

This Chapter is designed to provide a precise set of requirements for the physical development of the Specific Plan by land use category. These regulations will be used by the approving authority along with the Design Standards and Guidelines found in Chapter 6.0 to establish conformity of a public or private development application with the Specific Plan. The following regulations control Residential, Commercial, Business Park, Community Facilities and Open Space and specify:

- Districts of Use
- Densities
- Permitted Uses
- Allowable Lot Configurations
- Locations of Structures
- Minimum Lot Dimensions
- Setbacks and Open Space
- Parking
- Site Planning Criteria

All development shall conform to these standards and must also be consistent with the intent of the Community Design Standards and Guidelines, Chapter 6.0.

All development plans, subdivision plans and site plans shall be submitted through the Planned Unit Development process of the City of Vacaville, Section 17.54 of the Vacaville Municipal Code. Design flexibility will be considered within each zoning district by the Director of Community Development or his designee.

Zoning districts generally conform to Planning Areas. Some Planning Areas envision a mixture of residential product types. Figure 46 should be used to stimulate a variety of design solutions.

Code references are to existing Vacaville City Zoning Code provisions. As the code is updated, these references will be superseded by new code numbers. Projects will be governed by the provisions in place at the time of application. (Subject to provisions of the Development Agreement.)

Refer to Map 22 for zoning district locations, and Figure 46 for the Residential Matrix.

5.1 SPECIFIC PLAN LAND USE DISTRICTS

The land use districts are:

A. Residential

NVSP-R1-8000	One Family Detached Residential 8000 sq. ft. min. lot size.
NVSP-R1-6500	One Family Detached Residential 6500 sq. ft. min. lot size.
NVSP-R1-5500	One Family Detached Residential 5500 sq. ft. min. lot size.
NVSP-R1-4500	One Family detached Residential 4500 sq. ft. min. lot size. For standard detached units, zero lot line, traded easement and wide/shallow lot configurations.

NVSP-R1-3600	One Family Detached and Attached Residential 3600 sq. ft. min. lot size for duplex and/or lot configurations grouped around common paved courts, private drives and alleys.
NVSP-RM-2000	Multi-Family Residential 2000 sq. ft. min. lot size per dwelling unit for duplexes, townhomes, townhome/flat combinations, condominiums and apartments

B. Commercial

NVSP-CG	General Commercial

C. Business Park

NVSP-BP	Business Park

D. Public Facilities

NVSP-PF	Public Facilities

E. Private Recreation

NVSP-PR	Private Recreation

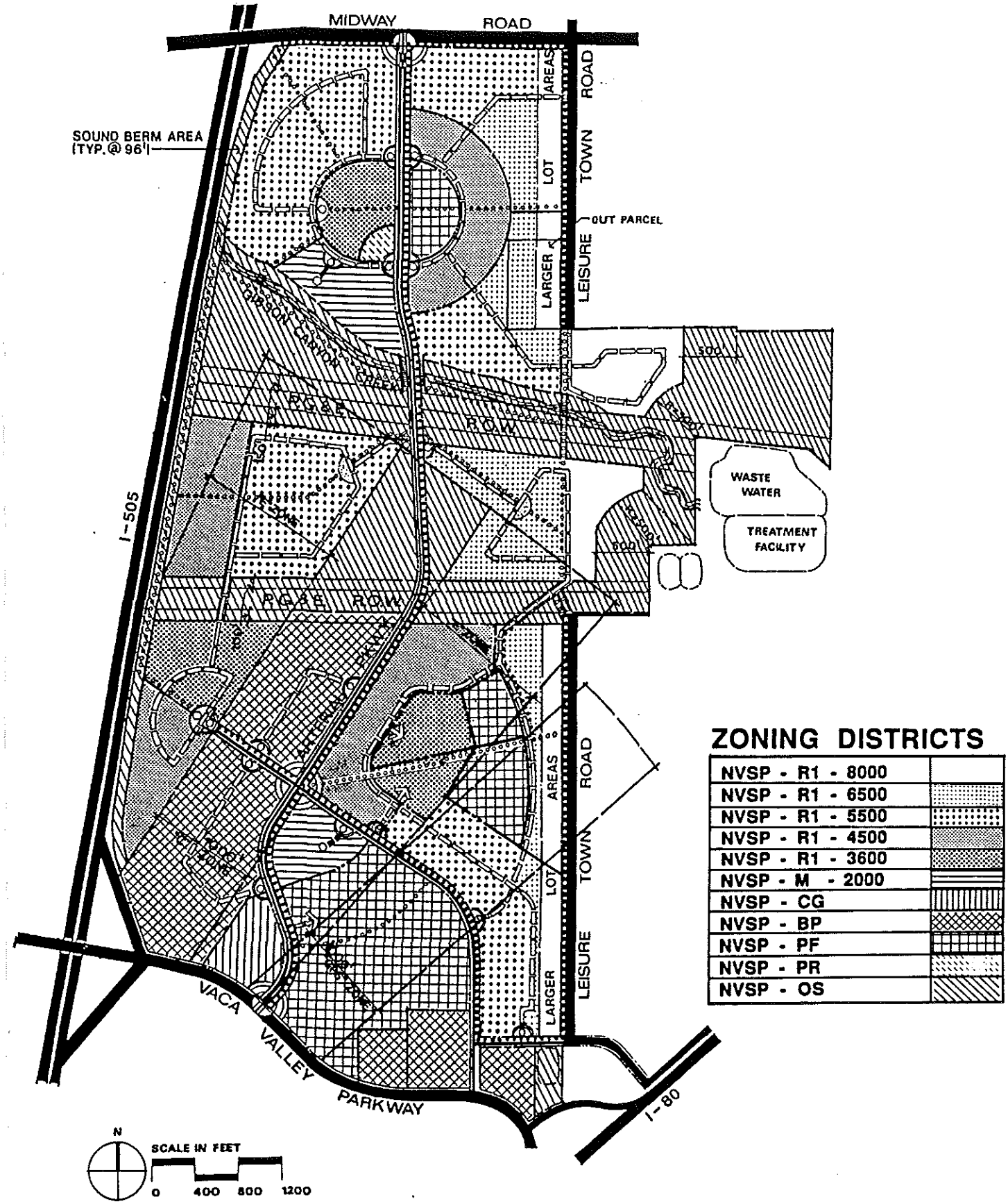
F. Open Space

NVSP-OP	Open Space

5.2 RESIDENTIAL

5.2.1 Permitted Uses - Single Family Residential Areas

1. One family dwellings which do not have more than three paying guests lodging or boarding;
2. Home occupations conducted in accord with the regulations prescribed in Chapter 17.39 of the Vacaville Municipal Code;
3. Swimming pools, in accord with the regulation prescribed in Section 17.63.110 of the Vacaville Municipal Code;
4. Temporary subdivision sales office;
5. Secondary living units within R-1-8000 and R-1-6500 districts only in accordance with provisions of Chapter 17.40 of the Vacaville Municipal Code;
6. Family day care homes for six or less children, including those who reside at home;
7. Family day care homes for seven to twelve children, including those who reside at home, in accordance with the provisions of Chapter 17.38 of the Vacaville Municipal Code;
8. Temporary accessory use of public and private schools by churches and other non-profit community organizations, subject to the provisions specified in Section 17.63 of the Vacaville Municipal code;



Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

ZONING

MAP - 22

9. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house or accessory living quarters without a kitchen, storehouses, garden structures, greenhouses, recreation rooms and hobby shop;

10. Family day care home for six or less children, including those who reside at the home.

5.2.2 Conditional Uses - Single Family Residential Areas

The following uses are subject to the issuance of a use permit, in accordance with the provisions of Chapter 17.69 of the Vacaville Municipal Code, and this Specific Plan.

1. Public playgrounds, parks, community centers, libraries, museums, art galleries, police and fire stations and other public buildings structures and facilities;

2. Public and private elementary schools, junior high schools, high schools and colleges, private non-profit schools and colleges, located on a minimum 2 acre site on arterials or collectors ;

3. Churches, parsonages, parish houses, monasteries, convents and other religious institutions to be located on a minimum 2 acre site on arterials or collectors

4. Public utility and public service buildings and structures, including communications equipment buildings, pumping stations, drainage ways and storage tanks found by the City Planning Commission to be necessary for the public health, safety or welfare;

5. Child care centers as defined in Section 17.06.065 of the Vacaville Municipal Code;

6. Community care facilities as defined in Section 17.06.085 of the Vacaville Municipal Code located on a minimum 1 acre site on arterial or collector.

7. One family residential cluster development in NVSP-R1-3600 districts.

5.2.3 Permitted Uses - Multi-Family Residential Areas

1. One family detached dwellings in the NVSP-R1-3600 districts with P.U.D approval.

2. Multi-family dwellings;

3. Home occupations conducted in accord with the regulations prescribed in Chapter 17.39 of the Vacaville Municipal Code;

4. Accessory structures located on the same site with a permitted use including private garages and carport, one guest house or accessory living quarters without a kitchen, storehouses, garden structures, greenhouses, recreation room and hobby shops.

5. Swimming pools, in accord with the regulations prescribed in section 17.63.110 of the Vacaville Municipal Code.

6. Temporary subdivision sales office;

7. Public and private elementary schools, junior high school, high schools and colleges, private non-profit schools and colleges;

8. Public and private charitable institutions, hospitals, sanitariums and nursing homes;

9. Community care facilities as defined in Section 17.06.085 of the Vacaville Municipal Code;

10. Temporary accessory use of public and private schools by churches and other nonprofit community organizations;

11. Other similar uses as determined by the Planning Commission and Director of Community Development.

5.2.4 Conditional Uses - Multi-Family Residential Areas

The following conditional uses shall be permitted upon the granting of a use permit, in accord with the provisions of Chapter 17.69 of the Vacaville Municipal Code, and this Specific Plan.

1. Public playgrounds, parks, community centers libraries, museums, art galleries, police and fire stations and other public building, structures and facilities;

2. Churches, parsonages, parish houses, monasteries, convents and other religious institutions;

3. Public utility and public service buildings and structures, including communications equipment buildings, pumping stations, drainage ways, and storage tanks found by the City Planning Commission to be necessary for the public health safety or welfare;

4. Accessory structures and uses located on the same site as a conditional use;

5. Child care centers as defined in Section 17.06.065 of the Vacaville Municipal Code.

5.2.5 Residential District Standards

NVSP-R1-8000

A. Minimum Site Area	8000 sq. ft.
B. Minimum Interior Lot Width	70 ft.
C. Minimum Corner Lot Width	80 ft.
D. Minimum Cul de Sac Frontage	40 ft.
E. Minimum Lot Depth	100 ft
F. Maximum Building Coverage	40 %
G. Maximum Height	32 ft. (measured from the midpoint of the ridge to the eave)
H. Parking Ratio	Min. 2 cars in a garage.
I. Front Setback	20 ft. (measured from the back of street right of way) May be reduced to 15 ft. if garage doors do not face front.

J. Side Yard Setback	Min. of 5 ft. with a total of 15 ft. (Add 10 ft. at corner lots)
K. Rear Yard Setback	20 ft.
L. Private Open Space	1200 sq. ft. with min. 15 ft width.
M. Setback Variation	Front yard setbacks must vary a minimum of three feet lot to lot.
N. One Story Percentage	A minimum of 25% in each subdivision.
O. Garage Location	A minimum of 20% of the residences in the subdivision shall have garages which either do not face the street or have a minimum of 35 feet front yard setbacks to the garage door. Residential structures shall be a minimum of 45' wide if they contain a front facing, 3-car garage element. One of the garage doors (single or double) shall be staggered a minimum of 2' on the front building elevation.
P. Front Yard Fencing	No front yard fencing above three feet in height shall be allowed in the front yard set back.
NVSP-R1-6500	
A. Minimum Site Area	6500 sq. ft
B. Minimum Interior Lot Width	60 ft.
C. Minimum Corner Lot Width	70 ft.
D. Minimum Cul de Sac Frontage	40 ft.
E. Minimum Lot Depth	100 ft.
F. Maximum Building Coverage	40 %
G. Maximum Building Height	32 ft. (measured from midpoint of the ridge to the eave)
H. Parking Ratio	2 cars in a garage.
I. Front Yard Setback	20 ft. (measured from back of street right-of-way) May be reduced to 15 ft. if garage doors do not face front, or have been set back per Subsection P
J. Side Yard Setback	Min. of 5 ft. with a total 15 ft. (Add 10 feet at corner lots)
K. Side Yard Setback	Min. of 10 ft. to Second Story

L. Rear Yard Setback	Min. of 15 ft. with an average of 20 ft.
M. Private Open Space	1000 sq. ft with a min. 15 foot width.
N. Setback Variation	Front yard setbacks must vary a minimum of three feet lot to lot along a street.
O. One Story Percentage	A minimum of twenty-five percent of the residences in each subdivision.
P. Garage Location	A minimum of thirty percent of the residences in the subdivision shall have garages which either do not face the street or have a minimum of thirty-five feet front setbacks to the garage door. Residential structures shall be a minimum of 45' wide if they contain a front facing, 3-car garage element. One of the garage doors (single or double) shall be staggered a minimum of 2' on the front building elevation.
Q. Front Yard Fencing	No front yard fencing above three feet in height shall be allowed in the front yard setback.
NVSP-R1-5500	
A. Minimum Site Area	5500 sq. ft.
B. Minimum Interior Lot Width	50 ft.
C. Minimum Corner Lot Width	60 ft.
D. Minimum Cul de Sac Frontage	40 ft.
E. Minimum Lot Depth	90 ft.
F. Maximum Building Coverage	40 %
G. Maximum Height	32 ft.(measured from the midpoint of the ridge to the eave)
H. Parking Ratio	Min. 2 cars in a garage.
I. Front Setback	20 ft. (measured from the back of adjacent street right of way) May be reduced to 15 ft. if garage doors do not face front or have been setback per subsection P
J. Side Yard Setback	Min. of 5 ft. with a total of 15 ft. Add 10 ft. on corner lots
K. Side Yard Setback	Min. of 10 ft. to Second Story

L. Rear Yard Setback	Min. of 15 ft. to one story elements, with an average of 20 ft.
M. Private Open Space	1000 sq. ft. with min. 15 ft. width.
N. Setback Variation	Front setbacks must vary a minimum of three feet lot to lot along a straight street.
O. One Story Percentage	A minimum of twenty-five percent of the residences in each subdivision.
P. Garage Location	A minimum of thirty percent of the residences in each subdivision shall have garages which do not face the street or have a minimum of thirty feet front setback to garage door. Residential structures shall be a minimum of 45' wide if they contain a front facing, 3-car garage element. One of the garage doors (single or double) shall be staggered a minimum of 2' on the front of the building elevation.
Q. Front Yard Fencing	No front yard fencing above three feet in height shall be allowed in the front yard setback.
NVSP-R1-4500 (Smaller standard single family lots)	
A. Minimum Site Area	4500 sq. ft.
B. Minimum Interior Lot Width	45 ft. or 40 ft if garage is accessed from the rear or side
C. Minimum Corner Lot Width	55 ft.
D. Minimum Cul de Sac Frontage	40 ft. - May be less if shared driveways and/or parking bays are provided.
E. Minimum Lot Depth	90 ft.
F. Maximum Building Coverage	40 %
G. Maximum Building Height	32 ft. (measured from the mid point of the ridge to the eave)
H. Parking Ratio	2 cars in a garage.
I. Front Yard Setback	18 ft. to roll-up garage doors. (may be reduced subject to design review)
J. Side Yard Setback	Min. 5 ft. with a total of 12 ft.. Add 10 ft at corner lots
K. Side Yard Setback	An additional 5 ft. on one side to Second Story

L. Rear Yard Setback	Min. 15 ft. with an average of 20 ft.
M. Private Open Space	800 sq. ft. with a min. 12 ft. width.
N. Setback Variation	Front setbacks must vary a minimum of three feet lot to lot along a street.
O. One Story Percentage	A minimum of twenty percent of the residences in the subdivision shall be one story.
P. Garage Location	A minimum of twenty five percent of residences in the district shall have garages which either do not face the street of have a minimum of thirty feet to the garage door. A maximum 2 car garage element is allowed on street facing elevations of residential structures. 3 car garages will be allowed as "turn-in" or in third tandem configurations.
Q. Front Yard Fencing	No front yard fencing above three feet in height shall be allowed in the front setback.

NVSP-R1-4500Z

(Zero lot line, traded easement and similar lot configurations)

A. Minimum Site Area	4500 sq. ft.
B. Minimum Interior Lot Width	40 ft.
C. Minimum Corner Lot Width	50 ft.
D. Minimum Cul de Sac Frontage	40 ft. (may be less if shared driveway and/or parking bays are provided)
E. Minimum Lot Depth	90 ft.
F. Maximum Building Coverage	40 %
G. Maximum Building Height	32 ft. (measured from the midpoint of the ridge to the eave)
H. Parking Ratio	2 cars in a garage.
I. Front Yard Setback	20 ft. to living area, 18 ft. to roll up garage door.(may be reduced to 15 ft. subject to design review)
J. Side Yard Setback	Min. 0 ft. with a min. 12 ft. separation between dwelling units.
K. Rear Yard Setback	Min. 15 ft. with an average of 20 ft.
L. Private Open Space	800 sq. ft. with a min. 12 ft. width.

M. Setback Variation	Front setbacks must vary a minimum of three feet lot to lot along a street.
N. One Story Percentage	A minimum of twenty percent of the residences in the subdivision shall be one story.
O. Garage Location	A maximum 2 car garage element is allowed on street facing elevations of residential structures. 3 car garages will be allowed as "turn-in" or in third tandem configurations.
P. Front Yard Fencing	No front yard fencing above 3 feet in height shall be allowed in front yard setback.

NVSP-R1-4500W

(Wide and shallow and similar lot configurations)

A. Minimum Site Area	4500 sq. ft.
B. Minimum Interior Lot Width	60 ft.
C. Minimum Corner Lot Width	65 ft.
D. Minimum Cul de Sac Frontage	45 ft.
E. Minimum Lot Depth	65 ft.
F. Maximum Building Coverage	40 %
G. Maximum Building Height	32 ft. (measured from the midpoint of the ridge to the eave)
H. Parking Ratio	2 cars in a garage.
I. Front Yard Setback	Min. 15 ft. to living area. Min. 25 ft. to garage door.
J. Side Yard Setback	Min. 5 ft. with a total of 15 ft.
K. Side Yard Setback	An additional 5 ft. to Second Story
L. Rear Yard Setback	Min. 15 ft. with an average of 20 ft.
M. Private Open Space	800 sq. ft. with a min. 12 width.
N. Setback Variation	Front setbacks must vary a minimum of three feet lot to lot along a street.
O. One Story Percentage	A minimum of twenty percent of the residences in the subdivision shall be one story.
P. Garage Location	Residential structures shall be a minimum of 45' wide if they contain a

	front facing 3 car garage element. One of the garage doors (single or double) shall be staggered a minimum of 2' on the front building elevation.
Q. Front Yard Fencing	No front yard fencing above 3 feet in height shall be allowed in front yard setback.

NVSP-R1-3600

(Single family dwellings in duplex configurations or in attached clusters using motor courts, private drives and alleys. In certain situations this could be detached stand alone with a P.U.D.)

A. Minimum Site Area	3600 sq. ft.
B. Minimum Interior Lot Width on Courtyard or Private Access Drive	35 ft.
C. Minimum Interior Lot Width on Local Street	42 ft.
D. Minimum Corner Lot Width	40 ft.
E. Minimum Courtyard Frontage	35 ft.
F. Minimum Lot Depth	65 ft.
G. Maximum Building Coverage	40 %
H. Maximum Building Height	32 ft. (measured from the midpoint of the ridge to the eave)
I. Parking Ratio	2 cars in a garage. Plus 1 open guest space per unit fronting on a private drive or courtyard.
J. Front Yard Setback to Local Street	Min. 15 ft. with an average of 20 ft. Min. 18 ft. to roll up garage door.
K. Front Yard Setback to private drive or Courtyard	Min. 12 ft. to living area. Either 5 ft. or 18 ft. to garage door, subject to design review.
L. Front Setback to Second Story	Min. 17 ft.
M. Side Yard Setback	Min. 5 ft. with a minimum of 12 ft. between dwelling units.
N. Side Yard Setback to Second Story	An additional 5 ft. one side only
O. Rear Yard Setback	Min. 15 ft.
P. Private Open Space	600 sq. ft. with a min. 12 width.

Q. Common Open Space	200 sq. ft. per unit
R. Setback Variation	Subject to design review.
S. One Story Percentage	Subject to design review.
T. Garage Location	A maximum 2 car garage element is allowed on street facing elevations of residential structures. 3 car garages will be allowed as "turn-in" or in third tandem configurations.
U. Front Yard Fencing	Subject to design review.
V. Maximum Number of Units on Courtyard or Private Drive	Six

NVSP-RM-2000

(This zoning district includes all attached residential product types in North Village. Duplex buildings can be developed in both this district and NVSP-R-3600C. Regulations relate to overall setback to project boundaries. Internal building relationships are a function of the design solution and subject to design review through the P.U.D process.)

A. Minimum Site Area	5 acres
B. Maximum Building Coverage	40 %
C. Maximum Building Height	32 ft. (measured from the midpoint of the ridge to the eave)
D. Parking Ratio:	
- Duplexes	2 in a garage
- All other multi-family dwellings except apartments	2 cars covered, plus 0.5 guest spaces per unit.
- Apartments	1 car covered per bedroom up to 2 cars per unit, plus 0.3 guest spaces per unit.
E. Front Yard Setback to project boundary	
- Duplexes	20 ft.
- All other multi-family dwellings	25 ft.
F. Side Yard Setback to project boundary	Min 15 ft. to other multi-family uses.20 ft to roads and 25 ft. to single family, and community uses.
G. Rear Yard Setback to project boundary	Min. 15 ft. to other multi-family uses. 20 ft to roads and 25 ft. to single family, and community uses.

H. Private Open Space	Min. 400 sq. ft. per unit with a min. width of 12 ft. for units with direct ground floor access. Min. 120 sq. ft. for second story units with decks.
I. Common Open Space	200 sq. ft. per unit
J. Density	Gross density shall range from fourteen to twenty units per acre

5.3 COMMERCIAL

5.3.1 Permitted Uses - Commercial Areas

1. Retail establishments, offices and services engaged in selling merchandise for personal or household consumption and rendering services to residential neighborhoods, including but not limited to the following activities all occurring within a building:

a) Apparel and accessory stores
b) Auto, building and home supply stores
c) Business services, provided the doorway for rental facilities shall be 5 feet in width.
d) Commercial Printing
e) Dance studies
f) Eating Places
g) Finance, insurance and real estate services
h) Food Stores
i) Furniture, home furnishings and equipment stores
j) General Merchandise stores
k) Hardware stores
l) Health services
m) Legal services
n) Miscellaneous retail stores
o) Paint, glass and wallpaper stores
p) Personal services
q) Professional offices
r) Radio and television repair shops
s) Retail nurseries, garden supply stores
t) Social Services
u) Specialized schools
v) Travel agencies
w) U. S. Postal service
x) Variety stores

2. Service establishments primarily engaged in providing a wide variety of services for individuals, business and government establishments and other organizations including, but not limited to:

a) Amusement and recreation establishments, including motion picture services, except amusement arcades
b) Art galleries and museums
c) Business and personal services excluding industrial laundries
d) Miscellaneous business and personal services

5.3.2 Conditional Uses - Commercial Areas

1. The following uses may be permitted subject to approval by the Director of Community Development, or his designee, including but not limited to:

a) Accessory uses and structures customarily associated with, and located on site as a permitted use, excluding warehouses
b) Charitable and religious institutions and membership organizations
c) Drive-in businesses
d) Public recreation facilities
e) Public utility and service structures found by the Director of Community Development, or his designee, to be necessary for public health, safety or welfare
f) Shopping Centers
g) Accessory outdoor storage, sales or service area of a site exceeding 15 percent of the gross floor area of the principal use
h) Lounges/bars as an accessory use integrated with a restaurant operation where specific portion of the facility, not to exceed more than one-third of the gross floor area, is principally devoted to the sale and consumption of alcoholic beverages.
i) Convenience markets as defined in the Vacaville Municipal Code.
j) Interim Community College classroom and administrative uses when installed within a commercial building.

5.3.3 Commercial District Standards

NVSP-CG

(This district is intended to contain a supermarket and related retail/service uses)

A. Minimum Site Area	5 acres
B. Floor Area Ratio	Max. of 0.25 based on gross square footage of building site area. Achievement of the maximum FAR will be function of design review, and is subject to all provisions of Title 17 of the City of Vacaville Municipal Code.
C. Maximum Height	40 ft. (higher elements may be allowed subject to design review.)
D. Parking Ratios:	
Offices, business, professional, financial, banks, real estate research and development laboratories, retail stores and services	1 space per 200 sq. ft. floor area.
Medical and dental offices, medical laboratories	1 space per 200 sq. ft. gross floor area.
Theaters	1 space for each 4 seats or one space per 32 sq. ft. of usable seating area whichever is greater.

Restaurant, bars and taverns	1 space for each 3 seats, but not less than 1 space per 100 sq. ft. of gross floor area.
Furniture and major appliance store	1 space for 400 sq. ft. of gross floor area.

The above parking requirements may be reduced by up to 5% where possibilities for shared parking are demonstrated in the design review process. (See City of Vacaville Municipal Code Section 17.36.020)

E. Parking Stalls

Refer to Section 17.36 of the City of Vacaville Municipal Code for stall size and compact car ratios.

F. Front Setbacks

A minimum of 35 feet from face of curb on Vaca Valley Parkway and Arterial Parkway.

G. Rear and Sides Setbacks

A minimum of 10 feet is permitted to Business Park with full landscaping.

(See Community Design Standards and Guidelines for site planning and architectural standards.)

5.4 BUSINESS PARK

5.4.1 Permitted Uses - Business Park Areas

All uses must occur within buildings.

All of the uses listed below are subject to the Airport Safety Zone Standards of the City of Vacaville. Refer to City of Vacaville Municipal Code Section 17.64.030 Section C for people per acre restrictions and other requirements, including but not limited to overflight easement.

• Administrative, professional, financial corporate and other business office uses, including but not limited to, professional services such as banks or other financial offices, employment agencies, advertising agencies, escrow and real estate companies, insurance companies, travel agencies, offices for accountants, attorneys, photographers, or artists.

• Biotechnical uses primarily engaged in research activities, research and development activities.

• Engineering, computer, scientific and electronics and design, software design, and computer time share bureaus.

• Design professionals, including but not limited to the following: engineers, geotechnical engineers, architects and landscape architects, land planners, interior designs and land surveyors.

• Incidental commercial uses and services for employees and businesses including but not limited to food and beverage dispensing and sales, child care, branch banks, artists

and graphic supplies and goods, blue printers, photo stating, photo engraving, printing, sales and maintenance of office products and components, equipment testing and laboratories. Such uses must be conducted within an integral part of the main structure and have no exterior display.

• Experimental, film, or testing laboratories.

• Manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, metal, paper, leather, precious or semiprecious stones.

• Manufacture of electric or electric instruments and devices, such as television sets, radios and phonograph equipment.

• Manufacture and preparation of food products, (excluding meat products), including , but not limited to wine, soft drinks, beer, ale and other malt beverages, pharmaceutical, and the like.

5.4.2 Accessory Uses, Business Park:

Accessory facilities and buildings customarily appurtenant to permitted use and not otherwise prohibited.

5.4.3 Conditional Uses, Business Park:

1. The following uses may be permitted subject to approval by the Director of Community Development or his designee, including but not limited to:

a) Public utility buildings;

b) Printing and lithograph shops, cabinet shops, electrical, plumbing and heating shops, taxidermy shops, bakeries (facilities which both bake and sell), creameries, and furniture upholstering shops;

c) Warehouse facilities involving both wholesale and incidental retail sales, including, but not limited to, such large items as furniture, floor and wall coverings and appliances, provided that such uses are conducted completely within an enclosed building;

d) The incidental retail goods which are manufactured, processed or assembled (improved or developed to a higher use by machine or by hand) on the premises;

e) Accessory outdoor storage exceeding fifteen percent of the gross floor area of the principal use.

5.4.4 Business District Standards

NVSP-BP	
A. Minimum Site Area	5 acres (Except for public uses)
B. Floor Area Ratio	Max. of 0.35 based on gross square footage of building site area. Achievement of the maximum FAR will be function of design review, and is subject to the provisions and finding criteria of the Vacaville Municipal Code.

C. Maximum Height	One story maximum in "C" zone. Refer to 17.64.030 of the Municipal Code.
D. Parking Ratios:	
Offices, business, professional, financial, banks, real estate research and development laboratories, retail stores and services	1 space per 200 sq. ft. floor area.
Medical and dental offices, medical laboratories	1 space per 200 sq. ft. gross floor area.
Furniture and major appliance store, warehouse and manufacturing	1 space for 400 sq. ft. of gross floor area.

E. Parking Stalls

Refer to Section 17.36 of the City of Vacaville Municipal Code for stall size and compact car ratios.

F. Front Setbacks

A minimum of 35 feet from face of curb on Vaca Valley Parkway and Arterial Parkway. The entire area must be landscaped. A minimum of 50 feet to I-505 on ramps with 35 feet landscaped.

G. Rear and Side Yard Setbacks

A minimum setback of 200 feet is required from structures and storage areas to single family and multi - family structures with a minimum 8 foot masonry wall and 10 feet of landscaping adjacent to the wall. The 200 foot dimension can include parking, road rights-of-way, and yards of residential uses.

A minimum of 10 feet is permitted to Business Park and Commercial areas with a minimum 8 foot masonry wall and full landscaping.

Exceptions to setbacks along internal property lines or private roads within Business Park parcels will be considered for purposes of allowing shared driveways, shared parking, improved landscape design, or similar opportunities that will contribute to a more attractive setting. These exceptions may be reviewed and approved by the Director of Community Development or his designee.

(See Community Design Standards and Guidelines for site planning and architectural standards.)

5.5 PUBLIC FACILITIES

5.5.1 Permitted Uses

(a) Recreational facilities, including neighborhood parks and recreation centers
(b) Schools, including elementary, junior high schools, high schools, colleges and vocational schools

(c) Uses and structures incidental and accessory to a permitted use and located on the same site as a permitted use.

5.5.2 Conditional Uses

(a) Public administrative offices, community centers, fire stations, police stations, multi-modal transportation centers and libraries.
(b) Day care centers.
(c) Public open space, well sites, public easements and detention basins of five acres or smaller unless constructed for dual services as athletic fields.

5.5.3 Public Facility District Regulations

NVSP-PF

A. Minimum site area shall be two acres.

B. A minimum 10 foot wide landscaped area, planted with trees and shrubs, shall be provided around site perimeter. Where site adjoins an R-Residential district a masonry wall six to eight feet in height shall be located along the interior property lines.

C. Site plan and operational characteristics shall minimize adverse effects on adjacent residences including but not limited to lighting, noise, privacy, and traffic.

D. Use shall have frontage on an arterial or major collector street.

E. Minimum side yard adjoining Residential District shall be 30 ft.. Minimum side or rear yard adjoining street shall be 20 ft. Minimum side or rear yard adjoining alley shall be 10 ft.

5.6 PRIVATE RECREATION FACILITIES

5.6.1 Permitted Uses

• Private Swim Club

5.6.2 Private Recreation Facilities District Regulations

NVSP-PR

A. Minimum site area shall be two acres.

B. A minimum 10 foot wide landscaped area, planted with trees and shrubs, shall be provided around site perimeter.

C. Site plan and operational characteristics shall minimize adverse effects on adjacent residences including but not limited to lighting, noise, privacy, and traffic.

D. Use shall have frontage on an arterial or major collector street.

E. Where site adjoins an R-Residential district, a masonry wall six feet in height shall be located along the interior property lines.

F. Off street parking shall be provided as prescribed in Zoning Code Chapter 17.36.

G. A minimum side yard ,including a swimming pool, adjoining R-Residential is 30 ft.

H. A minimum side yard adjoining street is 20 ft.

5.7 OPEN SPACE

5.7.1 Permitted Uses

(a) Corporation, maintenance and storage yards, and other similar functions provided for in the Specific Plan.

(b) Onsite stormwater management, noise, odor and agricultural buffers and riparian and botanical preserve areas.

(c) Passive recreational uses and interpretive facilities which are compatible with preservation of wetlands and riparian habitat.

(d) Wells and pump stations, and other similar utility facilities within an enclosed structure or below ground.

(e) Trails

5.7.2 Conditional Uses

The following uses are subject to the issuance of a use permit, in accordance with the provisions of Chapter 17.69 of the Vacaville Municipal Code and this Specific Plan;

(a) Public utility and service buildings and structures including communications equipment buildings, wells and pumping stations (unless designated in the Specific Plan) located above ground and not within an enclosed structure, storage tanks, and wind generators found by the decision maker to be necessary for the public health and safety.

(b) Trail head parking areas.

5.7.3 Open Space District Standards

A. Minimum Setback	30 ft.
B. Maximum Building Height	30 ft.

6.0 COMMUNITY DESIGN STANDARDS AND GUIDELINES

6.1 INTRODUCTION

To transform the Land Use Plan, a two dimensional concept, into the multiple dimensions that create a successful community, the Community Design Standards and Guidelines address the characteristics of public and private places that make a community visually interesting, functional and a source of community pride.

Given the long time frame for the North Village buildout, it is understood that these Standards and Guidelines may be amended from time to time based on innovation or the changing context of development. It is also likely that during the long buildout period new ideas or technology will lead to projects with superior design features which have not been anticipated. Such projects are to receive fair consideration and will not necessitate amendments to the document if it can be shown that they are practically consistent with the intent. The City of Vacaville's Zoning Regulations will apply for any design not addressed in this Chapter.

Prospective owners, builders, developers, ground lessees of each site within the project, and other persons who may be affected by these Standards and Design Guidelines, should familiarize themselves with their intent and the requirements of the City's General Plan, the Development Agreement(s) which apply to the subject property, the North Village Specific Plan, the Preliminary and Final Development Plans, any subdivision maps applicable to their property, all applicable government laws, ordinances, rules and other constraints on development of their property, including, but not limited to, the conditions of any permits and approvals from other relevant jurisdictions or agencies.

6.1.1 Purpose and Intent

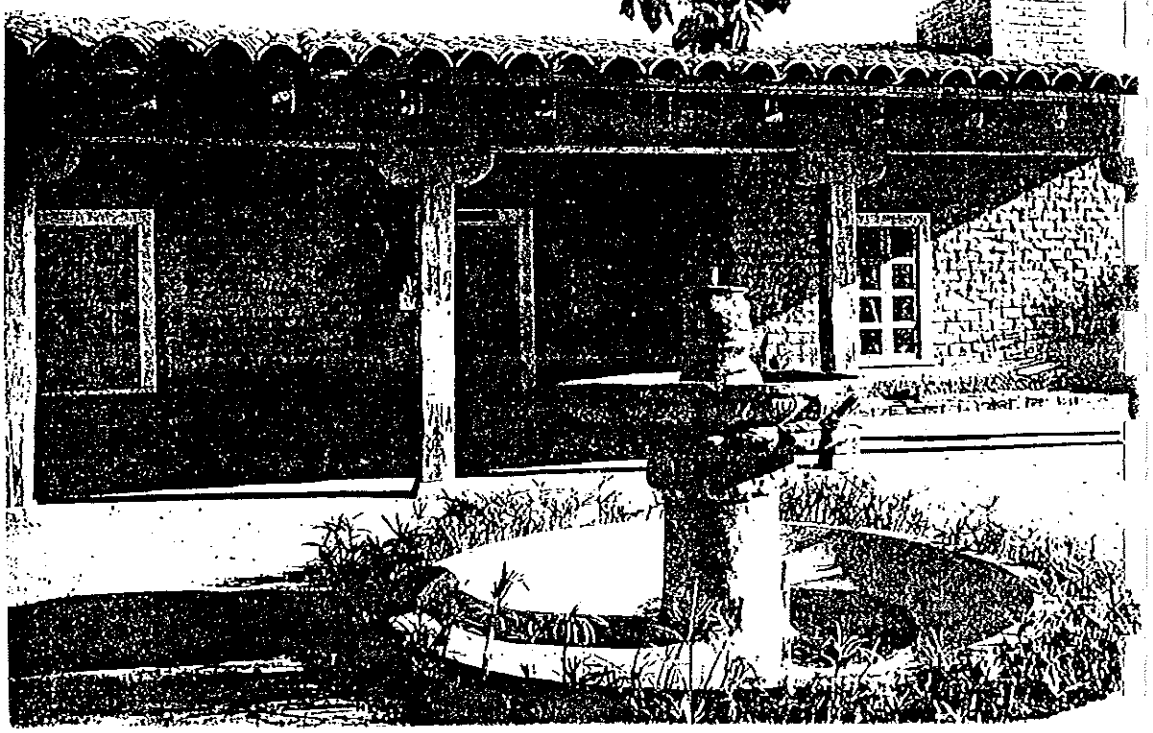
The Community Design Standards and Guidelines serve as an evaluative aid to project developers, design professionals, City staff, the Planning Commission and City Council in the design review of individual, private and public developments within the North Village Specific Plan. All development projects will require Design Review by the City. The intent of this section is to ensure consistent quality while supporting flexibility and the ability to provide unique solutions which may fulfill the intended design.

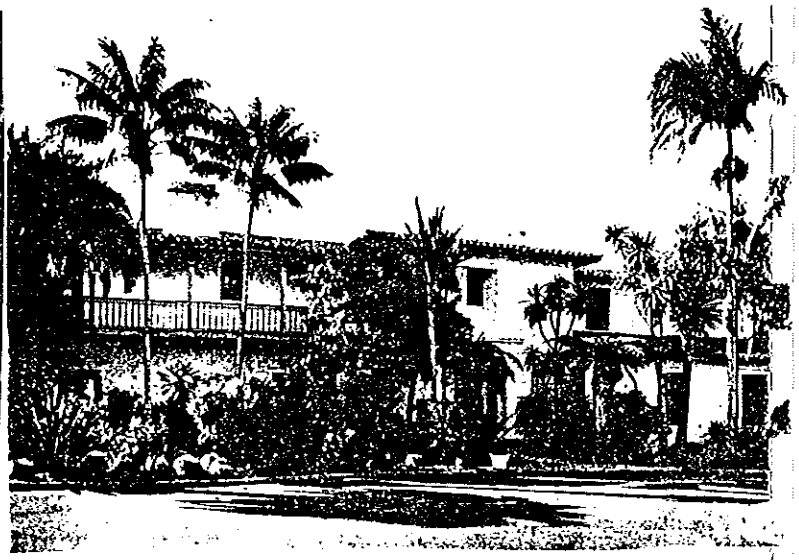
The policies are broken into standards which are mandatory and guidelines which are strongly encouraged, but which allow for a range for interpretation and character within individual project design. Deviation from standards may be granted only when the project applicant can demonstrate that a clearly superior design solution would result. Guidelines represent design principles which are generally expected to be followed unless the applicant can demonstrate that a deviation will still accomplish the intent of the guidelines. The decision maker is responsible for determining if a specific deviation is superior or equal to the standard or guideline in question. Conversely, the decision maker may also apply more stringent requirements than those listed, if necessary, to meet the intent of these standards and guidelines.

6.1.2 Design Theme and Imagery

While a well organized land use and circulation plan can provide the infrastructure framework of a pleasant and convenient community, they, by themselves, do not create a memorable place. Imagery and identity deal with the perception of community from where we live, work, recreate, and simply move about our community.

In defining a relevant identity for the North Village Specific Plan, cues are taken from the site's natural features, climate, and the history of the Vacaville area. Set in the context of Vacaville's early California Spanish settlements and rancheros, fruit growing orchards and more recent grazing uses, the North Village Specific Plan theme is envisioned as a contemporary blending of early California Ranch Adobe, Monterey and Stucco Craftsmen styles. As Illustrated in Figure 50.





Mission Land Company

an company

NORTH VILLAGE SPECIFIC PLAN

ARCH. STYLE PROTOTYPES

FIGURE - 50

6.1.2.1 Architectural Theme

The identity of North Village will be achieved by establishing a consistent architectural character in residential, business park and commercial, and community facility development areas. This character should reflect a distinctive early California expression, characterized by the use of materials and forms that have evolved over time in this region and have been shaped by cultural and climatic influences.

The common characteristics of these prototypical examples are low pitched roofs, large overhangs, exposed beams, rafter tails and headers; masonry walls, colonnades, porches, recessed door and window openings, balconies, and usually one to three story buildings. Materials used were typically tile or wood shingle for the roofs, adobe brick, masonry blocks, stone and wood framing for walls with stucco and a minimum of wood siding as finish; and wood or wrought iron for railings. Basic colors are earth tones with appropriate accent colors of teal, dark green and deep reds.

The overall architectural image of North Village will be perceived primarily from public spaces such as I-505, arterial streets, parks and greenbelts. Building massing, scale and roof forms are the primary design components that require careful articulation in commercial, business park, community facility and residential areas. In general, consistency with the community's architectural theme will be measured by use of the following architectural elements illustrated in Figures 51 and 52:

a) Simple, bold forms.

b) Punctuation and articulation of wall planes with carefully located and proportioned window and door arrangements or use of recessed, boxed or bay windows with limited detailing.

c) Projection and recesses to provide shadow and depth.

d) Combinations of one and two story forms conveying a sense of human scale.

e) Use of low pitched roof dominated forms, overhangs, porches, trellises and shed elements to soften forms and respond to climatic conditions.

f) Blending of earthtone stucco with heavy timber elements and tile roofs.

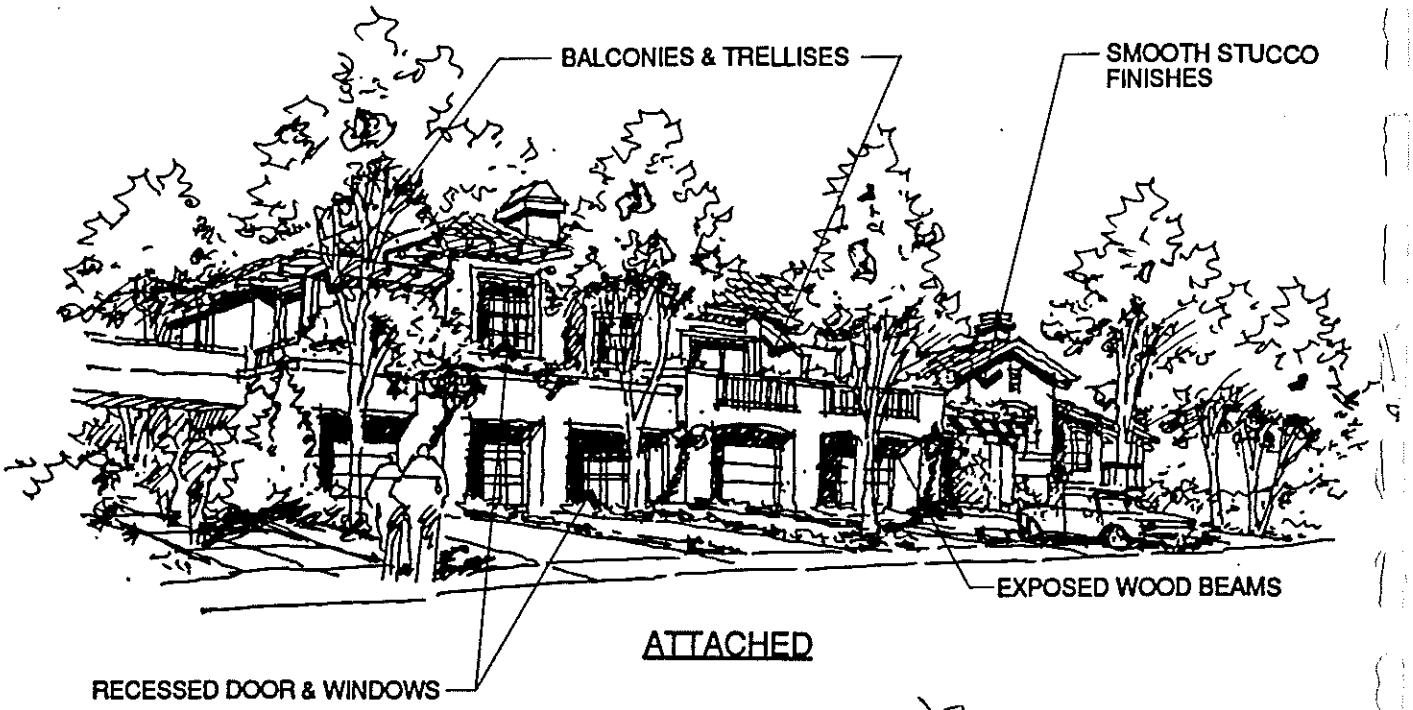
g) Limited use of vertical elements.

h) Avoidance of large expanses of flat roofs, and steep roof pitches.

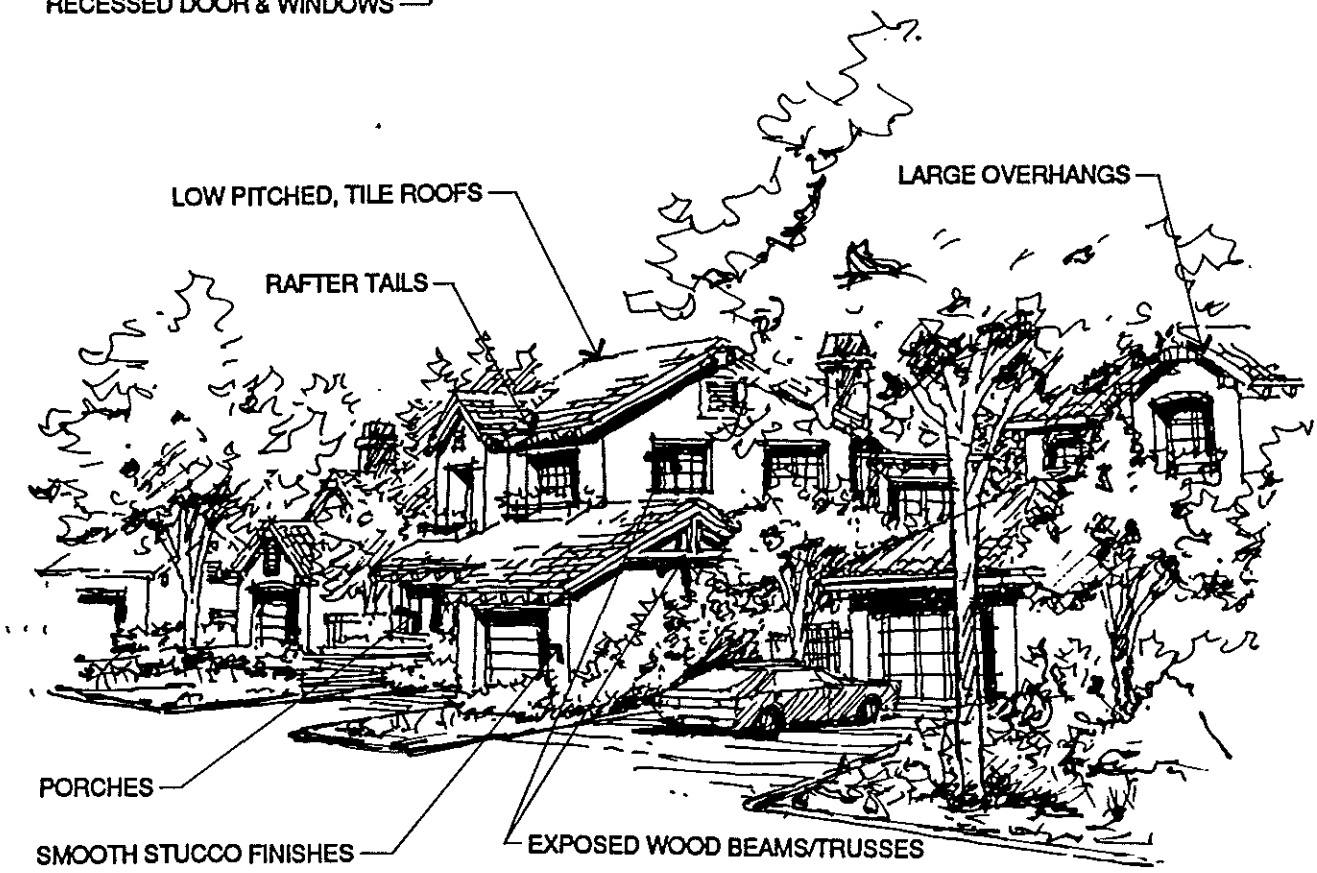
6.1.2.2 Landscape Theme

The landscape theme will be established by using a combination of orchard row planting and intermittent large native tree clusters along arterial and collector roads, at major intersections and within buffer areas of the plan. Planting will be layered using the lower orchard row trees adjacent to travel lanes with a backdrop of random taller trees and oak clusters. Framed by these landscape features, large open space preserves and Planning Areas will be defined by the use of a low rural pilaster/rail fence and more formal capped stucco project walls and landscaped edges.

Within Planning Areas, landscaping elements will reinforce the architectural character of structures by the use of garden walls to define outdoor spaces and the choice of plant material that is climatically and culturally appropriate to Vacaville. The accent will be on color, with the use of both evergreen and deciduous trees, tree rows, flowering shrubs and blossoming vines. Planting concepts and specific plant material standards can be found in Section 3.0 and Appendix 8.5.

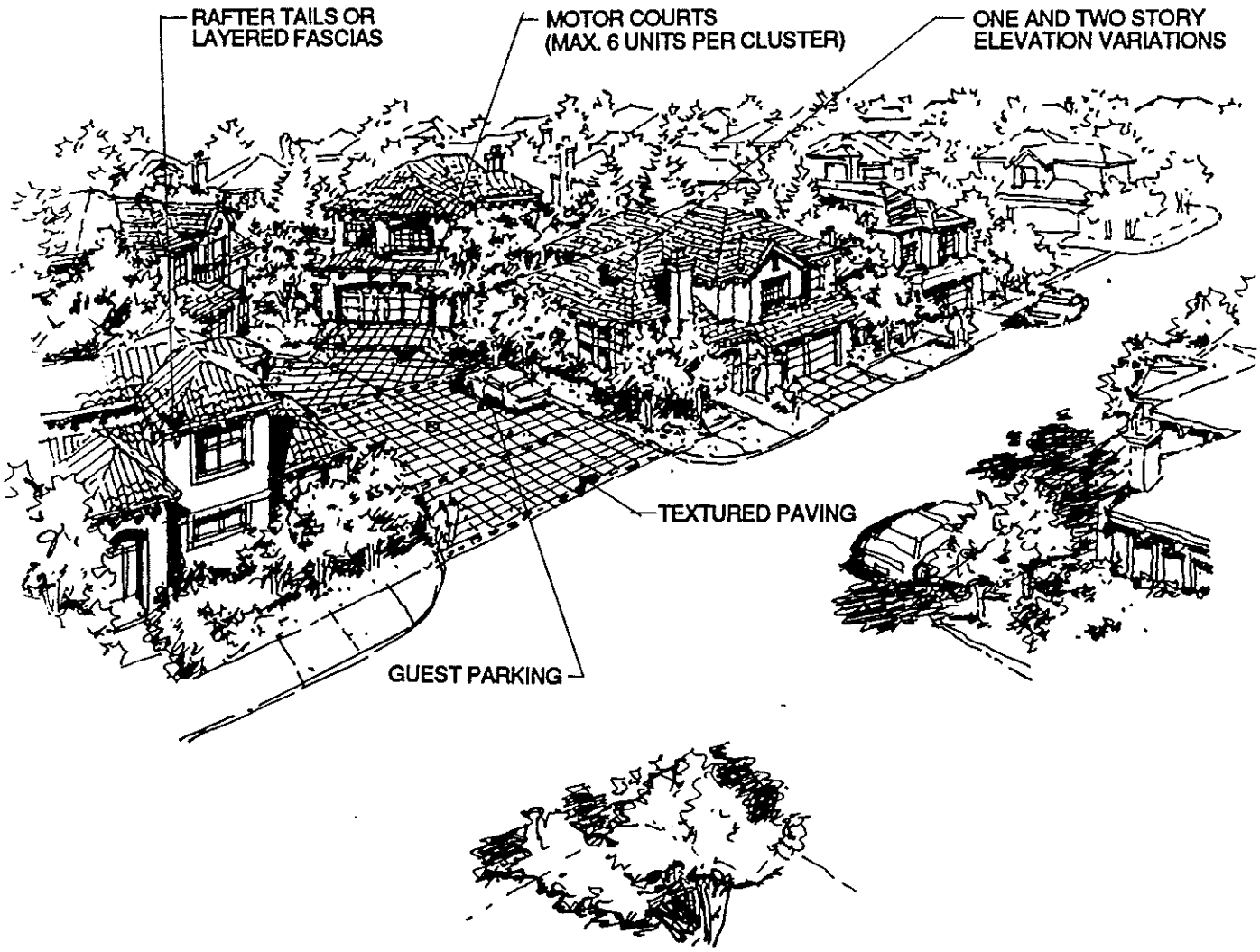


ATTACHED



SINGLE FAMILY

SINGLE FAMILY & ATTACHED CHARACTER FIGURE - 51



Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

CLUSTER SINGLE FAMILY CHARACTER **FIGURE - 52**

6.1.3 Organization of the Chapter

The Community Design Standards and Guidelines are organized into five sections. The first section (6.2) discusses residential site planning standards and guidelines: the second section (6.3) lists residential architectural standards and guidelines; the third section (6.4) addresses commercial and business park site planning standards and guidelines; the fourth section (6.5) lists commercial and business park architectural guidelines; and, the fifth section (6.6) has the landscape standards and guidelines for residential, commercial and business park uses. Within each area of design concern mandatory standards are listed first (if a standard is appropriate) and then guidelines are presented.

6.2 RESIDENTIAL SITE PLANNING GUIDELINES

Specific uses, lot size, heights, setbacks and parking regulation are covered in Chapter 5, Specific Plan Zoning Regulations.

A. Clustering (NVSP-R1-3600 and RM-2000 Districts)

• Guidelines

Clustering is encouraged as a common site design element within these residential densities. This technique of grouping units and buildings, increases the opportunity to design neighborhoods which carefully consider architectural massing, privacy, parking plazas, pedestrian movement, special planting, lighting and paving materials. Refer to Figure 53.

B. Setbacks (All Densities)

• Standards

1. In multi-family areas, second stories shall be set back from garages, fronts and sides to achieve a "human scale" development.

2. In single family areas, repetitive floor plans shall be alternately reversed and their roof plans varied to decrease repetitive massing.

• Guidelines

1. Monotonous neighborhoods and streetscapes are to be avoided by varying setbacks (front, rear and side yard), heights, architectural elevations and massing.

2. Garages are encouraged to be turn-in, or located on the rear portion of the lot.

C. Open Space Orientation (All Densities)

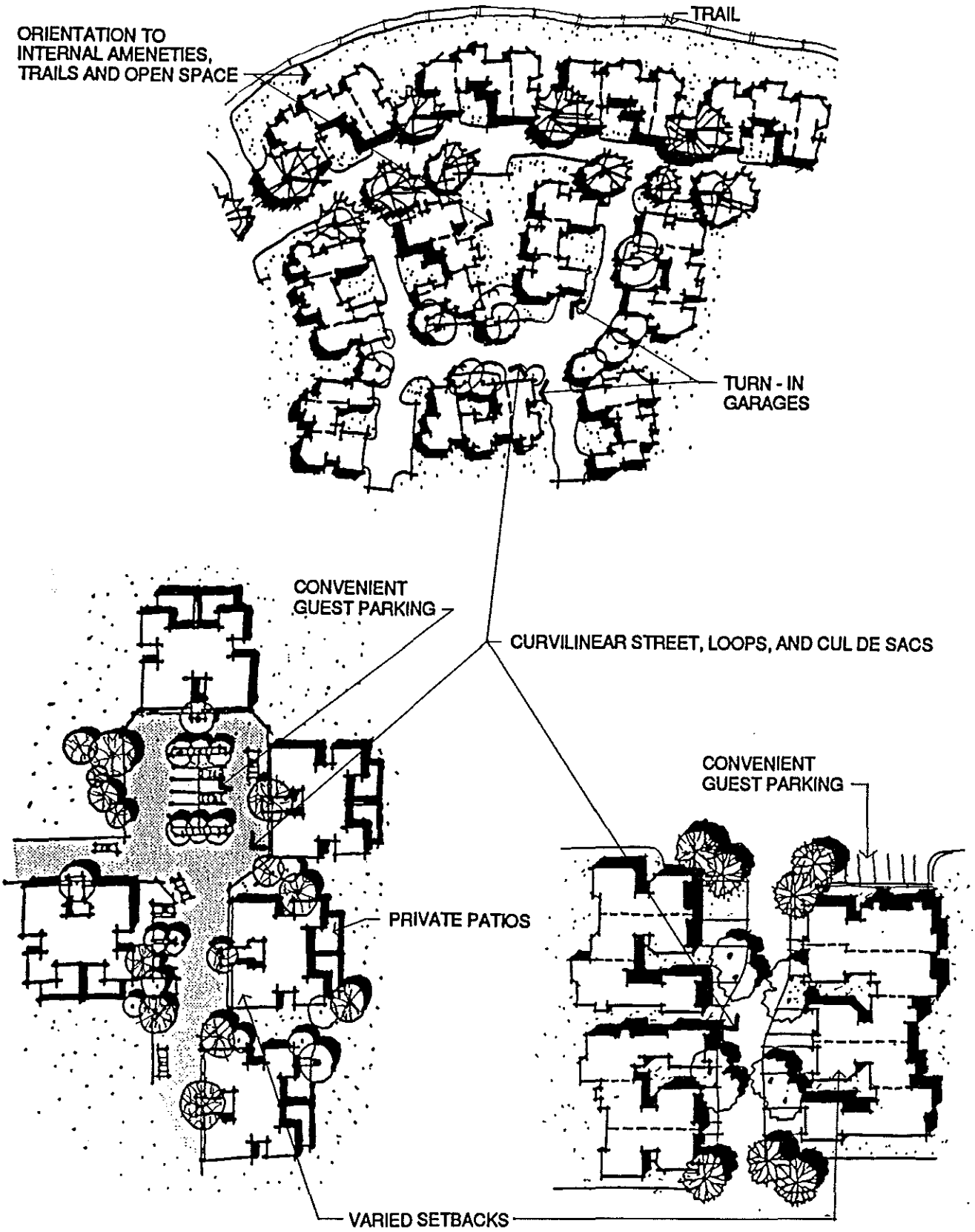
• Guidelines

1. Living units should, where feasible, be oriented towards internal amenities, parks, public and private open spaces and trails.

D. Streetscape Variations (All Densities)

• Standards

1. Open space views, pockets, or focal features shall be designed where roads turn, or intersections occur.

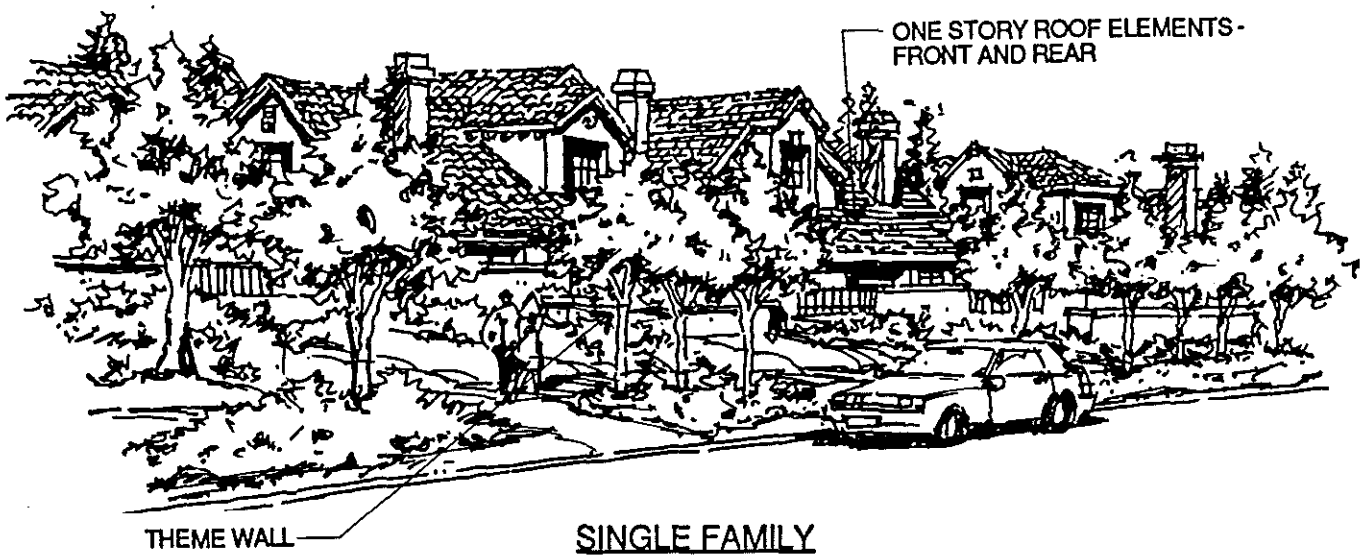


Mission Land Company

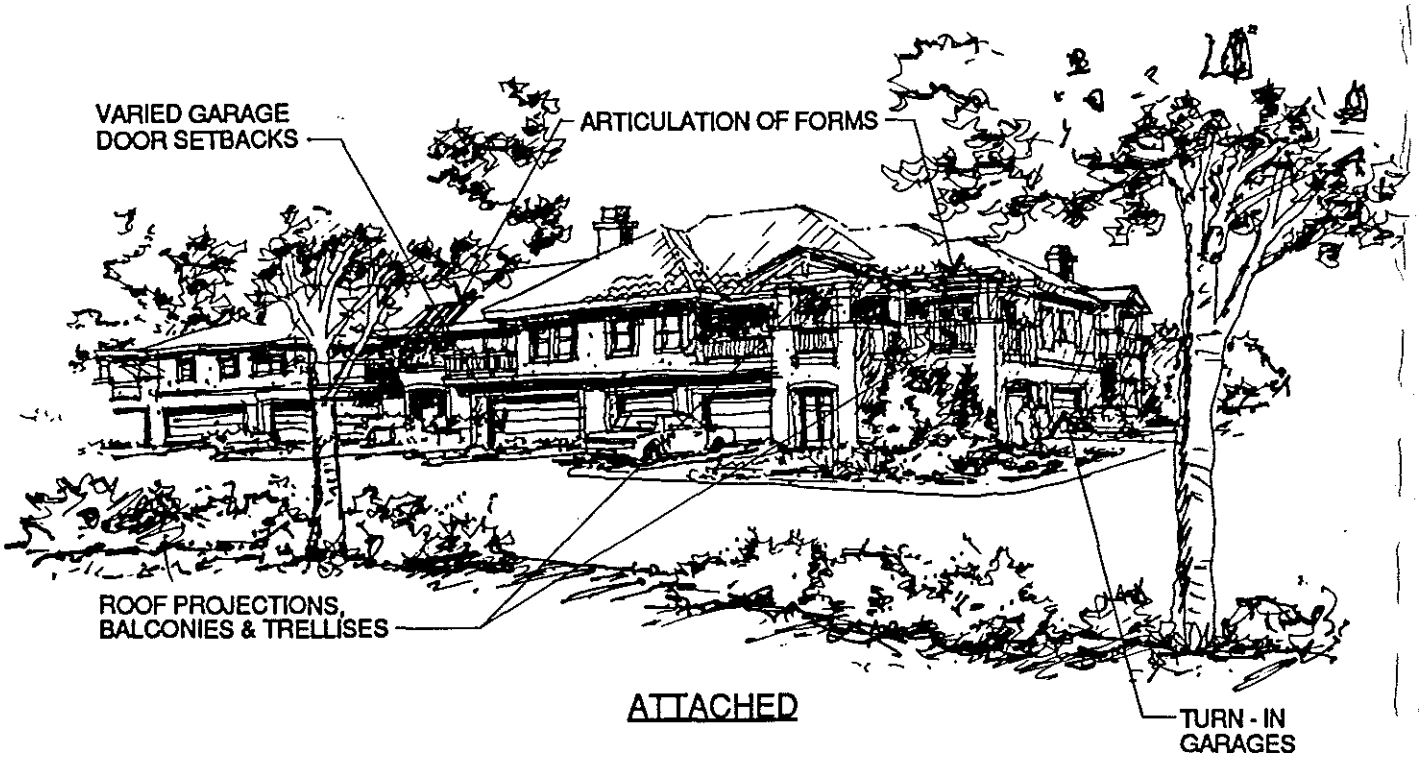
an company

NORTH VILLAGE SPECIFIC PLAN

TYPICAL ATTACHED SITE PLOTTING **FIGURE - 53**



SINGLE FAMILY



ATTACHED

Mission Land Company

NORTH VILLAGE SPECIFIC PLAN

SINGLE FAMILY AND ATTACHED STREETSCAPE FIGURE - 54

• Guidelines

1. Use of curvilinear streets in lowest density areas, the use of cul-de-sacs, loops and traditional grids in detached areas, and the use of motor courts with guest parking bays, alleys and private drives is encouraged in multi-family areas.

2. Required guest space should be located within a convenient walking distance to the living unit.

3. Product types are encouraged to be mixed within building phases to create streetscape variations (front driveways on one side of a local street and alley access garages on the other side). See Figure 46, Product Types, for variations.

4. Straight rows of lots or units are discouraged. Siting and architectural treatment are of significant importance. Single family residences should maintain a low profile on corners and boundary edges through the use of one story elements.

5. In multi-family residential areas, long expanses of building walls or repetitive forms are discouraged. Articulation should be achieved with window, wall and roof projections and recesses, and through the use of balconies, overhangs, gardens walls and trellises. Single story elements are encouraged at building ends.

E. Plotting (All Densities)

• Standards

1. Where lots or units abut arterial or collector roads, units directly backing on are limited to 25% of that frontage, with no more than 10 units or 5 lots in a row. Cul de sacs, loop roads, frontage roads and siding on of lots and units is required consistent with Figure 53.

2. Openings in the wall or fence, providing pedestrian access to and from the neighborhoods to the arterial and collector sidewalk and bicycle path systems is required.

• Guidelines

1. Backing of lots or buildings adjacent to arterials and collectors at the edge of the residential area is discouraged. Altneratives as depicted on Figure 48, Chapter 4.0 are preferred.

F. Entries (NVSP-RM-2000 and NVSP-R1-3000 Areas)

• Standards

1. Each residential development area is required to include a primary neighborhood entry through the use of landscaping, monumentation, recreational facilities or open space, common mailbox locations and project directories. The entry and arrival sequence shall include these elements. Consistent with Figure 55.

   a. Entry statement with enhanced landscape area monument wall treatment, signage and special paving.

   b. Direct drive connection to the arrival feature with no garage or driveway frontage, and enhanced landscaped edges.

H. Chimneys (All Areas)

• Standards

1. Exposed flues, rustic material veneers, and extravagant metal fireplace caps are not permitted.

• Guidelines

1. As an architectural form, chimneys should be simple in design to insure a consistency of character and style.

I. Project Walls and Fences (All Areas)

• Standards

1. Private fences and walls shall provide security, privacy and landscape definition in residential areas.
2. Wall treatments, viewed from public spaces. Shall be consistent with Figure 42, and compatible with adjacent architectural character, color and details.
3. Adequate planting pockets shall be provided between walls and walkways.
4. Gates shall be of tubular steel or solid wood.
5. The design for interior freestanding walls on attached projects shall incorporate offsets in plan with a variety of architectural treatments.

• Guidelines

1. The use of long, continuous walls for sound attenuation purposes is discouraged. Sound is to be mitigated using a variety of landscape patio walls and architectural solutions. The streetscape adjacent to attached products is encouraged to remain visually penetrable.

J. Carports (Multi-Family Areas)

• Standards

1. Carports shall match the architectural character and detail of adjacent buildings.
2. A minimum of fifty percent of the roof areas within a project shall contain pitched roofs with material and color matching the primary structures.

• Guidelines

1. Carports integrated with patio walls and private fences are encouraged.
2. Simple forms are encouraged.
3. End wall conditions that are visually prominent should receive special architectural attention.

K. Mailboxes (All Areas - Figure 62)

• Standards

1. Where common mailbox services are provided in multi-family areas, they shall be located close to the project entry near recreational facilities.

2. The architectural character shall be similar in form, materials and colors to the surrounding buildings.

3. Each single family subdivision shall adopt a standard mailbox design to be approved by design review.

L. Trash Enclosure (Multi-Family Areas - Figure 62)

• Standards

1. A trellis structure shall be included overhead when upper floor units view onto the enclosure.

• Guidelines

1. Location should be conveniently accessible for trash collection and maintenance. Recommended locations include inside parking courts or at the end of parking bays.

M. Materials and Colors (All Areas)

• Standards

1. Exterior plaster or stucco shall be the primary wall surface material with a float finish texture. Heavy textures such as Spanish lace, swirl or heavy trowel finishes are not permitted. Accent material and colors used to complement the stucco are allowed and encouraged in moderation.

• Guidelines

1. Color is intended to act as a primary theme conveying element. In general, the values remain light, although darker or lighter accents are encouraged to highlight the character of the building, especially on balcony rails, wood column rafter tails, lattice, trim fascia and door and window surroundings.

N. Paving (All Areas)

• Guidelines

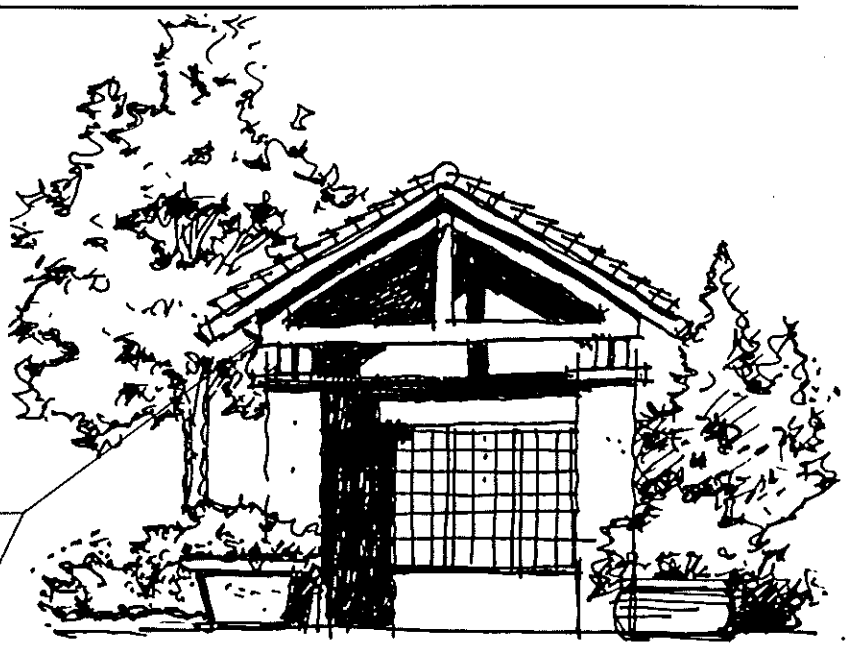
1. Textures, patterns and colors are encouraged in the design of paved areas in public and private development areas. Modulation of surface should occur to define direction of walkways and location of major nodes such as recreation facilities, entries, etc. Large, monolithic areas of single-color untextured paving are discouraged.

O. Mechanical Equipment (All Areas)

• Standards

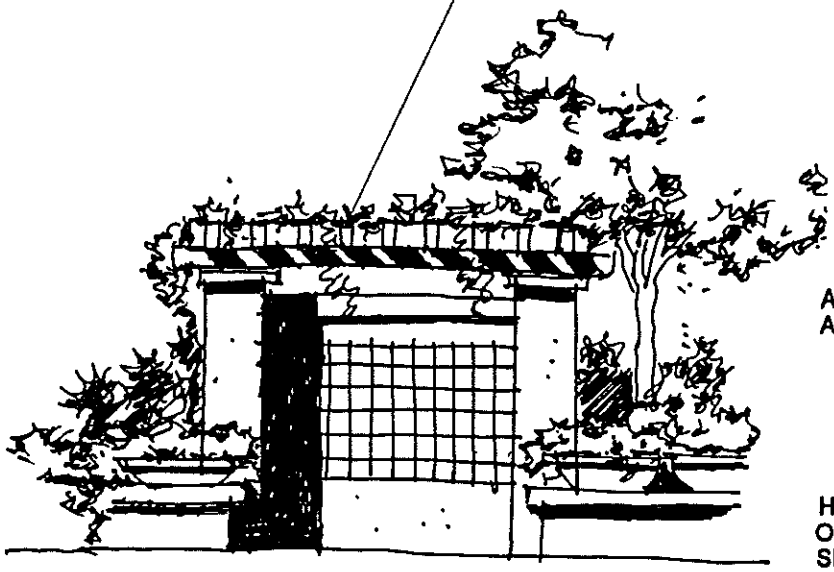
1. Sound attenuation is required. Rough mounts are not permitted.

2. All equipment shall be screened and located so as not to disturb adjacent residents.



HEAVY WOOD TRELLISES OR PITCHED ROOF ELEMENTS

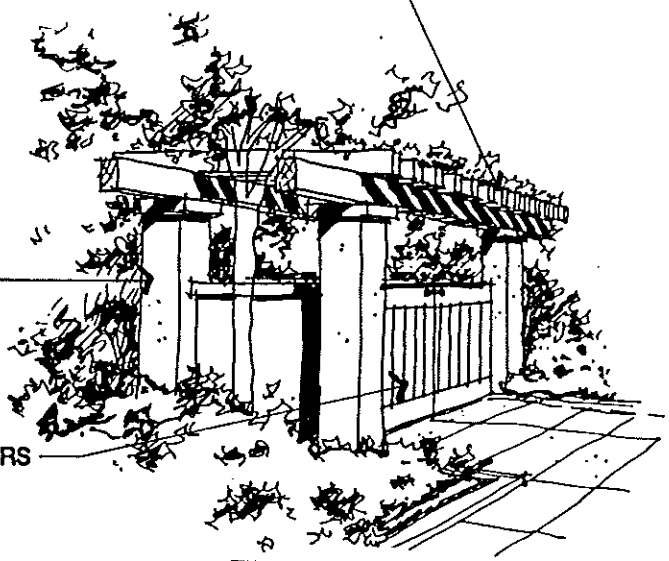
MAIL BOXES



ARCHITECTURAL CHARACTER, DETAIL AND COLOR TO MATCH ADJACENT BUILDINGS

MAIL BOXES

HEAVY WOOD TRELLISES OVER IF VIEWED FROM SECOND STORIES



MASONRY ENCLOSURES

HEAVY WOOD OR METAL DOORS

TRASH ENCLOSURES

Mission Land Company
an Shea company

NORTH VILLAGE SPECIFIC PLAN

TRASH AND MAIL ENCLOSURES

FIGURE - 62

P. Gutters and Downspouts (All Areas)

• Standards

1. Gutters and downspouts may be concealed or exposed if designed as a continuous architectural feature.

2. Exposed gutters and downspouts shall be painted to match adjacent fascia, roof or wall material.

Q. Flashing, Sheet Metal and Vents (All Areas)

• Standards

1. All flashing, sheet metal and vents and pipers shall be painted to match adjacent building surface.

R. Skylights (All Areas)

• Standards

1. Skylights shall be designed as an integral part of the roof. Their form, location, and color should relate to the building.

S. Solar Panels (All Areas)

• Standards

1. Solar panels shall be integrated into the roof design, flush with the roof slope.

2. Frames shall be colored to complement roof. Natural aluminum frames are prohibited.

3. Support solar equipment shall be enclosed and screened from view.

T. Accessory Structures (All Areas)

• Standards

1. Metal sheds are not permitted.

2. All accessory structures or building additions shall match color, material, and architectural style of existing primary structure.

• Guidelines

1. Patio trellises, pergolas and other exterior structures may be of stucco or wood as permitted by governing code. Trellises and patio covers of bold, clean forms are encouraged using heavy rough sawn wood.

6.4 COMMERCIAL AND BUSINESS PARK SITE PLANNING STANDARDS AND GUIDELINES

A. Site Layout

• Guidelines

1. Planning for Commercial and Business Park uses in North Village should be formulated to maintain visual order and continuity throughout the

development by utilizing site organizations that attempt to create continuous pedestrian oriented open spaces while segregating parking to the perimeter. Parking should not completely encircle a building or building group in order to leave an edge for the connection to the pedestrian environment.

2. The commercial parcel should be planned as one integrated site.

B. Arrival Sequence

• Guidelines

1. Careful planning of the arrival sequence is fundamental to the organization of the Commercial and any Business Park site plan. This concept emphasizes site organization so that a person entering the site (by car) "sees" the entry plaza, building entry, or other site destination, "arrives" at this node and is thus oriented to its location, and then "parks" in an organized parking area and walks to the entry node.

C. Relationship of Vehicular Access to Site and Buildings

• Standards

1. Drives must be at least 100 feet from street intersection.

• Guidelines

1. During the planning of the entries, consideration should be made in favor of safe and easy movement of vehicles and pedestrians. Entries may be connected by internal circulation roads and parking, giving flexibility and accessibility to any part of the project site.

2. Site plans should be designed with well defined and inviting entry access points, where customers and tenants can easily enter and park close to their intended destination.

3. The main entry driveway should be connected to the main collector road and designed to be free of hazards such as cars backing out of parking spaces into the driveway. The commercial parcel main entry should align with the opposing college parcel main entry.

4. Each building group except commercial, should be directly accessible from the Business Park Collector, and may be inter-connected by internal circulation roads. Parking areas should be oriented perpendicular to the buildings so that the main pedestrian path of travel is in the parking drive aisles, not between parked cars or through planting islands.

D. Pedestrian Orientation

• Standard

1. Internal site pedestrian walks must be a minimum width of six (6) feet. Where vehicles overhang walkways, the minimum width is eight (8) feet. They should have a slope gradient of less that 5 percent and should be side sloped for proper drainage. Any ramps or set of steps shall be provided with handrails for pedestrian safety as required by all current State and Federal codes.

• Guidelines

1. Where sites abut the southern activity node, pedestrian connections and people gathering places are encouraged to promote orientation to the nodes and movement to adjacent uses consistent with Chapter 3.0.

2. Pedestrian walks should be integrated with the internal site circulation system to allow safe, convenient, pedestrian circulation. Special emphasis should be placed on providing safe pedestrian access through parking areas and from the perimeter street walkways to the front building entrance.

3. Pedestrian connections at street intersections and nodes should be defined by articulating the crosswalk with special paving.

E. Loading Areas

• Standards

1. Materials, finish and colors shall match the building.

2. Additional use of landscape planting and berming to form part of the visual barrier shall be provided.

3. No articles, goods, material, machinery or equipment, vehicles, trash or similar
items shall be stored or kept in the open or exposed to view from the street, sidewalks and adjacent sites.

4. Loading areas shall be located so as not to be visible from adjacent streets.

5. Where screening is needed, it is to be of adequate height to screen the loading areas from adjacent areas with a minimum of six foot high enclosure.

6. Loading areas shall not encroach into an setback area and shall not face entry drives, plazas or major open space areas.

F. Trash Collection Areas

• Standards

1. Trash collection areas shall be located so as not to be visible from streets.

2. They shall be a minimum of six feet high and constructed of permanent materials such as poured concrete, concrete blocks, pre-cast concrete of finish and colors to match the building, and shall be closed off with a pair of painted and finished solid latching metal doors.

3. The dumpster enclosure shall not encroach into any parking setback area and shall be finished with heavy duty concrete paving including an apron extending into the driveway.

G. On-site Utilities Placement and Screening

• Standards

1. Utilities, such as transformers, water supply, back flow prevention devices, and above ground splice boxes shall be screened from sight. Screening shall be either an enclosure similar to that used for a dumpster or planting. Generators or satellite communications devices must be screened with an enclosure.

2. Enclosures may not encroach into any parking setback. Back flow preventors and post indicator valves shall be similarly screened or hidden

grade elevation. This requirement includes 42 feet to the top of the structural roof and 15 feet for mechanical equipment or roof treatments.

2. Business park structures in the "C" Airport zone are limited to one story.

6.6 LANDSCAPE STANDARDS AND GUIDELINES FOR RESIDENTIAL, BUSINESS PARK AND COMMERCIAL

These standards and guidelines cover: Residential, Commercial and Business Park Development Areas. Recommendations for these three land uses include those for internal circulation, common open spaces, entries and the overall character of the development.

These standards and guidelines are intended to complement but not replace development standards required by the City of Vacaville. Applicable City standards to be observed include: The City of Vacaville Zoning Ordinance, The City of Vacaville Public Works Standard Specifications, The City of Vacaville Parks and Recreation Standards and Master Plan and all adopted ordinances to applicable Uniform Codes (i.e. Building, Plumbing, Mechanical, Electrical and Fire).

A. Landscape Design

• Standards

1. For Commercial and Business Park areas within front and side yard setbacks, adjacent to public rights-of-way and private drives, berms or low walls, landscaped with predominantly evergreen trees, shrubs and groundcover must be installed to screen parking and service areas.

2. All plant material will be picked from the plant matrix, Appendix 8.5

3. All landscaped areas shall conform to the City of Vacaville Public Works Standards for sight lines.

4. Planted areas shall not exceed 3:1 slopes.

5. Water features may be subject to City regulations and may be limited in use during drought periods.

• Guidelines

1. Where development is adjacent to open space areas, informal planting from natural areas should be extended into new areas to create a comfortable transition.

2. Plant materials used should be in proper scale with its environment. For example, large-scale buildings and parking areas will require large scale trees at maturity. In general, large-scale plant material, at maturity, should be used in most areas to soften the harsh effects of building and paved areas. The plant materials should also be used to create a human scale in the developments.

3. Trees should be planted in sufficient quantities, ample sizes and appropriate species so as to form at maturity: (a) effective barriers against the prevailing winds; (b) a shade canopy over streets; (c) an element that aids in the dispersion of air pollutants.

4. "Green tunnel" effects without views out along pedestrian and multi-use paths should be avoided.

5. Landscaping incorporated into the building design is encouraged including trellises, arbors, and planters.

6. Screening and sound attenuation should be achieved through siting, berming, landscaping, design and, as a last resort, appropriate sound walls.

7. Landscape materials should not interfere with safe sight distances for vehicular, bicycle or pedestrian traffic and should not conflict with overhead utility lines, or hinder pedestrian or bicycle circulation.

8. The design and materials used in site furniture, lighting and paving should be of a similar theme that complements the architectural style of the buildings and the surrounding neighborhood. The design should also be consistent throughout vehicular and pedestrian areas.

9. Street furniture such as pots, trash containers, benches, etc., should be clustered whenever possible.

10. No planting patterns should continue across easement edges.

B. Parking

• Standards

1. Trees and planting patterns shall be designed to achieve a 50 percent shade canopy within 10 years of installation.

2. Within front and side yard setbacks adjacent to public rights-of way and private drives, berms or low walls, landscaped with predominantly evergreen trees, shrubs and groundcover must be installed to screen parking and service areas.

• Guidelines

1. Where possible, surface parking areas that are visible from major roads should be screened with berms and vegetation. A successful design would be a minimum of 3' below the top elevation of adjacent berms within public easements and no higher than the immediate adjacent street edge curb elevation.

2. Landscaping islands within the parking areas should be of an adequate width to accommodate the planting of shade tree(s).

3. A single species tree is encouraged for each parking compound. Species selection may however, vary across adjacent parking areas and may be aisle delineated.

C. Landscape, Side and Rear Yards

• Guidelines

1. Within side and rear yard setback areas, all unpaved areas not utilized for parking and storage must be landscaped with groundcover and/or shrubs and trees. Undeveloped areas proposed for future expansion should be maintained in a reasonably weed-free and dust-free condition and disked annually but need not be landscaped.

D. Pedestrian Walkways

• Standard

1. Internal site pedestrian walks must be a minimum width of six (6) feet. Where vehicles overhang walkways, the minimum width is eight (8) feet. They should have a slope gradient of less that 5 percent and should be side sloped for proper drainage. Any ramps or set of steps shall be provided with handrails for pedestrian safety as required by all current State and Federal codes.

E. Irrigation

• Standards

1. Drip or low volume irrigation systems shall be used wherever possible.

• Guidelines

1. Common area irrigation systems should consider the use of reclaimed water. Water conserving irrigation systems are recommended.

2. Irrigation sprinkler layout should be designed to minimize the amount of spray that will fall onto sidewalks, neighboring properties and adjacent buildings.

3. All above-ground irrigation controls should be placed in a vault whenever possible.

4. Drought resistant planting palettes (refer to Appendix 8.5) are encouraged.

F. Lighting

• Standards

1. Fixtures shall be consistent with Figure 45.

2. Fixtures shall contain illumination within project boundaries.

3. All development projects shall submit a lighting plan for approval by the Director of Community Development or designee.

• Guidelines

1. Lighting should be adequate for public safety (one foot candle power of light is suitable in most situations). The use of white light is encouraged.

2. Fixture mounting height should be appropriate to the project and the environment, and should be minimized to reduce the effects of glare on adjacent properties. Use of low, bollard-type luminaries, 3-4 feet in height are encouraged for pedestrian area lighting. The mounting height of luminaries in vehicular and/or storage areas should not exceed 18 feet, with lower mounting heights encouraged.

3. In parking areas, fixtures should be scaled to the pedestrian as well as the automobile, with lighting directed downwards.

4. Creative illumination should be used to transform landscaped areas into an evening highlight.

G. Signage

• Standards

1. A master signage program is required for all projects; specifying size, location, exterior details, material, color and lighting.

2. Signage and graphics shall be integrated into the landscape systems and be vandal resistant designs, consistent with Figure 44.

6.6.1 RESIDENTIAL

• Standard

1. The overall landscape concept for North Village residential neighborhoods shall be consistent with the North Village landscape theme.

• Guidelines

1. Each residential neighborhood should strive to provide a distinct character through the consistent use of landscaping, site furniture, hard surface, material and color.

2. Local residential street hierarchies should be expressed through the scale and type of planting. (Refer to planting palette, Appendix 8.5).

3. Planting around buildings should be oriented to maximize energy conservation and minimize noise and wind exposure.

4. In multi-family projects, all landscaped areas around building entries should provide clear lines of vision, safe access and lighting. Grade changes, steps, paths and doorway landings should be clearly identifiable.

5. In multi-family projects, landscaped areas on either side of common access drives should be designed compatibly through the use of common planting and hardscape materials.

6. In multi-family projects, large building masses should be visually softened through the use of vines, shrubs and ornamental trees.

7. In multi-family projects, carports and exposed parking areas should be made visually appealing through the use of planting, vines and shrubs. Trellises may also be used to integrate these uses with the surrounding landscape and structures.

6.6.2 BUSINESS PARK

• Guidelines

1. Business Park landscaping plans should to convey a corporate image within a park like setting.

2. Entries to business park complexes should be distinctive, formal and inviting in their planting, signage and lighting. Use of special features such as entry walls, water and sculptural elements are encouraged.

3. The lighting character for these facilities should avoid spilling over onto adjacent residential and open space areas.

4. Parking lots should be planted in formal geometric patterns with canopy trees.

6.6.3 COMMERCIAL

• Guidelines

1. The general character of commercial areas consist of spaces that convey energy, vitality, and excitement. The environment should be embellished with festive elements such as landmarks (clock towers etc.), flags, banners, lighting, signage, drinking fountains, special planting and textured paving. Contrasting yet complementary materials, finishes and fixtures should be used.

2. Informal parking and landscape integration concepts should be designed to attain a rural atmosphere.

3. Parking lots should be planted with ornamental trees maintaining clear and direct access to public gathering spaces and commercial area.

4. Low hedges or walls should be utilized to define clear edges, separate and screen vehicle parking from pedestrian use areas.

5. Clustering of parking lot trees is encouraged. to allow view corridors for signage.

6. Smaller accent trees should be considered along the storefronts at locations where they do not obstruct pedestrian circulation and views of storefronts or signs. Trees should complement seating and pedestrian areas.

7. Where possible, the alignment of parking aisles should follow the direction of pedestrian circulation.

8. Clear and prominent signage using easy to read graphics should be complimented by appropriately placed location maps.

7.0 IMPLEMENTATION

7.1 PROCEDURE FOR AMENDING THE SPECIFIC PLAN

The procedure for amending the Specific Plan as specified in the Zoning Code requires submittal of an application and accompanying processing fees. Before amending the Specific Plan, the City will refer the action to the appropriate agencies who will participate in the review of the proposed amendment. The City will also provide opportunities for the public to become involved in any future amendment. Amendments are permitted to the Specific Plan, without the necessity to amend the Development Agreement, as long as such amendments are not inconsistent with the Development Agreement. Amendments may be initiated by a property owner or by the City.

7.1.1 Screening of Proposed Amendments

The Director of Community Development, or his designee, shall screen all proposed Specific Plan Amendments and determine whether such constitutes an administrative or major amendment. If a determination is made that a proposal is an administrative amendment, the amendment shall be reviewed by the Director. If a determination is made that the request is a major amendment, the amendment shall be reviewed by the Planning Commission and adopted by the City Council.

An applicant may appeal determinations to the Planning Commission.

7.1.2 Administrative Amendments

Administrative amendments to this Specific Plan which may be approved by the Community Development Director include:

A. The addition of new information to the Specific Plan map or text that does not change the effect of the regulations or guidelines.

B. Changes to the provision of community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the Plan Area.

C. Changes to Land Use or Phasing Area boundaries which would not affect dwelling unit ceilings or infrastructure sizing.

7.1.3 Major Amendments

If the Community Development Director, or his designee, determines that a proposed amendment does not meet the criteria for a minor amendment, a major amendment to the Specific Plan shall be reviewed in the same manner as the initial Specific Plan adoption. If the Community Development Director further determines that a zone change is required, said applications shall be reviewed in addition to the Specific Plan Amendment itself, and may be reviewed concurrently.

7.2 ADMINISTRATION OF THE DEVELOPMENT AGREEMENT

Annually on the anniversary of the signing of the Development Agreement, North Village will submit a report on the status of the agreement as provided by the Vacaville Municipal Code. The report will include the status of measures assigned to the developer for implementation by the Development Agreement and the Mitigation Monitoring Program.

7.2.1. Procedure for Amending Development Agreement

An amendment to the Development Agreement necessitates the concurrence of the landowner and a majority vote of the City Council. Amendments will require a duly noticed public hearing.

7.3 DEVELOPMENT REVIEW

7.3.1 Purpose and Applicability

The purpose of this section is to specify the steps required to review new development projects within the North Village Specific Plan. All development projects proposed under this Specific Plan are to be reviewed in accordance with the provisions of the zoning code related to Specific Plans and Policy Plans. Review processes included in this Section may be carried out concurrently.

All development within North Village must be consistent with the North Village Specific Plan and Design Guidelines. Where standards are not contained within the Specific Plan and Guidelines, development must be consistent with the Vacaville Municipal Code.

7.3.2 Mitigation Monitoring

A program to monitor mitigation measures adopted as a part of the environmental impact report for this Specific Plan shall be carried out for all such affected projects in order to ensure compliance with the required mitigation measures during project implementation. Annual review will be conducted as a part of the Development Agreement Review.

7.3.3 Planning Area

An application for approval of an Area Plan must be submitted to the Community Development Director prior to development of each Planning Area.

Area plans shall be reviewed by the Planning Commission and may be approved prior to, or concurrent with the approval of the first Tentative Tract Map or Tentative Parcel Map, Planned Development Permit and/or Conditional Use Permit in each neighborhood. A Planned Unit Development permit for an entire Planning Area may be substituted for an Area Plan. Densities may be transferred within the Area Plan or PUD process. See Section 7.3.3.2, Procedure for Transfer of Dwelling Units.

The Area Plan shall be reviewed for conformance with the Design Guidelines contained in this Specific Plan.

The Area Plan shall be reviewed by all concerned City departments including but not limited to the Department of Community Development, Community Services, Public Works, Police and Fire.

7.3.3.1 Area Plan Requirements

Area Plans shall consist of:

1. Summary

A one-to-two page description of the area, setting forth the applicable requirements of the North Village Specific Plan, including the land uses, Community Design Guidelines and approximate phasing schedule.

2. Land-Use

A Land Use Exhibit depicting the adjacent land uses, the general location and acreage of proposed development areas, the designated land uses, open space,

environmentally sensitive areas, public or private recreational areas, recreational trails, public streets, and utilities.

3. Trails

The Area Plan shall depict any trails and/or bikeways within the subject Planning Area and connection points with the North Village trail systems. Trails in each incrementally developed parcel shall be maintained by the developer until such time as they are dedicated to the City. Long term maintenance of the recreational trail system will occur through a Lighting and Landscape Maintenance District.

4. Utilities

The Area Plan shall include a minimum 100 scale map depicting existing and proposed utilities necessary to service the proposed development. All utility plans (where required) will be based upon technical evaluation, computer modeling, and will be subject to review by the City Engineer.

All Area Plans for Planning Areas in or adjacent to the P.G. & E. overhead transmission lines, shall depict the limits of the existing easement and proposed buffer and shall be reviewed by P.G. & E.

Non potable water systems shall be reviewed and approved by the Solano Irrigation District.

5. Roads

The Area Plan shall depict existing roads and specify the general location of proposed street rights-of-way and alignments to serve the area and connect to the North Village circulation network. Traffic analysis for signals and lane widths at arterials and collector intersections will be performed along with the review of the Area Plan. An analysis will be included of the remaining capacity of the I-80 - Leisure Town Road overcrossing pursuant to the Development Agreement.

6. Noise

The Area Plan shall include proof that noise impacts have been mitigated to a level acceptable by the City.

7. Soils, Geology, and Grading

Proposed grading shall be permitted only in areas for which an Area Plan has been approved. If grading is proposed outside the subject Planning Area for any reason including roadways, remedial grading, and/or drainage facilities, it shall be reviewed by the City Engineer. The City Engineer may determine that an Area Plan is not necessary prior to issuance of a grading permit for remedial or infrastructure purposes, provided that the grading permit is categorically exempt from CEQA, the improvements have been anticipated in the North Village EIR, or a Negative Declaration is made.

The Area Plan shall depict the proposed grading in sufficient preliminary detail to determine compliance.

Grading shall be consistent with Wetland Mitigation Plan and shall be limited to that which is necessary to create surfaces for Permitted Uses.

8. Landscaping

The Area Plan shall provide a concept landscape plan which designates the general areas to be landscaped, the ownership and maintenance responsibility, the palette of plant materials and, where applicable, transition to and treatment of environmentally sensitive habitat areas.

The landscape plan is to be prepared by a licensed landscape architect.

9. Drainage

The Area Plan shall identify public and private drainage facilities.

10. Sensitive Habitat

The Area Plan shall identify significant sensitive habitat areas, when applicable, and shall include a description of measures proposed to implement the Resource Management Plan of this Specific Plan.

7.3.3 2 Procedure for Transfer or Increase in the Density of Dwelling Units

No more than 500 units shall be subject to these transfer or increase in density provisions without a Specific Plan amendment subject to the discretion of the City Council. The transfer of dwelling units from one residential Planning Area to another or the increase in density of dwelling units in a Planning Area may be permitted as a part of an Area Plan application as long as the following criteria are met:

A. Dwelling unit transfers and increases in density will be considered through a PUD subject to approval by the Planning Commission with a finding that it is consistent with the General Plan and the Specific Plan

B. Applications for transfers or increases in density will be considered in conjunction with the filing of an application for an area plan or planned unit development.

C. The transfer or increase in density shall not result in an increase above the maximum number of units permitted in the North Village Specific Plan. Transfers shall maintain consistency with the mix of lot sizes and configurations specified for the receiving area. In no case shall a transfer reduce the lot size of a single family dwelling area below a 4000 square foot minimum except as provided for in NVSP-R1-3600 zoning regulations which provide for detached stand alone units with a PUD. Transfers may be made to Medium and High density areas without limitation.

D. The transfer or increase in density shall not increase or decrease the dwelling unit allocation for each prescribed neighborhood by more than 20%.

E. The approved dwelling unit mix of 47% low, 36% medium and 17% high shall not be substantially changed.

F. The transfer or increase in density shall be consistent with those densities permitted by the Nut Tree Airport Compatibility Standards (sec. 17.64 of the City of Vacaville Municipal Code).

G. Adequate infrastructure shall be in the Plan or designed to support a density transfer or increase.

H. The transfer or increase in density of units shall not create an incompatible land use with adjacent neighborhood Planning Areas.

I. The transfer or increase in density of units in the large lot area adjacent to Leisure Town Road is not permitted.

7.3.4 Residential Development Plans

Residential development plans shall be required to be consistent with the Area Plans. Residential development will require a Planned Unit Development Permit, subject to Chapter 17.54, Planned Unit Development, Title 17, Vacaville Municipal Code.

7.3.5 Commercial, Business Park and Public Facility Development Plans

Commercial, Business Park and Public Facility development plans will be reviewed by the Director of Community Development, who will be authorized to issue approvals for design review, signs, building and site development, as long as the proposal follows the standards and criteria set forth in the Specific Plan and Design Guidelines. Each development plan is to be submitted as a design review application, consistent with Vacaville Municipal Code Section 17.60, Design Review.

7.3.6 Conditional Uses & Variances

Residential Conditional Uses and all Variances will be reviewed by the Planning Commission. Commercial Conditional Uses will be reviewed by the Director of Community Development. It will be the applicant's responsibility to prove that the proposed conditional uses will not be injurious to the health, safety and welfare of the community. The Director of Community Development and the Planning Commission may establish appropriate conditions to conditional uses.

7.3.7 Tentative Map Review

Tentative Maps shall be approved only if found to be in conformance with an Area Plan approved pursuant to this Section. Applications for approval of Tentative Tracts and Tentative Parcel Maps shall be reviewed in accordance with the Subdivision Map Act and the City's most recent current Subdivision Ordinance. The City may impose specific conditions on Tentative Maps in addition to the requirements of this Specific Plan. The City will not, however, require deferred improvement agreements for those improvements (as identified in Section 7.5) that are in phases later than the development phase being processed at that time.

7.3.8 Building Permits

Building Permits, or use permits for a new structure, or alteration of an existing structure, the approval of which has not been the subject of a Planned Unit Development, will be subject to Design Review, pursuant to Chapter 17.60, Design Review, Title 17, Vacaville Municipal Code.

7.3.9 Signs

Signs and/or sign programs will be processed administratively by the Director of Community Development.

7.3.10 Planned Growth Ordinance

The Planned Growth Ordinance, adopted in 1991, annually measures the amount of residential growth proposed in relation to the City's ability to service the new growth. An annual audit may be conducted and determination made as to the amount of growth which will be allocated during the next year. The North Village Project has been granted an exemption from the allocation process. Three hundred (300) units are exempted annually and a maximum of 100 units may be carried over to the next year if they are not used.

7.4 PROCEDURE FOR ENVIRONMENTAL REVIEW

The Community Development Director will conduct an environmental assessment on each development application submitted to the City. If subsequent development is in accordance with the Specific Plan and no additional impacts can be identified, a new environmental document is unnecessary. If subsequent projects are found to cause additional significant effects, a subsequent EIR or mitigated negative declaration may be prepared. Subsequent environmental documents will be tiered with the original program EIR and will incorporate parts of the original by reference. Section 65457 of the California Government Code provides that any residential development (including a subdivision or rezoning) that implements and is consistent with a specific plan for which an EIR has been certified after 1980, is exempt from additional CEQA review so long as major changes in the project or circumstances under which it is undertaken do not occur. The Specific Plan EIR is attached as Appendix 8.3. Subsequent development applications will be reviewed consistent with Sections 15162 and 15163 of CEQA.

7.5 PROJECT PHASING

The phasing program will facilitate the systematic implementation of the Plan. Assumptions have been made relative to the rate of growth and demand. Should the assumptions become obsolete or invalid due to area growth dynamics during the build-out of the Specific Plan, the Phasing Plan is intended to provide the flexibility to accommodate such growth dynamics. If the build-out rate accelerates, or is slowed, key infrastructure components may be re-phased. The intent is to coordinate the rate of growth with the Development Agreement and with overall infrastructure availability and demand. Concurrent development of more than one phase is permitted and development of future phases may occur out of sequence, provided adequate infrastructure improvements, or funding, has been provided to facilitate the proposed construction and such development concurs with the Development Agreement underlying regulations and the dwelling number of units permitted. The Agreement exempts 300 dwelling units per year, with a maximum of 150 units to the next year from provisions of the City's Planned Growth Ordinance.

Densities may be increased or decreased from those listed in the proposed schedule and may be transferred among the phases throughout the Specific Plan, however, the maximum number of dwelling units cannot exceed 2499. (See Section 7.3.3.2, Transfer of Dwelling Units). (Consult the Development Agreement for provisions which allow the developer to seek a specific plan amendment for an additional 100 units.)

Changes to the phased development can occur without a Specific Plan amendment, provided overall development is consistent with the land use policies contained herein.

7.5.1 Phasing Schedule

The Specific Plan will generally be developed in four phases. A summary of the phasing schedule by Planning Areas follows; the sequence by Planning Area as shown on Map 23 and Table 8 illustrate the phasing plan. Each phase may be developed in smaller subphases. Phase boundaries do not depict Planning Area boundaries. Off-site improvements, which are necessary to service the Specific Plan, and the north east sector are required to be the responsibility of the North East Sector Assessment District (NESAD). Excluded from the NESAD is a ten acre parcel which is located adjacent to and west of Leisure Town Road in Area 23 within the NESAD area of benefit. The developer of the ten acre "out parcel" will be responsible for reimbursing the project developer(s) for the parcel's pro rata share of NESAD funded off site improvements in accordance with the City's Benefit District Ordinance.

Major backbone infrastructure, necessary to serve the Specific Plan, will be the responsibility of the Master Developer or its successor, project developers or a combination thereof. The developer of the ten acre "Out Parcel" will be required to reimburse the project developer(s) for its proportionate share of the on site major

backbone infrastructure costs in accordance with provisions of the City's Benefit District Ordinance.

In-tract improvements within each planning area will be the responsibility of the project developer.

Section 7.5.2, Infrastructure Phasing, identifies the improvements, phasing of improvements and responsibility for funding of construction. Private developer responsibility is shown as "North Village". Assessment district responsibility is shown as NESAD.

The construction of schools will be the responsibility of the School District. A ten acre site will be dedicated as a requirement of the Specific Plan.

One six acre park and one eight acre park site will be dedicated to the City as a requirement of the Specific Plan. Development of the park sites will be the responsibility of the City.

A sixty acre site will be dedicated to the Solano Community College District as a requirement of the Specific Plan. The development of the site will be the responsibility of the Solano Community College District. An interim college facility will be constructed and occupied one year following annexation. Construction of the interim facility will occur outside of the Phasing Schedule, and will not trigger the NESAD. The facility will be located in Planning Area 14.

Phase I of the Specific Plan will consist of approximately 800+ units and will include the Low, Medium and High density neighborhoods which are bordered by Phase II on the north, Vaca Valley Parkway on the south, existing residential on the east and the north-south arterial on the west. Phase I will provide recreational trails, a private recreational center, a neighborhood park, school site, and the infrastructure necessary to service the neighborhoods. Phase I also includes the higher education center and the existing business park.

Phase II will consist of approximately 230 dwelling units and will include the Low-Medium residential, Business Park and Commercial uses bordered by Phase III on the north, Vaca Valley Parkway on the south, Phase I on the east and I-505 on the west. Phase II will also provide recreational trails, private recreational centers, I-505 landscaped buffer, and the infrastructure and street system necessary to service the Planning Areas.

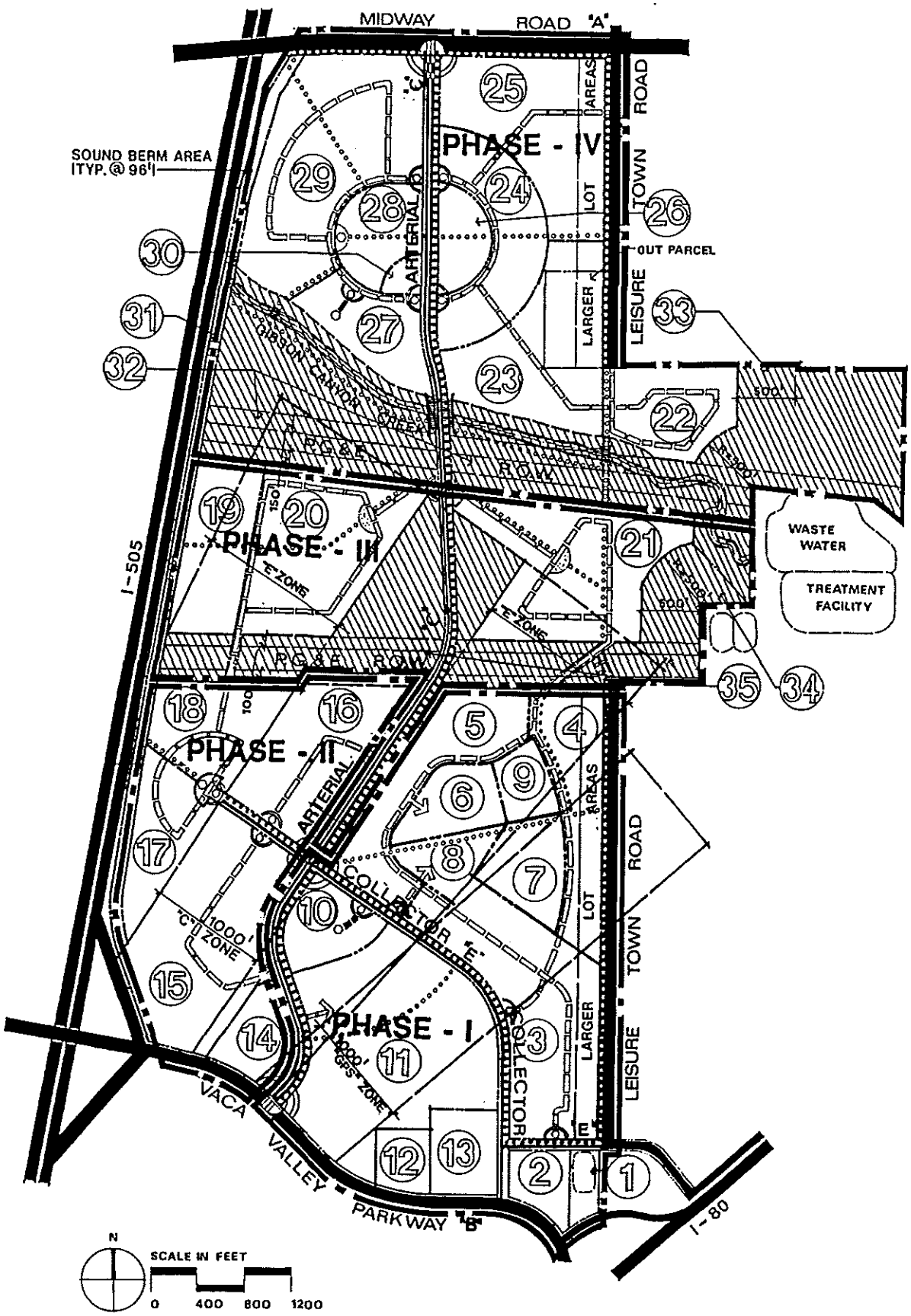
Phase III will consist of approximately 420 dwelling units and will include Low and Low-Medium density residential. It is bordered by Phase IV on the north, Phases I and II on the south, the sanitation plant on the east and I-505 on the west.

Phase III will provide recreational trails, the Gibson Canyon Creek recreational corridor, and the necessary infrastructure and street system to service the Planning Areas.

Phase IV will consist of approximately 1000 dwelling units and will include Low, Low-Medium, Medium and High density residential, an 8.0 acre park site and a private swim club.

It is bordered on the north by Midway Road, on the south by Phase III, on the east by Leisure Town Road, the existing residential, and on the west by the I-505.

Phase IV will provide private recreational centers in the Medium and High density Planning Areas, recreational trails, a park site, a private swim club, and the necessary infrastructure and street system to service the neighborhoods.



Mission Land Company
an company

NORTH VILLAGE SPECIFIC PLAN

PHASING PLAN

MAP - 23

TABLE 8 - PHASING

Planning Area	Land Use	Acres	Planned Units
Phase I			
1	Detention	1.9	
2	Bus. Park	4.5	
3	Low	44.1	203
4	Low	20.9	97
5	Low/Med	24.6	165
6	Med.	13.4	108
7	Elem. School	10.0	
8	Med.	9.4	76
9	Park	6.0	
10	High	10.0	170
11	Community College	58.2	
12	Bus. Park	5.2	
13	Bus. Park	10.0	
	Total Phase I	**217.2**	**819**
Phase II			
14	Commercial	12.0	
15	Bus. Park	40.8	
16	Bus. Park	31.7	
17	Low/Med	14.8	84
18	Med.	18.6	148
31	Sound Berm	4.2	0
	Total Phase II	**122.1**	**232**
Phase III			
19	Low/Med	19.0	108
20	Low	36.6	183
21	Low	38.9	130
31	Sound Berm	4.2	
34	Treatment Plant	10.4	
35	Central Open Space	61.0	
	Total Phase III	**170.1**	**421**
Phase IV			
22	Low	18.2	61
23	Low	33.6	127
24	Low/Med.	24.1	113
25	Low	36.5	147
26	Park	8.0	
27	High	15.0	255
28	Med.	12.2	98
29	Low	49.4	226
30	Swim Club	2.0	
31	Sound Berm	7.9	
32	Gib. Cyn. Creek Corr.	90.0	
33	Agric. Buffer	35.5	
	Total Phase IV	**332.4**	**1027**

7.5.2 Infrastructure Phasing

Infrastructure Phasing has been designed to ensure that the necessary improvements are provided as development occurs. Public infrastructure which is required to service a given tract will be developed prior to occupancy of the tract.

The phasing of improvements and corresponding Planning Areas are shown below.

Phase 1A - Planning Areas 1 - 13 (Unit Nos. 1 to 300):

		Responsibility
Roads:		
A.	Vaca Valley Parkway from Leisure Town Road to I-505 ramps. The improvement includes a 20' roadway section with curb, gutter, sidewalk and parkway landscaping.	NESAD
B.	Arterial Parkway "C" from Vaca Valley Parkway to Road "E-1". The improvements include the 2 east lanes with curb, gutter, median, bike path, east side intersection theme landscaping and east side parkway landscaping and median landscaping.	North Village
C.	Road "E-1" from Arterial Parkway "C" to Road "E-2". The improvement includes the full 3 to 4 lanes with curb, gutter, sidewalk, bike path and landscaping.	North Village
D.	Road "E-2" from Road "E-1" to a cul-de-sac prior to Leisure Town Road including 2 lanes, curb, gutter, sidewalk and landscaping.	North Village
Storm Drainage:		
A.	The storm system within that portion of Vaca Valley Parkway, North Village Parkway, Road "E-1" and Road "E-2" being built under Phase 1A Roads.	North Village
B.	The detention Pond #1 at the southeast corner of the site (including fencing and landscaping and outlet piping from pond #1 to a ditch on the south side of Vaca Valley Parkway).	North Village
C.	Minor ditch grading, berming and field inlets to control drainage from undeveloped areas north and west of the Phase 1A planning area.	North Village
Potable Water:		
A.	The water system within that portion of Arterial Parkway "C", Road "E-1" and Road "E-2" being built under Phase 1A Roads.	North Village
B.	The water system within Road "E-1" from Vaca Valley Parkway to Arterial Parkway "E"	North Village
Nonpotable Water:		
A.	Underground Kilkenny Canal #4-A (the central canal) from Putah South Canal to Arterial Parkway "C"	NESAD/
B.	Construct pump station.	NESAD/North Village

C.	Abandon Kilkenny Canal #4 (the south canal from intersection with Kilkenny Canal #4-A to Leisure Town Road	North Village
D.	Underground Kilkenny Canal #4-A from Arterial Parkway "C" to Leisure Town Road	North Village
E.	Construct nonpotable water system within Arterial Parkway "C" from the pump station to Vaca Valley Parkway.	NESAD
F.	Construct nonpotable water system within Vaca Valley Parkway, from Arterial Parkway "C" to Road "E-1".	NESAD
G.	Construct nonpotable water system within Road "E-1" from Arterial Parkway "C" to Vaca Valley Parkway.	North Village
H.	Construct nonpotable water system within Road "E-2" from Road "E-1" to Leisure Town Road.	NESAD

Sewer:

A.	The sewer system within that portion of Arterial Parkway "C", and Road "E-2"being built under Phase 1A Roads.	North Village
B.	The sewer system within Road "E-1" from Vaca Valley Parkway to Arterial Parkway "C".	North Village
C.	Sewer system from Vaca Valley Parkway to the Golden West Pump Station.	North Village
D.	Golden West Pump Station Modifications (DIF #44)	NESAD
E.	Force Main cross at I-80 (DIF #43)	NESAD

Parks and Open Space

A.	Area 34, the wastewater treatment plant buffers (including security fencing and buffer tree planting with the first residential final map).	North Village

Phase IB - Planning Areas 1 - 13 (Unit Nos. 301 to 600):

Storm Drainage:

A.	Minor ditch grading, berming and field inlets to control drainage from undeveloped areas north and west of the Phase IB planning area.	North Village

Phase IC - Planning Areas 1 - 13 (Unit Nos. 601 to 819):

Roads:

A.	Road "E-2" from cul-de-sac to Leisure Town Road including 2 lanes, curb, gutter, sidewalk and landscaping.	North Village
B.	Leisure Town Road (from the future intersection of Road "E-2" to the south side of the lower PG&E easement) including 2 lanes, curb, gutter, bike path and landscaping.	North Village

Storm Drainage:

A.	The storm system within that portion of Road "E-2" Leisure Town Road being built under Phase IC Roads.	North Village
B.	Minor ditch grading, berming and field inlets to control drainage from undeveloped areas north and west of the Phase IC planning area.	North Village

Nonpotable Water:

A.	Construct nonpotable water system within Leisure Town Road being built under Phase IC Roads, including connecting to the nonpotable water line in Road "E-2"	NESAD

Sewer:

A.	Sewer line in Walnut Road (DIF #27)	NESAD
B.	Sewer line in Leisure Town Road (DIF #28)	NESAD
C.	Leisure Town Road Pump Station (DIF #31)	NESAD
D.	Leisure Town Road Force Main (DIF #32)	City
E.	Sewer line in Fallen Leaf/Stonegate	City

Parks and Open Space:

A.	The 6.0 acre park site within Phase I.	North Village
B.	Landscaping within Area 35 east of the Arterial Parkway "C".	North Village

Phase II - Planning Area 14 - 18 (Unit Nos. 820 to 1051)

Roads:

A.	Arterial Parkway "C" from Vaca Valley Parkway to Road "E." The improvements include the remaining 2 west lanes with curb, gutter, median, sidewalk, the west side theme landscaping and west side parkway landscaping.	North Village
B.	Road "E-1" (from Arterial Parkway "C" to planning areas 17 and 18) including 3 to 4 lanes, curb, gutter, sidewalk, bike path and landscaping.	North Village
C.	Temporary emergency vehicle access to Arterial Parkway "C". (Alignment and standard to be defined with submittal of Area Plan 17 or 18).	North Village

Storm Drainage:

A.	The storm system within Road "E-1" being built under Phase II Roads.	North Village
B.	Minor ditch grading, berming and field inlets to control drainage from undeveloped areas north of the Phase II planning area.	North Village

Potable Water:

A.	The water system from Road "E-1" being built under Phase II Roads.	North Village
B.	Construct the South Leisure Town Road waterline - C.I.P. No. 65.	NESAD

Non-potable Water:

A.	The nonpotable water system within Road "E-1" being built under Phase II Roads.	North Village

Sewer:

A.	The sewer system within Road "E-1" being built under Phase II Roads.	North Village

Parks and Open Space:

A.	The sound buffers, bike paths and landscaping within Phase II.	North Village
B.	Landscaping within Area 35 west of Arterial Parkway "C".	North Village

Phase III - Planning Areas 19, 20 and 21 (Unit Nos. 1052 to 1472)

Roads:

A.	Arterial Parkway "C" (from Road "E-1" to the north limits of planning areas 20 and 21). The improvements include the full 4 lanes with curb, gutter, median, sidewalk, bike path and landscaping.	North Village

Note: The central section of Leisure Town Road between the two PG&E lines will be removed during the construction of planning area 21. A temporary connection from planning area 21 to Leisure Town Road North will need to be maintained until the completion of Arterial Parkway "C" to Midway Road. (Alignment and standard to be defined with submittal of Area Plan 21).

Storm Drainage:

A.	The storm system within that portion of Arterial Parkway "C" being built under Phase III Roads.	North Village
B.	Minor ditch grading, berming and field inlets to control drainage from undeveloped areas north of the Phase III Roads.	North Village
C.	Detention Ponds #2 and #3 (including fencing, landscaping, and outlet piping from ponds #2 and #3 to storm drain system within Leisure Town Road).	North Village

Note: Some or all of ponds #2 and #3 may need to be installed in Phase I or II.

Potable Water:

A.	The water system within that portion of Arterial Parkway "C" being built under Phase III Roads.	North Village

Non-potable Water:

A.	The nonpotable water system within Arterial Parkway "C" being built under Phase III Roads.	North Village

Sewer:

A.	The sewer system within that portion of Arterial Parkway "C" under Phase III Roads.	North Village

Parks and Open Space:

A.	The sound buffers, bike paths and landscaping within . Phase III	North Village
B.	Area 34, the wastewater treatment plant buffers (including signage, the remainder of the landscaping and an all weather access road).	North Village

Phase IVA - Planning Areas 22 - 30 (Unit Nos. 1473 to 1800):

Roads:

A.	Arterial Parkway "C" from the north limits of planning areas 20 and 21 to Midway Road. The improvements include 2 east lanes with curb, gutter, median, bike path and east side parkway landscaping and median landscaping.	North Village
B.	North Leisure Town Road (from the north side of Gibson Canyon Creek to Midway Road) including 2 lanes, curb, gutter, bike path and landscaping.	North Village
C.	Midway Road from I-505 to Leisure Town Road including 3 lanes with curb, gutter, sidewalk and landscaping.	North Village
D.	The full Gibson Canyon Creek bridge.	North Village
E.	I-80/Leisure Town Road overcrossing may need to be replaced during this phase contingent on monitoring of traffic levels.	NESAD

Note: Replacement is to be funded by development impact fees set aside for that purpose. If insufficient funds are available, NESAD will be responsible to advance the gap pursuant to provisions contained in the Development Agreement.

Storm Drainage:

A.	The storm system within that portion of Arterial Parkway "C," North Leisure Town Road and Midway Road being built under Phase IVA Roads.	North Village
B.	Detention pond #4 (including fencing, landscaping and outlet piping from pond #4 to Gibson Canyon Creek).	North Village
C.	Gibson Canyon Creek floodway grading.	North Village
D.	Minor ditch grading, berming and field inlets to control drainage from undeveloped areas north and west of the Phase IVA Roads.	North Village

Potable Water:

A.	The water system within Arterial Parkway "C", North Leisure Town Road and Midway Road (Leisure Town Road to Eubanks Drive) being built under Phase IVA Roads.	North Village

Nonpotable Water:

A.	Underground Kilkenny Canal #3 (the north canal) between I-505 and Leisure Town Road).	North Village
B.	The non-potable water system within Arterial Parkway "C", North Leisure Town Road and Midway Road (I-505 to Leisure Town Road) being built under Phase IVA Roads.	North Village

Sewer:

A.	The sewer system within that portion of Arterial Parkway "C" and Leisure Town Road being built under Phase IVA Roads.	North Village
B.	Lift station and sewer system connecting to planning area 21.	North Village
C.	Sewer line in Leisure Town Road (DIF #38)	City
D.	Sewer line in Fallen Leaf to Leisure Town Road	City
E.	Easterly Treatment Plant expansion to 12 MGD	City

Parks and Open Space:

A.	Landscaping and wetland mitigation for the Gibson Canyon Creek corridor.	North Village

Phase IVB - Planning Areas 20 - 30 (Unit Nos. 1801 to 2100):

Roads:

A.	Arterial Parkway "C" from the north limits of planning areas 20 and 21 to Midway Road. The improvements include 2 west lanes with curb, gutter, median and west side parkway landscaping.	North Village
B.	Midway Road from Leisure Town Road to Meridian Road including 2 lanes without curb, gutter, sidewalk or landscaping.	North Village
C.	Road "E-1" from Vaca Valley Parkway to Road "E-2". The improvements include the full 3 to 4 lanes with curb, gutter, sidewalk, bike path and landscaping.	North Village
D.	The remainder of Road "E-2" to Leisure Town Road improvements including 2 lanes, curb, gutter, sidewalk and landscaping.	North Village

Storm Drainage:

A.	The storm system within that portion of Arterial Parkway "C" and Road "E-1" being built under Phase IVB Roads.	North Village

B.	Minor ditch grading, berming and field inlets to control drainage from undeveloped areas adjacent to Phase IVB Roads.	North Village
C.	Storm drainage system within Vaca Valley Parkway	

Parks and Open Space:

A.	The sound buffers within Phase IVB.	North Village
B.	The 8 acre park site within Phase IVB.	North Village

Phase IVC - Planning Areas 22 - 30 (Unit Nos. 2101 to 2499):

Potable Water:

A.	Construct the Southeast water line - C.I.P. No. 88	NESAD
B.	Construct the Midway Road waterline - C.I.P. No. 142	City

Sewer:

A.	Easterly Treatment Plant expansion to 15 MGD	City

Parks and Open Space:

A.	The sound buffers within Phase IVC.	North Village

7.5.3 Phasing of public right of way and easement dedications

Developer will prepare a phasing schedule for the dedications consistent with infrastructure phasing as identified in Section 7.5.2.

7.6 FUNDING MECHANISMS

As described in this Section, the funding of the construction of capital improvements and some services will utilize a variety of mechanisms including City Impact Fees, Mello Roos Community Facilities Districts, Assessment Districts, developer financing and reimbursement agreements.

A. City Impact Fees

The City of Vacaville has adopted a set of development impact fees to finance citywide capital facilities requirements and sewer, water and traffic improvements. The fee structure requires the payment of fees with the building permit and anticipates the construction of capital facilities at the time that development has met an identified impact threshold. Citywide, all new development is required to participate in the program. Fire, police, drainage conveyance (offsite), parks, schools, green belt buffer are covered by the fee program. The Development Agreement, Section 5C contains provisions related to the dedication of park and school sites. North Village is not required to pay drainage detention fees.

B. Mello Roos Community Facilities/Assessment Districts

The 1982 Mello-Roos Community Facilities District Act enables cities, counties, special districts and school districts to establish community facilities districts and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding and/or to pay off bonds.

The boundaries of the facilities districts need not be contiguous; therefore, those areas which will not support the tax can be avoided.

When the Assessment District is used to finance infrastructure, it is necessary to form the District prior to commencing site development. This step could also include formation of a Landscape and Lighting District, or other assessment district, to provide construction of landscape facilities, maintenance of landscape corridors and parks, and other essential infrastructure.

The Mello-Roos funding mechanism has been used within the City of Vacaville to finance operational expenses, such as police and fire, in addition to capital facilities improvements. The Development Agreement, Section 4.A, provides for the evaluation of the need for additional operating expenses to maintain the existing general fund levels to be funded under a Mello-Roos. The City Council will review the study and make a decision whether or not to invoke the Mello-Roos prior to annexation. The District would be implemented prior to occupancy of Phase I.

North Village will also consider a Mello-Roos District for design, construction and maintenance of parks, trails, roadways, buffer, and vernal pool mitigation.

C. Northeast Sector Assessment District

Under provisions of the Development Agreement, North Village will enter into an assessment district with the Vaca Valley Business Park and other benefiting properties located in the northeast sector to fund the third and fourth lanes of Vaca Valley Parkway, offsite sewer improvements, non-potable water facilities, and reimbursable gap funding for the Leisure Town overcrossing replacement.

D. Landscaping and Lighting District

The Landscaping and Lighting Act of 1972 permits the installation, maintenance and servicing of landscaping and lighting through annual assessments on real property benefiting from the improvement. The Act also permits construction and maintenance of appurtenant features including curb, gutter, walls, sidewalks or paving, and irrigation or drainage facilities.

Landscaping and Lighting Districts may be formed to fund the maintenance of roadway medians and street trees, street lights and parks. The District may also be used to fund the maintenance of detention basins, as well as certain landscaping improvements.

North Village will initiate a Landscape and Lighting District for the maintenance of the I-505 sound berms, buffers, recreational trails, roadway medians, street trees, monumentation, parks, detention ponds, and the natural open space areas prior to occupancy of each Specific Phase.

E. School Impact Fees

The City of Vacaville has enacted a police power ordinance to impose school impact fees on new development. The fees are used to finance the construction of temporary or permanent school facilities. School fees are matched with funding from the State School Building Program. The Development Agreement contains a provision which establishes the contribution level for the project regardless of the status of the City's impact fee enabling ordinance. The dedication of school sites are credited against the required School Impact Fee. As provided in the Development Agreement, Section 5.C, North Village will dedicate one ten-acre, year-round elementary school site to the School District, in exchange for fee credits, against the elementary school impact fee component. The value of the school site will be determined by the Development Agreement. The District has also agreed to adhere to the design guidelines in developing the site.

F. Park and Recreation Fees

The City of Vacaville has adopted a police power ordinance to impose fees for parks and recreational uses on new development. The exaction is based upon the impact which is expected for neighborhood and community parks as a result of the new development. The dedication of land can be credited against the required fee.

North Village anticipates the dedication of fourteen acres, consistent with the ordinance, in exchange for fee credit against the neighborhood park requirement. (Development Agreement, Section 5.C)

G. In-Tract Subdivision Financing

Major backbone infrastructure improvements including arterials, collectors, project-wide sewer, water, storm drainage facilities, landscaping and mitigation measures will be installed by the North Village North Village or its successor.

In-tract subdivision improvements, including roads, sewer, water, storm drainage, landscaping, utilities, trails, landscape monumentation and buffers will be privately financed and installed by the merchant builder.

H. In addition to fee credit conveyances described above, land will be conveyed to the City at no costs or credit for the following purposes as provided in the Development Agreement:

- Public streets rights-of-way
- Detention basins
- Gibson Canyon Creek open space
- Southern mitigation open space
- Treatment plant and agricultural buffers
- Freeway sound buffer
- Open space transition buffers

The Development Agreement also provides that the Developer will convey the Higher Education site to the Solano Community College District. A provision is included conveying the site to the City if the District has not obtained a financing commitment to build the center within twenty years.

7.7 MINERAL RIGHTS RESERVATION

No portion of the surface of the property lying within the boundaries of the Specific Plan area (and no portion of said property lying within five hundred feet of the surface of the land) may be utilized for the extraction of oil, gas, hydrocarbons or any other mineral, metal or substance, or any activities associated with or ancillary to any such activities. Nothing herein contained shall be deemed to present the extraction of water, or any activity associated with or ancillary to that activity. Nothing herein contained shall be deemed to prevent or restrict exploitation and/or extraction of such minerals and other substances below a plane lying five hundred feet below the surface of the land so long as all such activities conducted within the boundaries of the property are confined to a level below said elevation and do not cause injury to or subsidence of the surface of the property or any structures located thereon. The foregoing restrictions shall not be construed to prevent movement or export of earth as part of grading activity undertaken in connection with development allowed pursuant to the Specific Plan.

The 1990 General Plan includes goals and policies which pertain to the overall design and development of the North Village Project. The 1980 General Plan policies which are relevant to North Village are listed below. Beneath each policy is a statement which identifies the aspects of North Village which respond to the policy guideline. Guiding Policies listed below state the City's philosophy toward a given development issue, and Implementing Policies represent its commitment to action.

POLICY	CONSISTENCY
2.3 Special Area Policies	
Northeast Sector	
2.3-I7	Approve conventional housing for the 20 acre manufactured housing park designated east of Leisure Town Road and north of Akerly Road.
	The policy requiring a 20 acre manufactured housing park or equivalent affordable conventional housing for the project area was deleted by the general plan amendment.
2.3-I 9	Require that the policy plan for the residential area east of I-505, south of Midway Road, and north of Kilkenny Canal include a site for a 20-acre manufactured housing site and a greenbelt buffer for a golf course.
	As per general plan amendment (GP-1-95, language was changed to read as follows: Require that the specific plan for the residential area east of I-505, south of Midway Road and north of the Kilkenny Canal achieve an innovative mixed, residential - commercial community. The Plan should integrate mixed-density residential and non residential uses so that residents are encouraged to walk to shopping services, employment and leisure activities as an alternative to standard subdivision configurations. Residential development shall be a maximum of 2,499 dwelling units. The site should also include an earthen sound berm immediately east if I-505 to provide an adequate noise and safety buffer for adjacent residential uses.
2.5 Residential	
Guiding Policies	
2.5-G 2	Provide citywide housing mix of approximately 60/20/20.
	To achieve the 60-20-20 housing mix city wide, a goal of 55-5-20 is sought for new outlying areas. The project will have a mix of 47-36-17 which will allow other outlying areas to produce fewer medium density units, but they will need to make up higher proportions of low and high density housing.
2.5-G 4	Broaden the choice of type, size and affordability of single family homes.
	Housing choice is achieved through single family housing lot sizes ranging from 3,500 to 11,000 square feet with a variety of lotting patterns and mandatory proportion of product types per development area.
2.5-G 5	Encourage creative site design, and architectural quality and variety by a design approval process that provides for a variety of single-family houses and designs and/or multi-family designs.

Design Guidelines, Specific Plan Zoning Standards and the Area Plan/PUD process are intended to achieve creative site design and architectural quality.

2.5-G 6 Provide for a transition between higher-density and lower-density housing and require buffers between residential and incompatible land uses.

All high and medium density designations are separated from lower density housing by roads, and all residential is buffered from office and commercial uses buffers consisting of open space, roads or building setbacks.

2.5-G 7 Ensure that new residential development shares the cost of providing services and amenities for Vacaville residents.

All development will pay city development and school impact fees and if needed the project will be subject to a Mello Roos District to assure it is not a drain on the general fund.

2.5-G 8 Locate major residential areas with easy access to employment concentrations.

The project is located adjacent to the City's principal employment center and contains office business park which would be accessible by trails from residential areas.

Implementing Policy

2.5-I 3 Require a mix of development types and/or densities, including a component of larger lots and homes (at least 10 percent of the total).

Ten percent of 261 units will be in the City's 8,000 to 11,000 square foot, large lot single family zoning district.

2.5-I 4 Establish requirements for private and common open space and recreational amenities in other projects that do not have standard, single-family sized lots.

Each medium and high density residential area will be required to provide a half acre active or passive recreational amenity.

2.5-I 6 Locate lower density housing at the edge of the planned urban area to buffer rural residential from higher urban density housing.

Lower density 11,000, 8,000 and 6,500 square foot lots have been located on the eastern edge of the project adjacent to existing rural residential areas.

2.5-I 8 Establish regulations requiring buffers between residential and agricultural areas and between residential areas and industrial parks. The minimum separation shall be as follows:

Between residential and agricultural uses:	500 feet
Between residential and industrial uses:	200 feet

The land use diagram and Design Guidelines have established the required buffers between residential and business-industrial and agricultural uses.

2.5-I 9 Limit residential development in areas impacted by noise and potential hazards from Nut Tree Airport to uses identified in the Solano County Airport Land Use Commission Airport/Land Use Compatibility Plan and amended zoning regulation as required.

No residential development is proposed for the Airport C zone and housing in the E zone is limited to 6 du. per acre consistent with the ALUP. All residential development falls beyond the Airport's 55 CNEL contour. The City zoning ordinance has been amended to allow residential within the E Zone as allowed by the ALUP.

2.5-I 10 Require impact fees from developers as appropriate and necessary for provision of community facilities and services. Maintain the existing policy that development must "pay its own way".

All development will pay city development and school impact fees, and if needed the project will be subject to a Mello Roos District to assure it is not a drain on the general fund.

2.5-I 13 Require that all residential development meeting one or more of the following criteria be subject to discretionary review as a planned unit development or similar procedure:

* Multi-family projects of 10 units or more
* Mixed housing types (detached vs. attached, etc.)
* Mixed use
* A location potentially subject to a natural or man-made geologic hazard including hillside areas; or
* Any project exceeding the minimum density with the land use designation or with 50 units or more.

The project has been submitted as a Specific Plan and procedures have been incorporated requiring subsequent residential development applications to be submitted in discretionary area plans and PUD's.

2.5-I 14 Design residential neighborhoods to avoid fronting on major streets expected to carry inter-neighborhood or community traffic.

All major arterials and collectors carrying through project traffic will buffer residential development by landscaping and walls.

2.5-I 15 In the new outlying areas that are required to have policy plans, development shall only occur as part of a coordinated place for land uses, public facilities, and public services. Individual, piecemeal developments within these areas are not permitted.

The North Village Specific Plan contains elements needed to coordinate the rate of development with the provision of public services and facilities.

2.6 Retailing and Commercial Services

Guiding Policies

2.6-G 2 Provide neighborhood and community shopping centers of sizes and at locations that will maintain both choice and convenience for shoppers as well as the trade area buying power needed to support quality design, maintenance and merchandising.

The General Commercial designation has been located at the intersection of Vaca Valley Parkway and North Village to conveniently serve project area residents as well as those west of I-505. This is the only General Commercial designation on the General Plan shown for the northeast sector of the City.

2.6-G 3 Locate shopping centers and neighborhood facilities at the intersection of major thoroughfares, and where appropriate, adjacent to multifamily housing, and minimize conflicts between commercial area and residences by requiring adequate buffers and screening.

The commercial designation has been located adjacent to business park uses and near high and medium density residential development and separated from residential uses by North Village Parkway. The area is accessible by project trails.

2.6-G 7 Ensure that development is compatible with the character and scale of existing and planned adjoining uses.

See response to 2.6-G 3

2.6-G 9 Maintain the quality of public services by requiring all new commercial development to meet its share of public costs.

See response to 2.5-G 7

2.6-G 10 Provide new commercial sites in residential areas only in proportion to additional demand so that existing sites are not abandoned.

No other commercial areas exist or have been specifically designated in the northeast sector of the City to serve residential uses in the project area.

2.8 Business and Industrial Park Development

Implementing Policies

2.8-I 3 Adopt setback, landscaping, and screening requirements for industrial development to protect adjacent non-industrial uses. Include specific standards in Policy Plans for adequate physical and aesthetic separation of industrial business parks and residential land.

Planned arrangement of land uses and Design Guidelines policies have been established to buffer uses. (See response to 2.5-I8 for additional information.)

2.8-I 4 Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.

A 75' building setback from the I-505 has been established adjacent to the Business Park. Design Guidelines require unified building designs, expressed on all faces of the structures.

3.5 Open Space Policies

Guiding Policies

3.5-G 1 Maintain open areas needed to retain stormwater and prevent flooding of urban or agricultural land.

Over 225 acres have been designated for open space use. Within that area , specific areas are set aside for detention basins and stream overflow to serve both on and off site drainage.

3.5-G 3 Preserve natural creek corridors of significance to the City.

Gibson Canyon Creek, a General Plan designated Riparian Preserve, will be protected and enhanced as a riparian corridor.

3.5-G 6 Minimize conflicts between urban and agricultural uses by establishing Greenbelt Buffers and community separators.

See response to 2.5-I8; a 500 foot open space buffer has been established between development and agricultural production areas.

Implementing Policies

3.5-I 3 Require that open space which is designated as a condition of development approval be permanently restricted to open space use by recorded map or deed.

All open space will be dedicated to the City for specified open space uses as provided for in the Specific Plan and Development Agreement.

3.5-I 4 Establish standards for the management and maintenance of open space within and adjoining subdivisions.

The Specific Plan contains a Resource Conservation Element prescribing maintenance standards for project open space. Trails and some open space within subdivisions will be maintained by City maintenance districts.

3.5-I 6 Reserve stream-channel setbacks necessary for flood control, preservation of existing habitat and vegetation, multipurpose paths or trails, and maintenance access needs.

A Riparian Preserve has been prescribed for Gibson Canyon Creek to maintain habitat and provide trails and maintenance facilities. Setbacks of 100 feet from residential uses have been provided.

4.6 Park and Recreation Policies

Guiding Policies

4.6-G 5 Support the use of park facilities by persons working but not residing in Vacaville.

Parks are located to be within walking distance to workers within the office-business park designations. The project also provides an extensive trail system.

4.6-G 6 Encourage development of private and commercial recreational facilities at appropriate locations.

Provision has been made for both public and private recreation facilities with two public parks and a trail system and additional required private recreational facilities for higher density residential uses. A two acre swim center has also been designated.

4.6-G 8 Evaluate the impact of proposed urban development on open space lands in terms of recreational opportunities and consider means of protecting these lands.

Physical buffers, landscape setbacks and resource management policies are included to protect open space lands.

4.6-G 11 Provide neighborhood parks to serve the special recreational, cultural, and educational needs of different neighborhoods.

Two neighborhood parks are established consistent with the City's park dedication requirements.

4.6-G 12 Locate new neighborhood parks adjacent to new elementary schools where possible.

The southern park site is located adjacent to the elementary school site.

Implementing Policies

4.6-I 1 Establish a Public Parks Distribution Standard of 4.5 acres of park for every 1,000 residents with 1.8 acres/ 1,000 residents of neighborhood park, 1.7 acres/ 1,000 residents of community park, and 1 acre/ 1,000 residents of city park.

The two neighborhood parks are consistent in size with the City's park dedication standard of 1.8 acres/1000 residents. The project will pay park dedication fees for community parks.

4.6-I 6 Develop a Trails and Trailhead system as shown in Figure 4-2 and Table 4-4 of the General Plan.

Trails required by the General Plan have been provided. In addition, the plan provides for an extensive trail system to connect neighborhoods with each other, parks, schools, shopping and employment areas and regional trails.

4.6-I 8 Preserve and enhance available riparian corridors, wildlife habitat, oak woodland, and other biotic resources within parks.

The Gibson Canyon Creek corridor will be preserved and enhanced and a riparian preserve will be established within the project's open space areas.

4.6-I 9 Require developers of moderate and high density projects that do not contain standard yards to incorporate private recreation areas into subdivisions and to create homeowners associations or similar mechanisms for developing supervising, and maintaining such areas.

Each moderate and high density residential development will contain a half acre private active or passive recreation facility.

4.6-I 10 Require all residential developers, including apartment builders, to provide park and recreation facilities either by reserving sites or by paying an in-lieu dedication fee.

Park dedication fees will be required of all residential projects to acquire and construct parks. The developer has agreed to dedicate neighborhood park sites in exchange for park fee credits.

4.6-I 11 Encourage the dedication of landscaped and developed parks, trail sections and special requirements where these meet the standards established by the Parks and Recreation Facilities Master Plan.

Trail systems will be constructed and landscaped by developers and dedicated to the City.

4.6-I 13 Locate parks and recreation facilities in relation to components of the Trail System, buffers, urban separators, and natural features.

Parks are all accessible to the project wide trail system. Trail crossings of the arterial are limited to three locations.

4.6-I 14 Ensure that funding is available for new neighborhood parks as a condition of approval of residential development.

All residential development will be subject to the City's park dedication fees.

5.1 Utilities and Public Services Policies

Guiding Policies

5.1-G 3 Require buffer landscaping and multiple use, where feasible, of utility sites and rights-of-way to harmonize with adjoining uses.

Arterials and Collectors will be landscaped and jointly used for bicycle trails. Agricultural and sewage treatment plant buffers will be used for storm water detention, maintenance staging area and well sites.

Implementing Policies

5.1-I 8 Ensure that new development provides funding for adequate facilities services.

Development Impact Fees will be charged to all new development. The Northeast Sector Assessment District will be established to fund offsite improvements needed by the project.

5.1-I 9 Work with PG&E to develop transmission line corridors for attractive, community-serving, compatible uses.

Existing PG & E transmission line corridors will become part of the open space system used for wetland mitigation and trails. Corridor edges will be landscaped.

5.1-I 11 Require undergrounding of all utility lines adjacent to new residential and commercial construction as a condition of development.

All utility lines will be undergrounded as a condition of development.

5.1-I 12 Do not approve any development that will not, even with identified mitigation measures, maintain standards for water, sewer, police, and fire service unless there are overriding findings of special circumstances or economic or social benefits and the service standards will be achieved at the time of project occupancy.

In addition to paying all necessary development impact fees, the project will be subject to a Mello Roos district to fund revenue shortfalls to the General Fund, if warranted.

5.1-I 13 Evaluate the feasibility of using wastewater for irrigation.

A non-potable water system will be installed to irrigate business park, commercial and institutional uses. This system will be designed to connect with the outflow of the Gibson Canyon Treatment Plant if treatment of that effluent to required water quality standards becomes feasible.

5.2 Community Services Policies

Guiding Policies

5.2-G 1 Encourage development of public and institutional areas.

Addition of the Higher Education Center will add to the quality of life in Vacaville.

5.2-G 4 Design public buildings and facilities to maintain and improve the beauty of the Vacaville Planning Area.

The school district has agreed to coordinate school layout and architecture with the Design Guidelines.

Implementing Policies

5.2-I 2 Locate public facilities and private community facilities such as churches near residential areas on arterial or collector streets.

The Higher Education Center and schools have been located close to arterials and collectors, but not in locations which would create hazards for students.

5.2-I 3 Encourage designation or sites for religious assembly of development plans.

Development standard policies have been included in the residential regulations to encourage churches to locate on collector streets.

5.2-I 4 Encourage day-care facilities in residential areas if there is sufficient available space for outdoor activity, and traffic, parking and noise are mitigated.

Community Services has planned a TGI Fun Center for one of the neighborhood parks. Although to date no assessment has been conducted of child care needs, the business park and commercial designations provide for their location. Such facilities are also provided for in the single-family residential area regulations.

5.3 School Policies

Guiding Policies

5.3-G 2 Promote the construction of school buildings and facilities which will be a source of civic pride, visual pleasure, and community identity.

The Specific Plan has provided site design and architectural guidelines for both private and public projects. Both the community college and school district have agreed to work with the City to incorporate the guidelines into their projects.

5.3-G 6 Plan educational facilities with sufficient permanent capacity to meet the needs of current (1990) and projected future enrollment.

The school district proposes to construct a year round elementary school on a 10 acre site to serve the project's need for approximately one and one half elementary schools.

5.3-G 7 Cooperate with school districts in planning school parks as a means of meeting neighborhood recreation, child care, and open space needs.

School site is located adjacent to six acre neighborhood park.

Implementing Policies

5.3-I 2 If not needed, the proposed school site land will automatically revert to the predominant land use in the area.

Development regulations will incorporate provisions requiring a change in zoning prior to a land use change for an unused school site.

5.3-I 3 Require that sufficient classroom capacity will be available before approving residential development.

The Specific Plan and Development Agreement provide that the project will pay school impact fees to fund new facilities.

5.3-I 4 Reserve school sites as shown on the General Plan Diagram.

The school district has determined that one year round school site will be sufficient to serve the needs of the project area so that the general plan will be amended to reflect this situation.

5.3-I 6 Encourage school districts to promote innovative and high-quality design in school building architecture, landscaping, and campus layout.

See response to 5.2-G 4

6.1 Circulation Policies

Guiding Policies

6.1-G 1 Strive to maintain traffic LOS C or better as the standard at all intersections.

Internal project roads will be designed to meet and maintain the LOS C standard.

6.1-G 3 LOS E or LOS F is allowable only for infill areas or isolated situations subject to a public hearing and findings by the Planning Commission and City Council.

TIF from the project will be reserved for the reconstruction of the Vaca Valley - Leisure Town overcrossing. The City will guarantee development to occur prior to the LOS on the interchange dropping below D. Development allowed would include 1,500 units on the project. Developers agree to fund the gap to replace the overcrossing when the above land uses have been used up and the LOS drops from D to E.

Implementing Policies

6.1-I 1 Design roadway improvements and evaluate development proposals based on LOS Standards prescribed in Policy 6.1 -G1, 6.1 -G2, 6.1 -G3, 2.2 -I6 and 2.2 -I8.

See responses to G.1-G 1 and 6.1-G 3 above.

6.1-I 2 Implement, to the extent feasible, Transportation Element improvements summarized in Table 6-1 and illustrated in Figure 6-2.

Lanes 3 and 4 of Vaca Valley Parkway will be built by the Northeast Sector Assessment District, lanes 5 and 6 by TIF; Midway fronting the project will be expanded by the project from 2 to 3 lanes and Midway from Leisure Town to Meridian will be upgraded at 2 lanes.

6.2 Freeways and Arterial Roadways

Guiding Policies

6.2-G 4 Locate high traffic-generating uses so that they have direct access or immediate secondary access to arterial roadways.

The project's highest traffic generating uses, commercial, the college and business park, have been located adjacent to the major arterials and I-505 and I-80 on ramps.

Implementing Policies

6.2-I 1 Maximize the carrying capacity of arterial roadways by controlling the number of intersections and driveways, minimizing residential access, and requiring sufficient on-site parking to meet the needs of each project.

Specific Plan policies provide that individual projects will be reviewed during site design to insure parcel access does not affect arterial road functioning.

6.3 Collector and Local Roadways

Guiding Policies

6.3-G 1 Design local roadways and implement traffic-control measures to maintain LOS C on local streets.

Internal project roads and intersections will be designed to meet the City's LOS C standard.

6.3-G 2 Design new collector roadways and implement traffic-control measures where feasible to maintain LOS C on these new collector roadways.

See response to 6.3-G 1 above.

6.3-G 3 Discourage through-traffic on local roadways.

Discontinuous, short local roadways have been incorporated into the project to discourage their use by through traffic.

6.4 Transportation Systems Management

Implementing Policies

6.4-I 6 Require facilities for future transit use when designing improvements for roadways.

Transit turnouts have been designed into project intersections and streets.

6.4-I 7 Design local transit to plan for local bus routes that improve service for potential riders.

See response to 6.4-I 6.

6.4-I 10 Continue to designate bike lanes and construct cross-city bike routes designated in this General Plan to facilitate non-motorized home-to-work trips.

A separate bike-pedestrian path system has been incorporated within the project and connected to citywide bike lanes.

6.5 Bikeways and Pedestrian Paths

Guiding Policies

6.5-G 1 Establish a comprehensive network of on- and off-roadway bike routes to encourage the use of bikes for commute, recreational and other trips.

Bicycle paths, pedestrian paths and sidewalks are provided throughout the Specific Plan.

6.5-G 2 Require major employers to provide support facilities to encourage use of bikes for commute purposes.

Adherence to the City's TSM ordinance will require major employers to consider bike support facilities among other transportation control measures to increase vehicle occupancy rates.

6.5-G 3 Develop bike and pedestrian routes that provide access to schools, historic sites, governmental services, major commercial centers, parks and regional open space.

Bike and pedestrian paths interconnect all of the project area's land uses.

6.5-G 4 Ensure safe, pleasant and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.

Trails along arterials and major collectors are sited through landscaped areas and separated from automobile traffic.

6.5-G 6 Designate new bike routes only where necessary to connect Vacaville's bikeway system with existing bike routes designated by Solano County.

Project bikeways interconnect with the County wide system along Midway Road.

Implementing Policies

6.5-I 1 Use available rights-of-way and creek banks for public use as trails, bikeways or walkways.

A major bike/pedestrian path will be incorporated into the Gibson Canyon Creek riparian corridor.

6.5-I 2 Incorporate bike storage and other support facilities into TSM plans at employment sites and public facilities.

See response to 6.5-G 2 above.

6.5-I 3 Provide adequate public and private bicycle parking and storage facilities as part of new multifamily and non-residential developments.

(To date no particular provision has been made to respond to the requirement for bike facilities in apartments.)

6.5-I 4 Develop a series of continuous pedestrian walkways within Downtown and residential neighborhoods.

See response to 6.5-G 1.

6.5-I 6 New and existing on-street bicycle lanes shall be striped, signed and maintained to encourage their use.

On street bicycle lanes along residential collectors will be striped and signed in accord with City policy.

6.6 Airports

Guiding Policies

6.6-G 2 Ensure that land uses in the vicinity of Nut Tree Airport or potentially affected by Travis Air Force Base is compatible with airport operations and is consistent wit the Airport Land Use Plan for both airports.

Land use designations have been arranged to conform to land use guidelines contained in the Nut Tree Airport Land Use Plan (ALUP).

Implementing Policies

6.6-I 1 Continue to implement the Nut Tree Airport Land Use Plan (ALUP) through zoning regulations adopted by the City.

City zoning regulations, consistent with ALUP guidelines, have been applied to the project.

6.6-I 2 Continue to refer development proposals within the Nut Tree Airport Compatibility District to the County Airport Land Use Commission per the Nut Tree ALUP.

The plan has been referred to and approved by the Airport Land Use Commission.

6.6-I 3 Navigation easements shall continue to be required to be granted to Solano County for all development within the Nut Tree Airport Compatibility District.

Specific policies have been incorporated into the plan requiring adherence to aviation easement and noticing requirements.

8.1 Creeks and Watershed Protection

Guiding Policies

8.1-G 1 Preserve and enhance Vacaville's creeks for their value in providing visual amenity, drainage, and wildlife habitat.

Consistent with its designation as a riparian preserve on the General Plan, Gibson Canyon Creek will be protected and its wildlife amenity enhanced.

8.1-G 2 Minimize cost and hazard to homeowners created by creeks infringing on private property.

Setbacks sufficient to separate Gibson Canyon Creek from homeowners' have been provided. The drainage system will also provide protection from upstream flooding.

8.1-G3 Where possible, integrate creeks with trails and other recreational open space.

An enhanced creekway corridor incorporating a trail with open space-wetland mitigation has been provided in the Gibson Canyon Creek corridor. Trails will be provided along the bank along with access to the creek.

8.1-G 4 Preserve and protect water resource areas.

Watershed resources will be protected through use of non-potable water for irrigation and adherence to the City's water conserving guidelines.

Implementing Policies

8.1-I 2 Continue to impose creek setback standards on new development.

A 100 foot setback has been established between Gibson Canyon Creek and residential development.

8.1-I 3 Discourage culverting of creeks of significance to the City.

Both forks of Gibson Canyon Creek will be maintained in their present free flowing configuration.

8.1-I 5 Protect existing stream channels by requiring buffering or landscaped setbacks and storm runoff interception.

Both setbacks and storm water interception protections will be incorporated into Gibson Canyon Creek.

8.1-I 6 Consider the establishment of maintenance districts to ensure uniform maintenance for selected channels and creeks.

The Gibson Canyon Creek corridor and other storm water system components will be maintained by a lighting and landscape maintenance district.

8.2 Wildlife and Vegetation

Guiding Policies

8.2-G 1 Protect natural environments in recognition of their importance as wildlife habitats and visual amenities.

Existing vernal pools will be preserved in place where possible, and where they cannot be preserved, they will be reestablished in proximate open space areas on site.

Implementing Policies

8.2-I 1 Require preservation or, where preservation is not possible, replacement of riparian vegetation.

Degraded riparian vegetation along the existing Gibson Canyon Creek corridor will be reestablished.

8.2-I 4 Continue to implement the City's existing regulations which protect mature trees and existing natural non-agricultural trees.

The six large tamarisk trees along the northern boundary of the project will be preserved.

8.2-I 5 Require that, as appropriate, new Policy Plans contain a resource management component.

A Resource Management Plan to specify preservation and maintenance techniques in the project's open space, riparian and wetland preservation areas is included in the Specific Plan.

8.2-I 6 Identify areas of wetlands at the earliest possible stage of development application processing.

The developer has instituted a wetland delineation process, adjusted land use designations to minimize wetland loss and included a plan to manage the wetlands within the Specific Plan's Resource Management Plan.

8.3 Air Quality

Implementing Policies

8.3-I 1 Encourage project design that conserves air quality and minimizes direct and indirect emissions of air contaminants.

The trail system, which is an integral design feature of the project connecting all land uses, will help conserve air quality. Employment centers and commercial facilities have also been provided near residential area.

8.3-I 2 Encourage transportation modes that minimize motor vehicle use and resulting contaminant emissions.

Extensive bicycle and pedestrian paths will provide an alternative to automobile use.

8.4 Water Conservation

Implementing Policies

8.4-I 2 Require development proposals to incorporate water-conserving landscape designs.

Specific Plan policies have been incorporated to bind the project to the City's water conservation landscape guidelines.

8.4-I 3 Establish a water conservation landscape standard, which addresses the use of drought-tolerant plant materials, for public buildings, parks and recreation facilities.

The City's water conservation landscape standards will be used in the project. Provision has also been made to convert the non-potable system to use reclaimed effluent from the Gibson Canyon Creek Sewage Treatment Plant if adequate treatment becomes feasible.

8.4-I 6 Whenever possible, use non-treated water for irrigation in large landscaped areas.

Provisions have been made for a non-potable water system to irrigate large public and commercial landscaped areas.

9.1 Geologic and Seismic Hazards

Implementing Policies

9.1-I 9 Require preparation of a soils report prior to issuing a building permit, except where the Building Inspector determines that a report is not needed.

Soils reports will be required prior to issuance of building permits.

9.2 Flooding and Storm Drainage

Guiding Policies

9.2-G 1 Locate development outside mapped flood-prone areas unless mitigation of flood risk is assured.

Through a combination of detention basins and open space flood plain areas, flood hazards to future residents will be eliminated.

9.2-G 2 Continue to develop a comprehensive system of drainage improvements to minimize flood hazard.

See response to 9.2-G 1.

9.2-G 3 The additional runoff caused by development shall be mitigated.

Project storm water facilities have been designed so there will be no net increase of runoff as a result of the project.

Implementing Policies

9.2-I 2 Evaluate storm-drainage needs for each project in the context of demand and capacity when the drainage area is fully developed.

Project facilities are designed so that project related flows will not exceed pre-development levels for 10 and 100 year flows.

9.3 Wild land and Urban Fires

Implementing Policies

9.3-I 2 Revise development standards in the zoning ordinance, as appropriate, to reduce the risk of structure fire in extreme or high fire danger areas.

See response to 5.1I 12, Mello Roos provision to maintain existing service levels.

9.3-I 4 Provide adequate access to and fire breaks adjoining open space areas subject to fire hazard as part of new developments.

Fire breaks have been incorporated into the design guidelines for all residential areas abutting open space.

10.6 Noise Policies

Guiding Policies

10.6-G 1 Require new projects to meet acceptable exterior noise level standards; require site and building design to achieve noise compatibility, where feasible.

Area Plan submittals will provide proof that noise impacts have been mitigated to a level acceptable to the City.

10.6-G 3 Ensure that noise does not exceed interior noise levels of 45 Ldn for residential uses, school classrooms, libraries, churches, hospitals, convalescent homes, transient lodging, and those levels specified in noise studies for other uses.

See response to 10.6-G 1 above. Also residential and school locations have been placed behind sound berms, walls or in locations away from heavy traffic.

10.6-G 6 Limit truck traffic in residential and commercial areas to designated truck routes.

Circulation hierarchies have been established to discourage truck traffic from entering residential areas.

10.6-G 7 Design City streets to reduce noise levels in adjacent areas.

Arterial and collector location, landscaping, theme walls and land use placement have been designed to reduce noise levels on adjacent areas.

Implementing Policies

10.6-I 2 Use the "normally acceptable" noise levels for new land uses as established in the Noise and Land Use Compatibility Guidelines contained in Table 10-1, and as described in the text.

See response to 10.1-G 1 above.

10.6-I 3 Require an acoustic study for all proposed projects that would have noise exposure greater than normally acceptable as indicated by Figure 10-1 and Table 10-1, and as described in the text.

See response to 10.1-G 1 above.

10.6-I 7 Require noise attenuation programs for new developments exposed to noise above normally acceptable levels which include measures to shield sensitive uses from noise sources.

The elementary school has been located off the major arterial and beyond the 55 CNEL contour for the Nut Tree Airport. Open space, parking and landscaping will all be used to attenuate noise impacts.

10.6-I 8 Install soundwalls, noise insulation and other mitigation in areas exceeding City standards where feasible.

Sound berms will be installed along I-505, and theme walls will be installed along arterials and major collectors. In addition, all projects will be subject to noise review at time or project applications.

10.6-I 9 Require construction of sound walls for new development where noise mitigation to acceptable levels by other means is not practical.

See response to 10.6-I 8 above.

10.6-I 10 Continue to require sound walls along arterial streets adjoining new residential development.

See response to 10.6-I 8 above.

I. LAND USE/URBAN DESIGN

a. Create an attractive residential and workplace setting that complements surrounding land uses.

(1) Create suitable transitions between North Village land uses and surrounding rural residential areas.
(2) Insure compatibility between the North Village and the nearby wastewater treatment plant, PG&E facilities, Nut Tree Airport and other nearby land uses.
(3) Arrange land uses to adequately buffer potentially conflicting uses such as residences and the business park.
(4) Add buffer(s) as needed along I-505 for adequate noise safety for any adjacent North Village residences.

b. Provide a mixed-use development program that will respond to the needs of Vacaville residents and/or jobholders.

(1) Create a village framework that allows for diverse lifestyles while offering opportunities to enjoy a strong sense of community.
(2) Strengthen community identity in Vacaville's Northeast sector by providing public gathering places in the North Village.
(3) Contribute to citywide trail and pathway systems, as well as streets, by extending these public rights-of-way through North Village.
(4) Preserve the scenic quality of the North Village setting with open space and view corridors to the hills.

c. Provide design guidelines for North Village the ensure it is an attractive place and source of pride for Vacaville residents.

(1) Reflect the overall quality of North Village development in well designed public gateways, streets, parks, and open space.
(2) Create distinctive project identity features, including landscaping, signage and lighting, to reinforce the quality of North Village.
(3) Incorporate public areas into the design of public areas, where feasible.

II. HOUSING

a. Encourage the development of a full range of housing types, including innovative single family and multiple family higher density housing to address affordability needs.

b. Offer a range of residential street settings similar to Vacaville's established neighborhoods and incorporate innovative neighborhood street designs.

c. Ensure that each neighborhood, regardless of housing density, has ample and accessible private and/or public park/recreation areas.

d. Through phasing and site design, facilitate the integration of higher density housing near single family neighborhoods.

III. WORKPLACES

a. Provide employment opportunities desirable to Vacaville residents.

b. Provide adequate convenient retail shopping and related personal services for residents and jobholders within North Village.

c. Where highway commercial development occurs, ensure that the architecture and landscape design create an attractive image for North Village, presenting a well-designed facade toward the adjacent freeway.

d. Integrate the street character and site design of the business park with surrounding land uses, especially housing.

e. Design workplace areas to include recreational features or ready access to such facilities for daytime use to jobholders and after-hour use by Vacaville residents.

f. Where needed, buffer workplaces from adjacent residential or recreational areas.

g. Ensure that truck routes serving the business park do not adversely impact surrounding residential areas.

IV. PUBLIC FACILITIES AND INSTITUTIONS

a. Provide for adequate school facilities to accommodate the needs of North Village residents, in consultation with the Vacaville Unified School District.

b. Connect new schools and surrounding neighborhoods along a network of streets, pathways and/or trails.

c. Integrate the site plans for schools and neighborhood parks so that school playgrounds and play fields may be used by the public except when school is in session.

d. Provide for a community college that is an asset to North Village, the City of Vacaville, and the surrounding region.

e. Provide the opportunity for adequate child care facilities convenient for North Village residents and jobholders.

f. Ensure that police, fire and other emergency services can be carried out swiftly and safely in North Village.

g. Locate any public facilities or services to maximize their benefit as community focal points.

h. Work with PG&E to improve their transmission line corridors for attractive, community-service, compatible uses.

V. PARKS AND RECREATION

a. Locate North Village parks to serve as central convenient social gathering places, connecting them with on- and off-street trails to neighborhoods and other public places.

b. Design parks in North Village of varying scale and character that reflect distinctive high quality landscape character and local vegetation.

c. Develop a recreational facilities program for North Village parks that meets the recreational needs of North Village residents.

d. Where appropriate, provide safe, joint-use of recreation areas for stormwater conveyance and retention.

VI. OPEN SPACE

a. Enhance the Gibson Canyon Creek corridor as an aesthetic and recreation amenity within North Village.

b. Preserve and/or replace significant natural habitat or vegetation areas found within the Gibson Canyon Creek stream channel or other locations in North Village.

c. Grant broader public access to and enjoyment of Gibson Canyon Creek corridor by extending citywide trails along it.

d. Where practical, design open space areas to meet stormwater needs and prevent flooding.

VII. TRANSPORTATION

a. Create an efficient network of streets and off-streets trails to facilitate safe and convenient vehicular and pedestrian, bicycle and equestrian circulation.

b. Design parkways, collectors and local streets to be aesthetically pleasing elements of the site-wide and city-wide circulation systems.

c. Design safe, peaceful neighborhoods that discourage through traffic, buffering homes from noise created by traffic on collectors, arterials or freeways.

d. Use innovative street designs where the character of new residential areas can be improved.

e. Extend the city-wide on- and off-street bike routes through North Village for worktrip and recreation purposes.

f. Distinguish North Village streets through landscape design and the placement and design of adjacent buildings.

g. Provide efficient public transit routes through North Village and convenient transit facilities to give the maximum number of North Village residents and jobholders access to transit.

h. For workplaces, create and implement appropriate transportation systems management practices to meet city trip reduction goals.

VIII. UTILITIES

a. Ensure that project design incorporates adequate water and sewer facilities to meet the needs of North Village residents and jobholders.

b. To the greatest extent feasible, use non-potable water and water conversation practices in North Village to reduce the demand for potable water.

c. Manage the North Village stormwater drainage on-site so that predevelopment peak flows off-site are not exceeded, engineering the stormwater drainage system to accommodate the 10-year and 100-year storm conditions.

d. Provide the opportunity for the installation of state-of-the-art communication technology in the North Village Business Park.

IX. IMPLEMENTATION

a. Establish a residential phasing program consistent with city growth objectives.

b. Devise a capital improvements plan that assures the timely provision of adequate public facilities and services.

c. Prepare design guidelines that ensure the long term quality and maintenance of North Village public and private areas.

d. Develop a feasible financing program for major public features, such as parks and schools, in North Village.

e. Monitor the phased implementation of public and private improvements in North Village.

f. Establish management practices for the conservation of the natural environment.

g. Implement the most appropriate financing mechanism(s) to ensure that city services will be provided to the North Village

Mitigation Monitoring Program

North Village Development Project

State Clearinghouse No. 93053033

PREPARED FOR

City of Vacaville

PREPARED BY

EIP Associates

January 1995

MITIGATION MONITORING PROGRAM

CEQA requires that a Lead Agency establish a program to report on and monitor measures adapted as part of the environmental review process to mitigate or avoid significant effects on the environment. This Mitigation Monitoring Program (MMP) is designed to ensure that the mitigation measures identified in the EIR are fully implemented. The MMP, as outlined in the table that follows this introduction, describes the timing/frequency of mitigation implementation, monitoring and implementation responsibilities, and standards and verification of compliance for the North Village Development Project EIR.

The table is organized in the same order as the contents of the EIR, by topic. Less-than-significant impacts are omitted because they do not require mitigation. Significant and unavoidable impacts are included, if they had mitigation measures.

A number of entities have been assigned monitoring responsibilities under this MMP. All monitoring actions, once completed, would be reported (in writing) to the City of Vacaville Community Development Department, which would maintain mitigation monitoring records for the proposed project. The MMP will be considered by the City Council in conjunction with project review and will be included as a condition of project approval.

The components of this table are addressed briefly below.

Mitigation Measure: The mitigation measures are taken verbatim from the Draft EIR or, when a revision has been made, from the Final EIR. Mitigation Measures are assigned the same number they have in the EIR.

Timing/Frequency of Action: Identifies the timing for the implementation of each action.

Responsibility for Implementation: Identifies the authority responsible for implementing the mitigation measures.

Responsibility for Monitoring: Identifies the authority responsible for monitoring implementation of the mitigation measure.

Standards for Compliance: Identifies the action that must be completed in order for the mitigation measure to be considered implemented.

Verification of Compliance: Identifies verification of compliance with each identified mitigation measure.

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.1 Land Use					
4.1-1 *Implement the following policies and design criteria that have been identified in the North Village Specific Plan:* *I. Land Use/Urban Design* *a. Create an attractive residential and workplace setting that complements surrounding land uses.* *(1) Create suitable transitions between North Village land uses and surrounding rural residential areas.* *(2) Ensure compatibility between the North Village project and the nearby wastewater treatment plant, PGandE facilities, Nut Tree Airport and other nearby land uses.* *(3) Arrange land uses to adequately buffer potentially conflicting uses such as residences and the Business Park.* *(4) Add buffer(s) as needed along I-505 for adequate noise reduction for any adjacent North Village residences.* *III. Workplaces* *C. Where highway commercial and business park development occurs, ensure that the architecture and landscape design create an attractive image for North Village, presenting a well-designed facade toward the adjacent freeway.* *D. Integrate the street character and the site design of the business park with surrounding land uses, especially housing.* *RESIDENTIAL CRITERIA* *A. Building Massing and Scale* *Single family detached residences should maintain low plate lines and profiles at street fronts and boundary edges.* *I. Project Walls and Fences* *The use of long, continuous walls for sound attenuation purposes is not allowed. Sound is to be mitigated using a variety of landscape, patio wall and architectural solutions. The streetscape adjacent to attached products is to remain visually penetrable.*	Prior to Final Project Design Approval	Developer	CDD	Approval of Project Design	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.1-3 *Implement the following policies and design criteria from the North Village Specific Plan* *I. Land Use/Urban Design* *a. Create an attractive residential and workplace setting that complements surrounding land uses* *(1) Create suitable transitions between North Village land uses and surrounding rural residential areas.* *(2) Ensure compatibility between the North Village project and the nearby wastewater treatment plant, PGandE facilities, Nut Tree Airport, and other nearby land uses.* *(3) Arrange land uses to adequately buffer potentially conflicting uses such as residences and the Business Park.* *(4) Add buffer(s) as needed along I-505 for adequate noise reduction for any adjacent North Village residences.* *b. (4) Preserve the scenic quality of the North Village setting with open space and view corridors to the hills* *III. Workplaces* *C. Where highway commercial development occurs, ensure that the architecture and landscape design create an attractive image for North Village, presenting a well-designed facade toward the adjacent freeway.* *D. Integrate the street character and the site design of the business park with surrounding land uses, especially housing.* *IV. Public Facilities & Institutions* *H. Work with PGandE to improve their transmission line corridors for attractive, community-serving, compatible uses.*	Prior to Final Project Design Approval	Developer	CDD	Approval of Project Design	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
VI. Open Space					
A. Enhance the Gibson Canyon Creek corridor as an aesthetic and recreation amenity within North Village by imposing landscape improvements proposed by the Specific Plan.					
B. Preserve and/or replace significant natural habitat or vegetation areas found within the Gibson Canyon Creek stream channel or other locations in North Village. The preservation and replacement shall be consistent with Corps of Engineers requirements.					
RESIDENTIAL CRITERIA					
A. Building Massing and Scale					
Single family detached residences should maintain low plate lines and profiles at street fronts and boundary edges.					
To soften the building mass at edges of neighborhoods, building heights shall maintain a low profile through a combination of one and two story elements and varied floor setbacks at the second story.					
I. Project Walls and Fences					
The use of long, straight, continuous walls for sound attenuation purposes is not allowed. Sound is to be mitigated using a variety of landscape, patio wall and architectural solutions. The streetscape adjacent to attached dwelling units is to remain visually penetrable.					
BUSINESS PARK CRITERIA					
• *Landscaping to soften the building massing and parking areas.*					
• *Walls - smooth stucco, plaster. Architectural concrete panels are permitted, if scored to create a finer scale. Glass planes inset from the structural frame (glass curtain walls and flush glazing prohibited.) All wall planes of over 50 linear feet must be interrupted by a one story element or minimum 4 foot jog.*					
COMMERCIAL AND COMMUNITY FACILITY DESIGN CRITERIA					
Landscaping to soften the building massing and parking areas.					
RESIDENTIAL SITE PLANNING CRITERIA					
C. Ensure that each neighborhood, regardless of density, has ample and accessible private and/or public recreation areas.					

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.3 Traffic and Circulation					
4.3-1 *The developer shall establish the North East Sector Assessment District prior to issuance of the first building permit to fund the gap between TIF revenues set aside for reconstruction of the I-80 Leisure Town overcrossing and the actual cost of reconstruction*	Prior to Issuance of First Building Permit	Developer	CDD	Verification of Mitigation Measure Prior to Issuance of First Building Permit	
4.3-2(a) *At the next update, the City shall amend the TIF Program to construct a separate northbound left-turn lane (of sufficient length for stacking and merge/diverge movements) and signal at the intersection of Vaca Valley Parkway and I-505 northbound ramps. It shall be the City's responsibility to design the project to Caltrans standards* In order to insure improvements are in place when they are needed. 1. The North East Sector Assessment District shall construct the northbound turn lane which shall be eligible for reimbursement from TIF; and 2. The traffic signal at the I-505/Vaca Valley northbound ramp intersection shall be funded by the North East Sector Assessment District (reimbursable from TIF) or from the TIF funds set aside to fund the reconstruction of the I-80/Leisure Town.	Next Update of Transportation Impact Fee Program	CDD/PWD	CDD	Written Verification of Amendment Maintained in City Files Submittal and Approval of Plans Designed to Caltrans Standards	
4.3-2(b) *The City shall annually monitor traffic levels and continually monitor the impacts of new projects on the Vaca Valley/I-505 interchange and upon a determination that a project will lower the level of service on the northbound ramp from a LOS D to E, the City shall limit further project approvals outside the project area until the improvement described in 4.3.2 (a) is programmed for reconstruction*	Annually	CDD/PWD	CDD	Maintain Annual Monitoring Data in City Files Document that Improvement in Mitigation Measure 4.3-2(a) is Programmed for Reconstruction Prior to Additional Project Approvals	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.3-3(a) *At the next update, the City shall amend TIF program to construct a separate eastbound right-turn lane on Vaca Valley Parkway (extended a sufficient distance in advance of the intersection to allow merge/diverge vehicular movements) and a signal at the intersection of Vaca Valley Parkway and I-505 southbound ramps. It shall be the City's responsibility to design the project to Caltrans standards.* In order to insure the improvements are in place when they are needed. 1. The North East Sector Assessment District shall construct the south bound turn lane on Vaca Valley Parkway which shall be eligible for reimbursement from TIF funds, and 2. The traffic signal at the intersection of the I-505/Vaca Valley south bound ramp intersection shall be funded by the North East Sector Assessment District (reimbursable from TIF) or from the TIF funds set aside to fund the reconstruction of the I-80/Leisure Town overcrossing.	Next Update of Transportation Impact Fee Program	CDD/PWD	CDD	Written Verification of Amendment Maintained in City Files Submittal and Approval of Plans Designed to Caltrans Standards	
4.3-3(b) *The City shall annually monitor traffic levels and continually monitor traffic impacts of new projects to determine the effect upon the Vaca Valley/I-505 interchange and upon a determination that the southbound ramp level of service will degrade from a level of service LOS D to E, the City will limit further project approvals outside the project area until the improvement described in 4.3-3 (a) is programmed for reconstruction.*	Annually	CDD/PWD	CDD	Maintain Annual Monitoring Data in City Files Document that Improvements in Mitigation Measure 4.3-3(a) are Programmed for Construction Prior to Additional Project Approvals	
4.3-4(a) *At the next update, the City shall amend the TIF program to reconstruct the Vaca Valley/I-505 overcrossing It shall be the City's responsibility to design the project to Caltrans standards.* or	Next Update of Transportation Impact Fee Program	CDD/PWD	CDD	Written Verification of Amendment Maintained in City Files Submittal and Approval of Plans Designed to Caltrans Standards	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.3-4(b) *The City shall annually monitor traffic levels and continually monitor impacts of new projects to determine the effect upon the Vaca Valley/I-505 interchange. Upon a determination that the ramp or overcrossing Level of Service will shift from LOS D to LOS E, the City shall limit further project approvals outside the project area until improvements described above have been programmed for construction.*	Annually	CDD/PWD	CDD	Maintain Annual Monitoring Data in City Files Document that Improvements in Mitigation Measure 4.3-4(a) are Programmed for Construction Prior to Additional Project Approvals	
4.3-5(a) *At the next update, the City shall amend the TIF program to construct an additional eastbound (the third) through lane on Vaca Valley Parkway (extended a sufficient length in advance of the intersection to allow merge/diverge movements) at the intersection of Vaca Valley Parkway and Kaiser Driveway. In order to insure signal improvements will be in place when they are needed, they will be funded by the North East Sector Assessment District and eligible for reimbursement from the TIF.* or	Next Update of Transportation Impact Fee Program	CDD/PWD	CDD	Written Verification of Amendment Maintained in City Files Submittal and Approval of Plans Designed to Caltrans Standards	
4.3-5(b) *The City shall annually monitor traffic levels and continually monitor impacts of new development to determine the effect upon the Vaca Valley Parkway and Kaiser Drive/North Village Collector, and upon a determination that a project will lower the intersection level of service from LOS D to LOS E, the City shall limit further project approvals outside the project area until the signal or lane improvement described in 4.3-5 (a) is programmed for installation.*	Annually	CDD/PWD	CDD	Maintain Monitoring Data in City Files Document that Improvements in Mitigation Measure 4.3-5(a) are Programmed for Construction Prior to Additional Project Approvals	
4.3-6(a) *Add the second eastbound left turn lane on the I-80 eastbound offramp (extended sufficient distance in advance of the intersection to allow merge/diverge vehicular movements) at the intersection of Leisure Town and I-80 eastbound offramp.* or	Prior to Construction of Final Commercial Industrial Development	CDD/PWD	CDD	Verification of Construction	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.3-6(b) *The City shall annually monitor traffic levels and continually monitor impacts of new development to determine the effect upon the I-80 eastbound offramp at Leisure Town Road, and upon a determination that a project will lower the intersection level of service from LOS C to LOS D, the City shall limit further project approvals outside the project area until the improvement described in 4.3-6(a) is programmed for installation through one or a combination of the following: assessment district, Traffic Impact Fee Program, or development proposal.* and	Annually Monitor Traffic Levels Continually Monitor Impacts of Development on I-80 EB Offramp	CDD/PWD	CDD	Maintain Monitoring Data in City Files Document that Improvements in Mitigation Measure 4.3-6(a) are Programmed for Construction Prior to Additional Project Approvals	
4.3-6(c) *Add third westbound left turn lane on the I-80 westbound offramp (extended sufficient distance in advance of the intersection to allow merge/diverge vehicular movements) at the intersection of Leisure Town and I-80 westbound offramp.* or	Prior to Construction of Final Commercial Industrial Development	CDD/PWD	CDD	Verification of Construction	
4.3-6(d) *The City shall annually monitor traffic levels and continually monitor impacts of new development to determine the effect upon the I-80 Westbound offramp at Leisure Town Road, and upon a determination that a project will lower the intersection level of service from LOS C to LOS D, the City shall limit further project approvals outside the project area until the improvement described in 4.3-6(c) is programmed for installation.*	Annually	CDD/PWD	CDD	Maintain Monitoring Data in City Files Document that Improvements in Mitigation Measure 4.3-6(c) are Programmed for Construction Prior to Additional Project Approvals	
4.3-7(a) *The City shall monitor traffic impacts of new projects upon the intersection of the Midway Road and I-505 northbound ramps and upon a determination that a project will lower the Level of Service from LOS C to LOS D, program improvements to construct a separate westbound right-turn lane on Midway Road, and a separate northbound lane left-turn lane on the I-505 off-ramp (extended a sufficient length in advance of the intersection to allow merge/diverge vehicular movements) at the intersection of Midway Road and I-505 northbound ramps. It shall be the City's responsibility to design the improvements to Cal Trans standards.* or	Ongoing	CDD/PWD	CDD	Maintain Monitoring Data in City Files Verify that Improvements are Designed and Constructed in Accordance With Caltrans Standards	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.3-7(b) *The City shall annually monitor traffic levels and continually monitor impacts of new projects to determine the effect upon the intersection of the Midway Road and I-505 north bound ramps. Upon a determination that the intersection level of service will shift from LOS D to LOS E, the City shall limit further project approvals outside the project area until improvements described above have been programmed for construction.*	Annually	CDD/PWD	CDD	Maintain Monitoring Data in City Files Document that Improvements in Mitigation Measure 4.3-7(a) are Programmed for Construction Prior to Additional Project Approvals	
4.3-8(a) *The City shall annually monitor traffic levels and continually monitor impacts of new projects to determine the effect upon the intersection of I-505 and Midway Road southbound ramps and upon a determination that a project will lower the level of service from LOS C to D, program improvements to construct a separate eastbound right-turn lane on Midway Road at the I-505 SB ramps (extended a sufficient length in advance of the intersection to allow merge/diverge vehicular movements). It shall be the City's responsibility to design the improvements to Cal Trans standards.* or	Annually Monitor Traffic Levels Continually Monitor Impacts of Development on the I-505/Midway Road SB Ramps	CDD/PWD	CDD	Maintain Monitoring Data in City Files Verify that Improvements are Designed and Constructed in Accordance With Caltrans Standards	
4.3-8(b) *The City shall annually monitor traffic levels and continually monitor impacts from new projects upon the intersection of the Midway Road and I-505 SB ramps and upon a determination that a project will lower the level of service from LOS D to E, the City shall limit further project approvals outside the project area until the improvements described above under 4.3-8 (a) have been programmed for construction.*	Annually	CDD/PWD	CDD	Maintain Monitoring Data in City Files Document that Improvements in Mitigation Measures 4.3-8(a) are Programmed for Construction Prior to Additional Project Approvals	
4.3-9 *The City shall annually monitor traffic levels and continually monitor impacts of new projects upon this intersection and require that the lane configurations at West Akerly Drive/North Village Parkway be adjusted as needed to maintain an acceptable level of service at this intersection.*	Annually Monitor Traffic Volumes Continually Monitor Impacts of Development on the West Akerly Drive/North Village Parkway	CDD/PWD	CDD	Maintain Monitoring Data in City Files	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.3-10(a) *The City shall annually monitor traffic levels and continually monitor impacts of new projects upon this intersection and require that the lane configurations at this intersection be adjusted as needed to maintain an acceptable level of service at this intersection. Specifically, the westbound approach shall include three through lanes, one being shared with the right, and two lefts (Note: two westbound lefts are currently proposed as part of the ultimate Leisure Town overcrossing improvements.) The northbound lanes shall be revised to include two lefts, one being shared with the through lane* and	Annually Monitor Traffic Levels Continually Monitor Impacts of Development on the Vaca Valley Parkway	CDD/PWD	CDD	Maintain Monitoring Data in City Files Verify that Lane Configurations are Designed and Constructed	
4.3-10(b) *The City shall annually monitor traffic levels and continually monitor impacts of new projects to determine the effect upon the intersection of Vaca Valley Parkway and Kaiser Driveway and upon a determination that a project will lower the level of service from LOS C to D, program improvements to add a fourth eastbound through lane on Vaca Valley Parkway (extended a sufficient length in advance from the intersection to allow merge/diverge vehicular movements).* or	Annually Monitor Traffic Levels Continually Monitor Impacts of Development on the Vaca Valley Parkway	CDD/PWD	CDD	Maintain Monitoring Data in City Files Verify that Improvements are Programmed	
4.3-10(c) *The City shall annually monitor traffic levels and continually monitor impacts for new projects upon the intersection of Vaca Valley Parkway and Kaiser Driveway and upon a determination that a project will lower the level of service from LOS D to E, the City shall limit further project approvals outside the project area until improvements described above under 4.3-10(b) have been programmed for construction.*	Annually Monitor Traffic Levels Continually Monitor Impacts of Development on the Vaca Valley Parkway/Kaiser Driveway	CDD/PWD	CDD	Maintain Monitoring Data in City Files Verify that Improvements in Mitigation Measure 4.3-10(b) are Programmed for Construction Prior to Additional Project Approvals	
4.3-11 *An additional eastbound and westbound through lane on I-80 between Meridian/Weber Roads and Midway Road shall be added. Since North Village traffic comprises less than one percent of the total traffic on these segments of I-80, the schedule and funding for the construction of these lanes should be included by the California State Department of Transportation on the State Transportation Improvement Program, as were the recently constructed lanes on I-80 between Leisure Town and Meridian and Weber Roads*	Prior to Final Construction of the Business Park	CDD/Caltrans	CDD	Verification of Construction	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.3-12 *An addition I-80 eastbound and I-80 westbound through lane between Meridian/Weber Roads and Midway Road shall be constructed. Since North Village traffic comprises less than one percent of the total traffic on these segments of I-80, the schedule and funding for the construction of these lanes should be included by the California State Department of Transportation on the State Transportation Improvement Program, as were the recently constructed lanes on I-80 between Leisure Town and Meridian and Weber Roads.*	Prior to Final Construction of the Business Park	CDD/Caltrans	CDD	Verification of Construction	
4.4 Air Quality					
4.4-1 *The project proponent shall require contractors to reduce particulate emissions by complying as much as is feasible with the recommended dust control strategies developed by the Yolo-Solano Air Quality Management District (YSAQMD). Construction contracts shall include the following measures.* *(1) All unpaved construction areas shall be sprinkled with water (at least twice per day in dry weather) during dust generating activity to reduce dust emissions. Additional watering shall be carried out on dry or windy days, such that earthmoving shall only be allowed during times of winds in excess of 20 miles per hour if water or chemical stabilizers reduce all visible emissions of dusts. The amount of water applied should not generate surface water runoff.* *(2) Apply a non-toxic tackifier, such as latex acrylic copolymer, to the exposed areas immediately after cut-and-fill operations are completed in an area.* *(3) Trucks hauling dirt and debris shall be covered to reduce wind blown dust and spills.* *(4) Apply an acceptable YSAQMD road dust control agent to haul roads.* *(5) The contractors shall post at the project site a publicly visible sign during construction operations which specifies the telephone number of the YSAQMD to contact for complaints and/or inquiries on dust generation and other air quality problems resulting from project construction. The contractors shall keep records of equipment maintenance, dust suppression watering and agent application, and access area cleaning.*	During Grading and Construction	Developer	CDD	Site Visits Verify Compliance With Mitigation Measure 4.4-1	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
(6) Dirt or debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter through vehicle movement over these surfaces. *(7) On-site stockpiles of excavated material shall be covered or included in the watering program.* *(8) The project proponent shall require its construction contractors to maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and equipment would only be operated when necessary.*					
4.4-2 *In order to reduce NO_x and ROG emissions, the project proponent shall require its contractors to comply, as much as possible, with the following construction vehicle air pollutant control strategies developed by the Yolo-Solano Air Quality Management District (YSAQMD)* *(1) Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling as much as possible. As a general rule, vehicle idling should be kept below 10 minutes.* *(2) Construction equipment shall be properly maintained and in good operating condition.*	During Grading and Construction	Developer	CDD	Site Inspection verifies compliance with Mitigation Measure 4.4-2	
4.4-3 *In order to reduce NO_x, ROG, and PM_{10} emissions, the City of Vacaville shall require developers to comply with the regional emission control strategies developed by the Yolo-Solano Air Quality Management District (YSAQMD) as much as possible, including the following recommendations.*					
(1) Each employer shall comply with the City's Trip Reduction Ordinance and if necessary prepare a Transportation Management Plan which details TSM measures to reduce peak hour vehicle trips by 30 percent.	Prior to Building Permit	Developer/PWD	CDD	City Acceptance of TMP	
(2) Each developer is responsible prior to Final Map approval for developing aggressive tree planting programs, improving the thermal integrity of buildings, and reducing the thermal load with automated time clocks or occupant sensors, and landscaping with native drought-resistant species to reduce water consumption and to provide passive solar benefits	Prior to Final Map Approval	Developer	CDD	City Approval of Final Map	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.5 Noise					
4.5-1(a) *To minimize the noise impacts on nearby and/or adjacent existing land uses, and on the proposed project's residents, students, and employees during noise-sensitive periods, construction shall be conducted during normal daylight working hours.*	Prior to Building Permit During Construction and Grading	Developer/CDD Developer	CDD CDD	Hours for Construction Determined Site Inspection Verifies that No Grading or Construction Occurs During Off Hours	
4.5-1(b) *Construction equipment shall be properly outfitted and maintained with noise reduction devices, such as mufflers, to minimize construction-generated noise. Wherever possible, noise-generating construction equipment shall be shielded from residential areas by noise-attenuating buffers such as structures or truck trailers.*	During Grading and Construction	Developer	CDD	Site Inspection Verifies that No Grading or Construction Occurs Without Noise Reduction Devices	
4.5-1(c) *The contractor shall locate stationary noise sources, such as pumps, compressors and generators, a reasonable distance from residential areas.*	During Grading and Construction	Developer	CDD	Site Inspection Verifies that Stationary Noise Sources are Located Away from Residential Areas	
4.5-2(a) *The developer shall employ adequate construction noise attenuation materials for the homes and construct subdivision back up walls so that the interior noise levels are 45 L_{dn} or less.*	With Submittal for Approval of Project Design	Developer	CDD	Project Design Review and Site Visit Inspection	
4.5-2(b) *As part of the submittal requirements for each residential area, the developer shall conduct a detailed noise analysis to determine the existing and future buildout noise levels. In residential areas where the results of such study indicates noise level exceed 60 L_{dn}, the city's exterior noise standard, the developer shall employ noise attenuation measure to achieve an L_{dn} of 60 or reconfigure the project design to locate residences in such a way to achieve the standard*	Prior to Project Design Submittal and Approval	Developer	CDD	Project Design Review and Site Visit Inspection	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.6 Water Supply					
4.6-1(a) *The project proponent shall participate in paying for planned offsite water supply, water storage and distribution system improvements which benefit the project through the established City development impact fees as identified in the 1992 Water and Sewer Facilities Impact Fee Study. In addition, the project proponent shall participate in paying its pro rata share of the incremental cost of upsizing DIF projects 65 and 88 from 12-inch diameter to 18-inch diameter through establishment of an assessment district or other funding mechanism. The project will be excused from the responsibility of upsizing DIF projects 65 and 88 if other transmission lines are installed elsewhere in the City which eliminates the need for these lines by North Village project. Other projects benefitting from upsizing of DIF projects 65 and 88 include, but not be limited to, the Quinn Road development and the area south of I-80 and east of Leisure Town Road.*	Prior to Building Permit for Each Phase of Development	Developer/CDD/ PWD	CDD	Developer and City Reach Agreement on Fees and Water Rights per Mitigation Measure 4.6-1(a)	
4.6-1(b) *Through the review and approval of the public works director, a computer model analysis shall be performed in order to evaluate the adequacy of existing facilities to serve each proposed phase of development of the proposed project. Such analysis would be required prior to approval of improvement plans. In the event that existing facilities are not adequate to serve the proposed development phase, the City Sewer and Water Fund will borrow from other development impact fee funds or Redevelopment to fund improvements which are needed in advance of the then-current development impact fee schedule, and for which adequate Development Impact Fee funding is not available.* or	Prior to Approval of Improvement Plans	Developer/PWD	CDD	Verification of Model Analysis and That Required Improvements Have Adequate Funding for Construction	
4.6-1(c) *In the event that existing facilities are not adequate to serve the proposed development phase and adequate DIF funding to serve the phase is not available, the City will delay other sewer and water projects so that improvements are in place at the time they are needed by the development.*	During or After Project Development	PWD	CDD	Verification That Required Improvements Have Adequate Funding for Construction	
4.6-1(d) *The project proponent shall dedicate two well sites (up to one-acre as determined by the Public Works Director) to the City of Vacaville, of which one may be in an open space area, for future well construction.*	Prior to Tentative Map Approval	Developer/PWD	CDD	Documented Map of Well Sites	
4.6-1(e) *The water system computer model assumes that reservoirs are constructed in the North Vacaville area. Should these reservoirs be constructed elsewhere, due to siting problems in North Vacaville, the project proponent and others benefitting shall be responsible to mitigate water distribution limitations by constructing additional distribution improvements.*	Upon Determination That Reservoirs Will Be Located Elsewhere	Developer/PWD	CDD	Confirm Developer Implementation of Mitigation	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.6-2 *The City will need to conclude an agreement with SID or another source to acquire sufficient potable entitlements to serve the project area to recover the SID water allocation to be lost as a result of the proposed change in land use from industrial to residential. The cost of obtaining the allocation, which is expected to be expensive, will be passed to the project proponent and other benefitting areas through a tiered rate structure. The proposed project shall utilize SID water for non-potable irrigation uses to the maximum extent possible. As part of the current negotiations of amendments to the 1972 SID Agreement, the City and SID will agree to cooperate on development of design criteria for new water supply wells including minimum well spacing and well construction details.*	Prior to Annexation	PWD	CDD	Verification of Sufficient Potable Water Entitlements	
4.6-3(a) *The City shall secure 3,900 to 4,900 acre feet per year of additional raw water entitlements prior to buildout of the General Plan. To monitor growth so that existing supplies are not overmatched by demands, the City shall annually project demands and entitlements for five years in the future as part of the annual Growth Audit process. When the audit shows that insufficient supplies will be available to meet the five-year projected demand, the City shall process a General Plan Amendment to lower growth demands to match available supplies. The cost of obtaining new water supplies will be passed on to benefitting areas through a tiered rate structure.*	Prior to Buildout of General Plan/Annually	CDD/PWD	CDD	Maintain Annual Supply Entitlements Adequate to Meet Projected 5-Year Demand	
4.6-3(b) *Until it has determined the safe yield of the Tehama Formation, the City will ensure that one well is removed from service in the Tehama Formation for each new well it installs in the project area.*	Prior to acceptance of a well for water production during a 5 year baseline monitoring period	PWD	CDD	Verification that an existing well is removed from service.	
4.7 Wastewater					
4.7-1(a) *Through the review and approval of the City of Vacaville's Director of Public Works, a computer model analysis shall be performed in order to evaluate the adequacy of existing facilities to serve each proposed phase of development of the proposed project. Such analysis will be required prior to approval of improvement plans. In the event that existing facilities are not adequate to serve the proposed development phase, the City will borrow from other development impact fee funds or Redevelopment to fund improvements which are needed in advance of the then-current development impact fee schedule, and for which adequate Development Impact Fee funding is not available.* or	Prior to Approval of Improvement Plans	Developer/PWD	CDD	Verification That Required Improvements Have Adequate Funding for Construction	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.7-1(b) *In the event that existing facilities are not adequate to serve the proposed development phase and adequate DIF funding to serve the phase is not available, the City will delay other sewer and water projects so that improvements are in place at the time they are needed by the development.*	Prior to Approval of Improvement Plans	PWD	CDD	Verification That Required Improvements Have Adequate Funding for Construction	
4.7-2 *Construction of trunk sewers with depth of cover in excess of 12 ft shall be subject to the approval of the Director of Public Works. Service lateral connections shall not be allowed at depths greater than 12 feet If required, a parallel collector sewer shall be installed to collect flows from laterals between trunk sewer manholes.*	Prior to Approval of Improvement Plans	Developer/PWD	CDD	Approval of Improvement Plans	
4.8 Public Services					
4.8-1 *Prior to the issuance of the first final subdivision map by the City of Vacaville the project proponent, in conjunction with the City of Vacaville, shall implement the following policies contained in the proposed Specific Plan:* *As provided in the Development Agreement A. Mello Roos District to fund revenue shortfalls to the City's General fund will be formed if analysis shows it is needed.*	Prior to Issuance of First Final Subdivision Map	Developer/CDD	CDD	Approval of First Final Subdivision Map	
4.8-2 *Implement Mitigation Measure 4.8-1.*	Prior to Issuance of First Final Subdivision Map	Developer/CDD	CDD	Approval of First Final Subdivision Map	
4.8-3 *Implement Mitigation Measure 4 8-1.*	Prior to Issuance of First Final Subdivision Map	Developer/CDD	CDD	Approval of First Final Subdivision Map	
4.8-4(a) *The City shall continue to provide for adequate police protection services and equipment throughout the City, as it deems necessary and feasible.*	Ongoing	CDD	CDD	City Budget Provides Adequate Police Protection Services as Deemed Necessary and Feasible by City Council	
4.8-4(b) *The City shall require all construction sites where equipment is stored overnight to provide private security measures. In addition, all new commercial development shall make use of lighting and landscaping measures to provide adequate security for employees and customers.*	During Construction	Developer	CDD	Site Inspection	
4.8-4(c) *The City shall require each development proposal within outlying Policy Plan or Specific Plan areas to prepare a fiscal analysis to determine the impact of the project on general fund services and if necessary, require the formation of a Community Facilities District within the area to fund revenue shortfalls to the general fund.*	During Project Submittal Process	CDD	CDD	Submittal of Fiscal Analysis	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.8-5(a) *The City of Vacaville shall continue to provide for adequate fire suppression, rescue, prevention and inspection services throughout the City, as it deems necessary.*	Ongoing	CDD	CDD	City Budget Provides Adequate Fire Protection Services as Deemed Necessary and Feasible by City Council	
4.8-5(b) *Implement Mitigation Measure 4.8-4(c).*	During Project Submittal Process	CDD	CDD	Submittal of Fiscal Analysis	
4.9 Flooding, Drainage, and Water Quality					
4.9-1(a) *A flood plain study shall be conducted by a registered civil engineer to determine the boundaries of the Gibson Canyon Creek 100-year flood plain following proposed channel modifications. This study shall be completed prior to the approval of any development in the 100-year flood plain as currently designated by the Solano County FIRM.*	Prior to Approval of Development in the Gibson Canyon Creek 100-Year Flood Plain	Developer/PWD	CDD	Submittal of Study	
4.9-1(b) *The flood plain study shall be submitted to FEMA in accordance with all FEMA requirements for the flood plain map revision process.*	Upon Completion of the Flood Plain Study	PWD	CDD	Verification of Submittal to FEMA	
4.9-1(c) *Until such time FEMA map revisions are approved and the 100-year flood plain is removed from the affected area, or if the 100-year flood plain would remain on the proposed project site, all development shall proceed in compliance with all applicable FEMA requirements for construction in the 100-year flood plain.*	Prior to FEMA Map Approval or When 100-Year Flood Plain is Removed from Affected Area	Developer/CDD	CDD	Site Inspection to Verify Compliance	
4.9-2 *The proposed project shall include drainage improvements and detention basins designed to accommodate 10-year and 100-year flows. Detention facilities shall be adequate to limit discharges from the proposed project such that peak flows do not exceed peak flows experienced under existing conditions. In addition, the project shall construct detention facilities that will effectively mitigate for the development of approximately 100 acres of the Interchange Business Park located within drainage areas of GIB-12 and GIB-13. Drainage improvements shall be designed to the City's Design Standards and will include provisions (including pumping facilities, if necessary) adequate to ensure draining during high flows in the main channels and to prevent increased flows downstream due to the occurrence of simultaneous peak flows from upstream.*	Prior to Submittal of Local Improvement Plans	Developer/PWD	CDD	Approval of Project Design Improvement Plans and Site Verification	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.9-3 *A comprehensive storm water management plan shall be prepared by a registered civil engineer or registered professional hydrologist for approval by the City prior to submittal of local improvement plans. The management plan shall be designed to protect water resources from water quality impacts of runoff generated by the project, to the maximum extent practicable, identifying constructed and programmatic Best Management Practices as required to achieve this goal.*	Prior to Submittal of Local Improvement Plans	Developer/PWD	CDD	Submittal of Plan	
4.9-4 *Channel improvements, detention facilities or pipelines shall be constructed to fully contain 10-year and 100-year runoff events for all drainage ways which are potential sources of flooding on the project site, including portions of the North Horse Creek tributary and Gibson Canyon Creek. A letter of map revision shall be obtained from FEMA, revising the flood plain of Gibson Canyon Creek such that developed areas of the project are no longer affected. All benefitting properties upstream of the project area which drain into Gibson Canyon Creek or North Horse Creek shall participate in funding improvements to accommodate the incremental capacity increase resulting from future development upstream of the project, and outside the 100 acres of Interchange Business Park for which the project proponent shall provide mitigating improvements. The funding mechanism may be an assessment district, a fee credit program, or similar instrument.*	Prior to Local Improvement Plan Implementation	Developer/CDD/ PWD	CDD	Approval of Project Improvement Plan to Site Verification and Established Funding Mechanism	
4.9-5 *The City of Vacaville shall apply for, obtain, and implement a NPDES Municipal Storm Water Permit in accordance with State Water Resources Control Board requirements, once such requirements have been established.*	Conforming to State and Federal Schedules When Established	PWD	CDD	Acquired NPDES Permit on File at the City	
4.10 Geology and Soils					
4.10-1 *The project proponent shall contract with a soils engineer to perform a geotechnical investigation of each project development prior to the completion of final project design. This geotechnical report shall be submitted to the City of Vacaville for approval.*	Prior to Completion of Final Project Design	Developer	CDD	Submittal of Geotechnical Report	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.11 Biological Resources					
4.11-1(a) *The project proponent, in consultation with DFG and/or USFWS, shall conduct a species specific survey for the California tiger salamander, western spadefoot toad, fairy shrimp, tadpole shrimp, and delta green ground beetle. Surveys shall be conducted prior to any ground disturbing activities by qualified biologists in accordance with the most current DFG/USFWS guidelines or protocols to determine the time of year and survey methodology (survey timing for these species is dependent on yearly rainfall patterns and, therefore, determined on a case-by-case basis).* *The survey(s) and subsequent report(s) shall include at a minimum:* ■ *A complete list of species observed on the project site for inclusion in the report.* ■ *A detailed description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted.* ■ *Survey results which include at a minimum:* - *A map showing the location(s) of any special-status species identified on the project site.* - *A detailed description of any identified special-status species population including information on the density, distribution, and habitat quality relative to typical occurrences of the species in question.* - *A discussion of the importance of the population(s) with consideration of both nearby populations and total species distribution.* - *An assessment of significance related to project impacts to any special-status species populations identified on the project site.* - *Recommended mitigation measures to lessen any anticipated significant impacts. Such mitigation measures might do the following:*	Prior to First Groundbreaking Activities and Grading Permit	Developer Through DFG and USFWS	CDD	Submittal and Approval of Surveys	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
1) Demonstrate and ensure that the special-status species populations in question shall be protected on site. This shall include adequate buffer zones and financial means that will ensure the protection and management of the preserve lands in perpetuity. *or* *2) Should on-site preservation be infeasible, the City of Vacaville in consultation with DFG and/or USFWS shall require that a mitigation plan be developed and implemented by the project proponent that will preserve the species at an off-site location. This could be accomplished on suitable public lands or through the purchase of fee title or conservation easement on suitable private lands to ensure protection of the preserve lands in perpetuity. The funding shall also include the amount necessary to maintain, monitor, and provide for remedial actions to ensure the establishment of the species at the new location.*	Prior to Approval of Final Project Design Prior to Approval of Final Project Design	Developer/ Consultant Developer/CDD	CDD CDD	Approval of Surveys and Project Design Submittal of Mitigation Plan	
4.11-1(b) *Prior to any ground disturbing activities and based on the results of the survey, the City of Vacaville, in consultation with DFG and/or USFWS, shall determine whether the project would result in a significant impact to any on-site special-status vernal pool species. The determination of significance shall be based on the information provided from Mitigation Measure 4.11-1(a) as well as, at a minimum, the following criteria:* - *The status of the species in question (officially listed by the State or Federal Endangered Species Acts, candidate species, species of special concern, etc.)* - *The relative density and distribution of the on-site occurrence to typical occurrences of the species in question.* - *The habitat quality of the on-site occurrence relative to historic, current, or potential disturbance to the population.*	Prior to Issuance of First Grading Permit	CDD	CDD	Approval of Biological Surveys	
4.11-1(c) *The project proponent, in consultation with the City of Vacaville, DFG, and USFWS, shall prepare and implement a mitigation plan in accordance with any applicable State and/or Federal statutes or laws.*	Prior to Issuance of First Grading Permit	Developer	CDD	Submittal and Approval/ Implementation of Mitigation Plan	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	Timing/Frequency of Action	Responsibility for Implementation	Responsibility for Monitoring	Standards for Compliance	Verification of Compliance (Initials, Date & Remarks)
4.11-2(a) *The project proponent shall schedule all activities with the potential for disturbance or destruction of active swallow nests on the project site for a time when swallow nests are not occupied by adults or young.* *The determination of nest site occupation shall be determined by a qualified biologist prior to the start of any construction or other potentially disturbing activities.* or	Prior to Issuance of First Grading Permit	Developer	CDD	Upon Verification by Qualified Biologist	
4.11-2(b) *In consultation with DFG, pre-breeding season exclusionary netting shall be installed at potential nesting locations to prohibit the swallows from nesting at that location.* *Success of this mitigation measure shall be confirmed prior to any construction or other potentially disturbing activity by a qualified biologist to determine that swallow nests are not present. Should active swallow nests be present despite this measure, then implementation of Mitigation Measure 4.11-2(a) shall be required.*	Prior to Issuance of First Grading Permit	Developer	CDD	Survey by Qualified Biologist	
4.11-3(a) *The project proponent, in consultation with the City of Vacaville and DFG, shall conduct a pre-construction breeding-season survey (approx. March 15 through August 31) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any burrowing owls or northern harriers (or any other raptors) are nesting on or directly adjacent to the project site.* *Because of the phased nature of the proposed project, surveys can include the entire site or only those areas scheduled for construction during the calendar year. However, because burrowing owls may change nest locations from year to year, the results of above surveys shall only be valid for the construction season that it is conducted.* *The occurrences of tree-nesting raptors is highly unlikely because so few trees occur on the project site. However, these trees shall be included as a part of the raptor nest survey. A detailed report shall be submitted to the City of Vacaville following the completion of the raptor nesting survey that includes, at a minimum, the following information:* ■ *A detailed description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted.* ■ *A map showing the location(s) of any raptor nests observed on the project site.*	Prior to Issuance of First Grading Permit	Developer	CDD	Upon Submittal and Approval of Survey Results by CDD and DFG	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.11-3(b) *The project proponent, in consultation with the City of Vacaville and DFG, shall avoid all burrowing owl and northern harrier (and other raptor) nest sites which may be located on the project site during the breeding season while the nest is occupied with adults and/or young. The occupied nest site shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance will include the establishment of a 300-foot to 500-foot diameter non-disturbance buffer zone around the nest site. The buffer zone shall be delineated by highly visible temporary construction fencing.*	Prior to Issuance of First Grading Permit	Developer	CDD	Verification of Monitoring Results	
4.11-4(a) *A formal wetland delineation, in accordance with the currently accepted Corps methodology, shall be prepared and submitted to the Corps for their verification.*	Prior to Issuance of First Grading Permit	Developer	CDD	Submittal and Approval of Wetland Delineation	
4.11-4(b) *Based on the wetland delineation verified by the Corps, an individual permit, written authorization under an existing nationwide permit, or a written response stating that no further action is required, will be obtained from the Corps prior to the filling or adverse modification of any of the verified delineated wetland habitats on the project site.* *Any required Corps permitting action shall be completed prior to the construction of the first phase of the proposed project and shall include the entire project site and all phases of the project in the permitting action. Implementation of any wetland mitigation (restoration, enhancement, creation) may be phased with the project in accordance to any Corps permit conditions.*	Prior to Issuance of First Grading Permit	Developer	CDD	Acquire Permit or Written Verification of No Further Action	
4.11-4(c) *An application for a Streambed Alteration Agreement shall be submitted to DFG at least 30 days prior to the filling, construction or bridge crossing, realignment, or any modification to Gibson Canyon Creek.*	Prior to Issuance of First Grading Permit	Developer	CDD	Approval of Streambed Alteration Agreement	
4.11-5(a) *Implement Mitigation Measures 4.11-1(a), (b), and (c); 4.11-2(a) and (b); 4.11-3(a) and (b); and 4.11-4(a) and (b).*	See Mitigation Measures 4.11-1(a) through (c); 4.11-2(a) and (b); 4.11-3(a) and (b); and 4.11-4(a) and (b).				

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

NORTH VILLAGES MITIGATION MONITORING PROGRAM					
Mitigation Measure(s)	**Timing/Frequency of Action**	**Responsibility for Implementation**	**Responsibility for Monitoring**	**Standards for Compliance**	**Verification of Compliance (Initials, Date & Remarks)**
4.12 Public Safety					
4.12-1(a) *The City of Vacaville shall coordinate with the Solano County Department of Environmental Health to ensure adjacent facilities comply with all pertinent regulations associated with the use, storage, handling, and transport of hazardous materials.*	Prior to Development	CDD	CDD	Consultation and Verification from Solano County Dept. of Environmental Health	
4.12-1(b) *The developer shall install a six-foot chain link fence around the facility prior to development of the proposed project to protect against trespassers.*	Prior to Development	Developer	CDD	Site Inspection to Verify	
4.12-2(a) *Prior to construction of any educational facility, the College District shall receive clearance from the State Division of Aeronautics that the RNAV-20 approach has been moved so that it is no longer a hazard to school siting.* or	Prior to Approval of Project Design	Developer/CDD	CDD	Written Clearance	
4.12-2(b) *Prior to construction of any educational facility, the College District shall receive clearance from the State Division of Aeronautics that the North Village Specific Plan diagram has been amended to shift the building area of the college site from beneath the RNAV-20 approach.*	Prior to Approval of Project Design	Developer/CDD	CDD	Written Clearance	
4.12-2(c) As a condition of the development of the proposed project, project design must comply with recommendations identified in the Solano County ALUCP recommending an avigation easement beneath Safety Zone C and an overflight easement beneath Safety Zones E and F.	Prior to Approval of Project Design	Developer/CDD	CDD	Written Verification	
4.12-3(a) *The project proponent shall use exterior building materials composed of low-reflectant, non-polished finishes on all project-related structures.*	Prior to Approval of Project Design	Developer	CDD	Approval of Final Project Design and Site Inspection	
4.12-3(b) *The project proponent shall paint bare metallic surfaces such as pipes, flashing, vents, and light standards as to minimize reflectance.*	Prior to Approval of Project Design	Developer	CDD	Approval of Final Project Design and Site Inspection	

CDD = Community Development Dept. DFG = California Dept. of Fish and Game PWD = Public Works Dept. USFWS = U.S. Fish and Wildlife Service

VACAVILLE TREE LIST

1. Screen Trees: Trees in this category are to be used in situations where excessive noise or unwanted views need to be blocked. They can also be used as wind breaks, or to better define a border between two distinct use areas.
2. Residential Streetscape/Parking Lot Trees: These trees must meet certain physical growth characteristics, such as deep root systems so as not to damage pavement or sidewalk, and higher canopies so that pedestrians, cars and trucks can all move easily underneath.
3. Neighborhood/Project Entries: Entry trees are special: usually in their shape, always in their color. Their job is to announce an entrance as clearly recognizable and inviting.
4. Plaza/Rec. Center Areas: Trees used in these types of public areas serve several purposes and functions. They must be attractive, low maintenance, provide shade or sun as needed, and help to define areas of activity, rest, and pedestrian use.
5. Open Space/Fire Buffer: Trees in an open space are generally more "native" in their origin and planted in a more random or natural design based on the existing landscape and topography. Some specific varieties of trees are able to resist fire, and can therefore aid in the control of a fire by slowing down it's forward progress on open land.
6. Gibson Creek Interface: These tree species should be native to the creek area, or riparian in origin. They will provide protection for other plants underneath, all of which will secure the banks of the creek from erosion, and provide a natural environment for local animal life.

		ZONES						
Botanical Name	**Common Name**	**1. Screen Trees**	**2. Residential Streetscape/Parking Lot Trees**	**3. Neighborhood/Project Entries**	**4. Plaza/Rec. Center Areas**	**5. Open Space/Fire Buffer**	**6. Gibson Creek Interface**	**Remarks**
TREES								
Acacia melanoxylon	Black Acacia	●						Not recommended near paving
Aesculus california	California Buckeye					●	●	
Albizia julibrissin	Silk Tree				●			Multi-trunk
Alnus cordata	Italian Alder				●			Not recommended near paving

Botanical Name	Common Name	ZONES						Remarks
		1. Screen Trees	2. Residential Streetscape/Parking Lot Trees	3. Neighborhood/Project Entries	4. Plaza/Rec. Center Areas	5. Open Space/Fire Buffer	6. Gibson Creek Interface	
Alnus rhombifolia	White Alder					●	●	Subject to borers
Arbutua unedo	Strawberry Tree					●		
Celtis sinensis	Chinese Hackberry		●					
Cercis occidentalis	Western Redbud					●	●	Intolerant of poor drainage
Crataegus phaenopyrum	Washington Hawthorne			●				Thorns a problem in pedestrian areas
Fraxinus latifolia	Oregon Ash		●		●			
Fraxinus oxycarpa 'Raywood'	Raywood Ash		●		●			
Jugland hindsii	California Black Walnut					●		
Koelreuteria bipinnata	Chinese Flame Tree		●		●			
Lagerstroemia indica	Crape Myrtle			●				Use Faurieri hybrids
Laurus nobilis	Sweet Bay	●						
Liquidambar styraciflua	Sweet Gum	●	●					Not recommended near paving
Malus	Crabapple			●	●			Select fire blight resistant cultivars
Nerium oleander	Oleander Standard			●				Avoid windy areas
Pistacia chinensis	Chinese Pistache		●		●			
Platanus acerifolia	Sycamore		●					Anthracnose-resistent variety
Platanus racemosa	California Sycamore						●	
Prunus species	Flowering Cherry			●				Non-fruiting variety
Prunus lyonii	Catalina Cherry	●						Fruit litter; resists oak root fungus
Pyrus calleryana	Flowering Pear				●			Disease-resistent cultivar
Pyrus kawakamii	Evergreen Pear	●			●			Low screening only

Botanical Name	Common Name	ZONES						Remarks
		1. Screen Trees	2. Residential Streetscape/Parking Lot Trees	3. Neighborhood/Project Entries	4. Plaza/Rec. Center Areas	5. Open Space/Fire Buffer	6. Gibson Creek Interface	
Quercus agrifolia	Coast Live Oak					●		
Quercus ilex	Holly Oak		●					
Quercus lobata	Valley Oak					●	●	
Robinia ambigua idahoensis	Idaho Locust	●						Not recommended near paving
Salix goodingii	Black Willow						●	
Salix laegivata	Red Willow						●	
Salix lasiolepis	Arroyo Willow						●	
Sapium sebiferum	Chinese Tallow Tree		●		●			
Schinus molle	California Pepper	●			●	●		Fire retardant if reasonably well watered
Sequoia sempervirens 'Aptos Blue'	Coast Redwood	●			●			
Tilia tomentosa	Silver Linden		●		●			
Umbellularia california	California Bay	●				●	●	

Botanical Name	Common Name	Small Shrub	Medium Shrub	Large Shrub	Groundcover	Perennial	Remarks
SHRUBS (con't.)							
Felicia amelliodes	Blue Marguerite					●	
Fragaria chiloensis	Wild Strawberry				●		
Gazania Mitsuwa species	Clumping Gazania-Mitsuwa White				●		Temporary filler
Grevillea 'Noellii'	NCN		●				
Hemerocallis species	Daylilies					●	
Heteromeles arbutifolia	Toyon			●			California Native
Iris douglasiana	Douglas Iris					●	California Native
Ligustrum japonicum 'Texanum'	Texas Privet			●			
Liriope muscari	Big Blue Lily Turf					●	
Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum				●		
Myrtus communis 'Compacta'	Dwarf True Myrtle		●				
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo		●				
Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo		●				
Nerium oleander	Oleander		●				
Oenothera berlandieri	Mexican Evening Primrose					●	Invasive-good on dry slopes
Ophiopogon japonicus	Mondo Grass				●		Does best in shade
Pittosporum tobira	Tobira			●			
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira	●					
Rhaphiolepis indica 'Ballerina'	Indian Hawthorn		●				Not For Public Landscapes
Ribes sanguineum	Pink Winter Current		●				California Native
Ribes viburnifolium	Evergreen Current	●					
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary				●		
Sisyrinchium bellum	Blue-Eyed Grass					●	California Native
Sisyrinchium californicum	Yellow-Eyed Grass					●	California Native
Sollya heterophylla	Australian Bluebell Creeper	●					Needs shade
Spiraea camtoniensis	Spiraea		●				
Spiraea prunifolia 'Plena'	Bridal Wreath Spiraea		●				
Spiraea thunbergii	Spiraea		●				
Spiraea vanhouttei	Spiraea		●				
Thamnus californica 'Eve Case'	California Coffeeberry			●			
Trachelospermum asiaticum	Asiatic Jasmine				●		
[illegible]helo[illegible]um [illegible]inoic'	Star Jasmine				●		

Botanical Name	Common Name	Small Shrub	Medium Shrub	Large Shrub	Groundcover	Perennial	Remarks
SHRUBS (con't.)							
Felicia amelliodes	Blue Marguerite					●	
Fragaria chiloensis	Wild Strawberry				●		
Gazania Mitsuwa species	Clumping Gazania-Mitsuwa White				●		Temporary filler
Grevillea 'Noellii'	NCN		●				
Hemerocallis species	Daylilies					●	
Heteromeles arbutifolia	Toyon			●			California Native
Iris douglasiana	Douglas Iris					●	California Native
Ligustrum japonicum 'Texanum'	Texas Privet			●			
Liriope muscari	Big Blue Lily Turf					●	
Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum				●		
Myrtus communis 'Compacta'	Dwarf True Myrtle		●				
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo		●				
Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo		●				
Nerium oleander	Oleander		●				
Oenothera berlandieri	Mexican Evening Primrose					●	Invasive-good on dry slopes
Ophiopogon japonicus	Mondo Grass				●		Does best in shade
Pittosporum tobira	Tobira			●			
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira	●					
Rhaphiolepis indica 'Ballerina'	Indian Hawthorn		●				
Ribes sanguineum	Pink Winter Current		●				California Native
Ribes viburnifolium	Evergreen Current	●					
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary				●		
Sisyrinchium bellum	Blue-Eyed Grass					●	California Native
Sisyrinchium californicum	Yellow-Eyed Grass					●	California Native
Sollya heterophylla	Australian Bluebell Creeper	●					Needs shade
Spiraea camtoniensis	Spiraea		●				
Spiraea prunifolia 'Plena'	Bridal Wreath Spiraea		●				
Spiraea thunbergii	Spiraea		●				
Spiraea vanhouttei	Spiraea		●				
Thamnus californica 'Eve Case'	California Coffeeberry			●			
Trachelospermum asiaticum	Asiatic Jasmine				●		
Trachelospermum jasminoides	Star Jasmine				●		

Botanical Name	Common Name	Small Shrub	Medium Shrub	Large Shrub	Groundcover	Perennial	Remarks
SHRUBS (con't.)							
Veronica hybrids	Veronica					●	
Vinca minor	Dwarf Periwinkle				●		
Virburnum tinus 'Spring Bouquet'	Viburnum	●					
Zantedeschia aethiopica	Calla Lily					●	

Odor Covenant, Agricultural Processing Facility Disclosure Requirement and Limitation On Ability to Sue For Damages Relative to the Environs of the Gibson Canyon Wastewater Treatment Plant, American Stores Properties and American Home Food Products Plant

The following language will be recorded as a covenant running with the land for the benefit of American Homes Food Products, Inc. (AHFP), American Stores Properties, Inc. (Lucky Stores), and the City of Vacaville (Vacaville) and, further, shall be included within the C.C. & R's of the North Village Development being undertaken by Mission Land Company. Acknowledgment of the covenant shall be signed by each new property owner through development of the land within the North Village Specific Plan area. Subsequent Owners will be on notice through the C.C. & R.'s, preliminary and final title reports, and such other disclosure required by law including, but not limited to, California Civil Code §1102.6a.

By acquiring the (Property), (Owner), on behalf of himself, and his successors in interest, assigns, licensees, lessees, or permittees, shall be deemed to have acknowledged and agreed for the benefit of the lands of American Home Food Products, Inc., American Stores Properties, Inc., and the City of Vacaville's Gibson Canyon Wastewater Treatment Facility, and heirs, assigns and successors in interest as follows:

A. As the date of recordation of this instrument there is an agricultural processing facility, located west of the Interstate 505 freeway, owned and operated by American Home Food Products, Inc., located in the unincorporated are bounded generally by P.G. & E. 230 KV transmission corridor, Crocker Drive, a P.G. & E. 115 KV transmission corridor and Eubanks Drive (Assessor's Parcel Numbers 106-260-140, 106-260-650, and 106-270-050) This facility, which has been in operation more than twenty years on a daily basis including period of twenty-four hour a day operation, operates in such a manner as to cause odors related to food processing which may affect North Village residents, occupants, employees and visitors. These odors may be offensive. In addition, there is another food processing facility adjacent to the American Home Food Products plant owned and operated by American Store Properties, Inc. (Lucky Stores), located in the area generally bound by Midway Road, I-505, a P.G. & E. 230 KV transmission corridor and Eubanks Drive (Assessor's Parcel Numbers 106-240-230 and 106-240-240). In the future, these facilities and/or their operations may be increased. California Civil Code Section §3482.6 provides that agricultural processing facilities shall not be deemed a nuisances provided that they operate as more particularly set forth therein. Further, such facilities must operate in accordance with certain applicable state and federal statutes. Therefore, except as set forth in said provisions of the California Civil Code in effect on the operative date of this Agreement or as set forth in section C below, (Owner) is prevented from bringing any action to abate odors arising from such facilities or to recover damages for nuisance, personal injury or property damage, including damages based on diminution in property value resulting from such odors.

B. The City of Vacaville operates the Gibson Canyon Creek Wastewater Treatment facility located adjacent to North Village on its easterly boundary, located in the area bound by a P.G. & E. 230 KV transmission corridor, the Shallhammer Drain, a P.G. & E. 115 KV transmission corridor, and Leisure Town Road (Assessor's Parcel Number 106-280-020), which facility processes waste water, including wastewater from the facilities described in the foregoing paragraph which processing is an integral part of their processing and storage of food products. This facility shall conclusively be deemed to constitute an agricultural processing facility with the meaning of Civil Code §3482.6, regardless of the actual

degree to which it processes effluent from agricultural or food processing operations. Further, this facility may also operate independently of said facilities by treating wastewater from industrial, commercial and residential land uses including, but not limited to, North Village itself, and in such manner as to cause odors which may affect North Village residents, occupants, employees and visitors. These odors may be offensive. In the future, this facility and/or its operations may be increased. Therefore, except as set forth in section C. below (Owner) is prevented and barred from bringing, and waives any right to bring, any action, claim, suit or otherwise to abate odors arising from said facility or to recover damages for nuisance, personal injury or property damage, including damages based on diminution of property value resulting from such odors.

C. Except as may be specifically prohibited by §3482.6 above, nothing in sections A and B above, or otherwise contained herein, shall prevent (Owner) from bringing an action based upon or arising from the violation of any law regulating operation of said facilities.