WOODCREEK SUBDIVISION

PROJECT DESCRIPTION

Project Location:

The Woodcreek project is a proposed 66-lot subdivision located on approximately 33 acres of land that comprise three existing land parcels. Located in western Solano County, this triangular property is bordered by Oakwood Drive to the west, Suisun Valley Road to the east, and Rockville Road to the north. The local area is characterized by large residential lot development, open space and agricultural lands.

Existing Site Conditions:

This site gently slopes to the southeast from a high point at the intersection of Oakwood Drive and Rockville Road, draining under Suisun Valley Road to the east. The site is currently used for grazing and agricultural activities with one small, wood constructed building located in the northeast portion of the property. The predominate vegetation covering the site is grass lands, with one oak tree in the northeast corner. Other vegetation, mostly shrubs, are located along the borders of the property and along drainage ways.

The site is bisected by a canal which extends from Rockville Road to the south of the property where it turns east, following the southern property border until it exits under Suisun Valley Road. Adjacent to Oakwood Drive, a roadside ditch borders the property, turning to the east and joining the canal as it heads eastward.

Current site drainage consists of sheet flow across this property. The site drainage is impacted from properties to the north and collection of runoff from large watersheds including both Rockville Road and uphill properties. Significant proposed development to the northwest of this property could potentially add considerable storm water drainage to this site and nearby properties.

Approximately midway along the northern boundary, the Putah South Canal enters the site via an underground siphon within the Putah Canal Right of Way (ROW). It continues diagonally across the site and surfaces at the canal southwest of the site. Other ROWs and easements, mainly for irrigation and drainage, exist on the site. The majority of these are located east of the canal bisecting the property.

The site lies within Zone C of the FEMA Flood Insurance Rate Map, and is thus defined as an area of minimal flooding.

Based on conversations with Planning staff, no oil/gas development permits exist on the site.

Site Zoning and Land Use

Based on the Solano County General Plan currently in place, the site's land use is designated as "Suburban (1-4du/acre)". In the 2008 Draft Solano County General Plan, the land use remains essentially unchanged, although it will now be referenced as "Traditional Residential Community (1-4 du/acre)". Current zoning of the three parcels is "Residential Estate Minimum 1-acre Lot (RE-1)".

Proposed Subdivision:

Woodcreek 66 is intended to be a 66-lot, single-family, residential subdivision reflecting local character and development patterns. Homes are to be designed to reflect the "country" character and setting of the area. Individual lots will consist of a single-family residential parcel, approximately one-quarter acre in size (10,000 sf min.). Gateways into the project will be created at connections to Suisun Valley Road and Rockville Road. Common space design, open space and recreational opportunities will be addressed as part of the precise development plans.

Woodcreek's design responds to the existing land patterns through layout, lot size and density. Individual parcels are arranged to replicate existing land patterns, leaving an open space buffer along Rockville Road and the canal. Open space parcels bordering both sides of the entry road from Suisun Valley Road create a separation from the traffic and a gateway into the eastern side of the development. Storm water treatment and storage will be addressed as part of the site design for these open areas.

Along with responding to zoning policies and subdivision design guidelines, Woodcreek 66 will address the onsite and surrounding storm water drainage issues. The need to provide dedicated space for drainage ditches, canals, swales and storm water retention, required a full understanding of drainage impacting this site. Although current zoning requires a minimum of one acre sites, using a site layout with smaller lots (approximately one-quarter acre) provides areas to mitigate high water events. As a benefit, the smaller lots coupled with the open space, provides a more aesthetic layout and opportunities for recreation, restoration of native habitat and buffering for privacy.

A proposed pathway is located along the channel and will extend through the property to connect with Suisun Valley Road. Alternatives for the specific location will be coordinated with the site layout and refined during the precise development plans. Woodcreek 66's design intent is to provide safe pedestrian connections within the community—access to local destinations, neighborhoods and recreation areas such as Rockville Hills Park—for local residents.

The minimum 10,000 sf lots proposed in the subdivision are consistent with the County General Plan land use designation. A re-zoning application will be submitted in the project application to redefine the parcels as a "Policy Plan Overlay District (PP)". The development of the project will provide for Single-Family Detached Residential Housing on 10,000 sf minimum lots. Setbacks will generally conform to the RE 1/4 zone except that the side yard setback will be 15 ft. total (both sides) and 5 ft. minimum. The rear yard setback will be 15 ft. minimum with a 20 ft. typical for the subdivision.

Hydrology:

Currently, three large watersheds from the Rockville Hills flow through this project. The drainage ditch along Oakwood Drive collects two of the major watersheds with the third entering the site through the culvert beneath Rockville Road. This culvert connects into the channel bisecting the property. The water on this site will exit through two proposed 10' x 3' box culverts beneath Suisun Valley Road and drain eastward toward Cordelia Slough.

As part of the proposed plans, improvements along Rockville Road will be necessary to address storm water drainage and development impacts. To reduce flooding and improve safety along Oakwood Drive, storm water will be directed to a new swale to be installed along Rockville Road. Additional proposed upgrades would include new a 2-foot wide gravel shoulder on Oakwood Drive, a concrete lined ditch along the eastern side of the street, and filling the remaining portion of the existing drainage ditch along Oakwood Drive.

As stated above, water currently draining through the ditch along Oakwood Drive will be redirected along the northern property boundary (along Rockville Road) connecting to the existing drainage channel. Measures to control flooding and improve water quality would be handled on-site. In an effort to mitigate flooding in adjacent areas surrounding the site providing benefit to proposed and existing home owners, a new ditch is proposed along the northeastern property line. To address current flooding conditions behind properties along Suisun Valley Road, this new ditch would collect storm water ponding in these areas. This ditch would connect to the main channel running under Suisun Valley Road.

Storm drain pipes will be proposed along the roadway approximately every 400 feet. Runoff from proposed properties and roadways will exit the storm drain system and enter a vegetated swale. A detention basin system along Suisun Valley Road will be designed to mitigate storm water flows from the site to existing levels. Storm drain runoff and water quality impacts will be mitigated through the bioswales, then enter existing and proposed drainage channels where it will then exit the site.

Geotechnical Conditions:

Geotechnical investigation has shown the site conditions remain relatively constant across the entire property. Surface soils are composed of moderately expansive, soft and hard silty and sandy clays overlying bedrock. Bedrock varies from relatively shallow approximately two feet—in the southwest corner, to over 15 feet in the northwest corner. As noted in the geotechnical report, clay soils generally have slow infiltration rates.

Environmental Conditions:

Through environmental studies, both the canal and the ditch along Oakwood Drive have been designated as jurisdictional waterways. Small seasonal wetlands located in the southeast portion of the property have been identified. Development mitigation for these elements has been identified and addressed in the proposed site layout. Site stabilization and plantings will further support the mitigation recommendations.

Utilities:

Potable water for domestic use and fire protection will be provided by way of a Community Services Agency (CSA) formed by the County of Solano. The water will be purchased from the adjacent City of Fairfield. Irrigation water for the open space areas of the project will be supplied by the Solano Irrigation District (SID). The proposed project is within the boundaries of the SID. An alternative to potable water being supplied by the City of Fairfield would be for the CSA to purchase water from the City of Vallejo. Vallejo has a major supply line located along the north boundary of the project.

The intent for the proposed sanitary sewer is the connection of 66 single-family units to Fairfield Suisun Sanitary District. Approximately half of the units on the site (front portion) currently fall within the Sanitary District and will not require annexation. The units on the back half of the site will require enabling legislation from the Local Agency Formation Commission (LAFCO).

This project was reviewed with County Planning staff in a pre-filing conference attended by the applicant/owner and CSW-Stuber Stroeh.