

A.1 – CLEAR RECOVERY ZONE POLICY

This document outlines the County's standards for clear recovery zones and utility placement in the County right-of-way. These standards are County specific and designed for rural arterial roads or smaller. These standards follow the Caltrans Highway Design Manual Sections 302, 307, 309. Per Section 309.3.C, the minimum horizontal clearance for rural County roads shall be the widths listed in Table 302.1 & 307.2. These tables can be found in Exhibit A of this policy.

New Construction Projects and 3R Projects (Resurfacing, Restoration, or Rehabilitation) will conform to Table 307.2 of the Highway Design Manual dated July 1st, 2020. Slow-moving vehicle lanes are defined as 35 mph or less in Solano County & may have a 4' shoulder as described in Table 302.1. Roadways with roadside ditches that have steep slopes greater than 1:3 are exempt from clear recovery zone requirements. Slopes greater 1:3 are considered nonrecoverable. Complete removal of trees within the County right-of-way is not feasible due to capacity constraints and the environmental benefits provided by these trees.

Utilities that benefit the public will be permitted within the right-of-way under the following conditions:

- Above ground utilities must be placed at least eight feet from the travel lane on tangents.
- Above ground utilities will not be permitted within eight feet from the edge of pavement on roadway curves.
- On roads with a speed limit of 35 mph or less, utilities may be positioned as close as four feet from the traveled way on tangents.

These guidelines are designed to balance safety, environmental preservation, and public utility needs. Engineering judgment should be applied in the review of hazards within the clear recovery zones. The Director of Resource Management, or their designee, may modify these requirements when warranted.

Exhibit A: Highway Design Manual Design Tables

Table 302.1

Boldface Standards for Paved Shoulder Widths on Highways

Highway Type	Paved Shoulder Width (ft)	
	Left ⁽⁸⁾	Right ⁽⁸⁾
Freeways & Expressways		
2 lanes ⁽¹⁾	--	8 ⁽⁶⁾
4 lanes ⁽¹⁾	5	10
6 or more lanes ⁽¹⁾	10	10
Auxiliary lanes	--	10
Freeway-to-freeway connections		
Single and two-lane connections	5	10
Three-lane connections	10	10
Single-lane ramps	4 ⁽²⁾	8
Multilane ramps	4 ⁽²⁾	8 ⁽³⁾
Multilane undivided	--	10
Collector-Distributor	5	10
Conventional Highways		
Multilane divided		
4-lanes	5	8 ⁽⁷⁾
6-lanes or more	8	8 ⁽⁷⁾
Urban areas with posted speeds less than or equal to 45 mph and curbed medians	2 ⁽⁴⁾	8 ⁽⁷⁾
Multilane undivided	--	8 ⁽⁷⁾
2-lane		
RRR	See Index 307.3	
New construction	See Table 307.2	
Slow-moving vehicle lane	--	4 ⁽⁵⁾
Local Facilities		
Frontage roads	See Index 310.1	
Local facilities crossing State facilities	See Index 308.1	

NOTES:

- (1) Total number of lanes in both directions including separate roadways (see Index 305.6). If a lane is added to one side of a 4-lane facility (such as a truck climbing lane) then that side shall have 10 feet left and right shoulders. See Index 62.1.
- (2) May be reduced to 2 feet upon concurrence from the Project Delivery Coordinator that a restrictive situation exists. 4 feet preferred in urban areas and/or when ramp is metered. See Index 504.3.
- (3) May be reduced to 2 feet or 4 feet (4 feet preferred in urban areas) in the 2-lane section of a non-metered ramp, which transitions from a single lane upon concurrence from the Project Delivery Coordinator that a restrictive situation exists. May be reduced to 2 feet in ramp sections having 3 or more lanes. See Index 504.3.
- (4) For posted speeds less than or equal to 35 mph, shoulder may be omitted (see Index 303.5(5)) except where drainage flows toward the curbed median.
- (5) On right side of climbing or passing lane section only. See Index 301.2(1) for minimum width if bike lanes are present.
- (6) 10-foot shoulders preferred.
- (7) Where on-street parking is allowed, 10 feet shoulder width is preferred. Where bus stops are present, 10 feet shoulder width is preferred for the length of the bus stop. If a Class II bikeway is present, minimum shoulder width shall be 8 feet where on street parking is provided plus the minimum required width for the bike lane.
- (8) Shoulders adjacent to abutment walls, retaining walls in cut locations, and noise barriers shall be not less than 10 feet wide. See Index 303.4 for minimum shoulder adjacent to bulbouts. See Index 309.1(4) for minimum shoulder width adjacent to high speed rail facilities.

Table 307.2

Shoulder Widths for Two-lane Roadbed New Construction Projects

Two-way ADT (Design Year)	Shoulder Width ⁽¹⁾ (ft)
Less than 400	4 ⁽²⁾
Over 400	8 ⁽³⁾

A.2 – VMT POLICY

In consideration of the State of California's goals to reduce greenhouse gas (GHG) emissions with SB375, and to reduce vehicle miles traveled (VMT) with SB743, the following findings, measures, exemptions, and mitigations shall be considered and incorporated into the Department's review of use permits and other discretionary actions requiring CEQA consideration of vehicle trips and vehicle miles traveled.

Findings:

The following constitute findings that memorialize pertinent State law and Solano County's existing activities and commitments that are reducing GHG and VMT countywide:

1. SB375 establishes the value of local farm products being processed and consumed in local markets and recognizes that this system goal significantly reduces GHG due to resulting reduced VMT in farm/product distribution and consumption. SB375 provides the means to facilitate this goal by providing for Counties to receive financial incentives for farm to market transportation investments:
 - a. Section 65080 of the State code reads, "The metropolitan planning organization or county transportation agency, whichever entity is appropriate, shall consider financial incentives for cities and counties that have resource areas or farmland, as defined in Section 65080.01, for the purposes of, for example, transportation investments for the preservation and safety of the city street or county road system and farm to market and interconnectivity transportation needs."
2. SB375 establishes the value of growth within Counties to occur primarily within the cities, boundaries, and recognizes that this system goal significantly reduces GHG due to resulting reduced VMT with smart growth (pedestrian options), reduced trip lengths, and local transit alternatives. Solano County is an orderly growth county, having passed the Orderly Growth initiative in 1984 and extending it to 2028.
 - a. Section 65080 of the State code reads, "The metropolitan planning organization or county transportation agency, whichever entity is appropriate, shall also consider financial assistance for counties to address countywide service responsibilities in counties that contribute towards the greenhouse gas emission reduction targets by implementing policies for growth to occur within their cities."
 - b. Solano County's commitment to the Orderly Growth Initiative provides mitigation for development in the unincorporated County.
3. SB743 establishes the value of transit and multimodal oriented investment and development and recognizes that this system goal significantly reduces GHG due to reduced vehicle trip demand and reduced VMT.

4. California Office of Planning & Research has issued a *Technical Advisory On Evaluating Transportation Impacts in CEQA* for guidance and recommendations in local agency consideration of VMT from development.
5. Solano County continues to commit its whole share of Transportation Development Act (TDA) Article 8 funds, approximately \$750,000, to countywide and regionally beneficial transit services provided by Soltrans and the Solano Transportation Authority.
 - a. The County commits funding for its per capita use and population shares to countywide and regionally beneficial transit services at approximately \$200,000 per year.
 - b. The remainder of the County's TDA Art 8 funding, approximately \$550,000, goes to subsidize city and regional transit services, and provides mitigation credit for VMT generation in the unincorporated areas of the County.
 - c. Solano County's financial commitments to fund and subsidize transit services for cities provides mitigation for projects in the unincorporated County.
6. Solano residents generate a significant number of commuting trips (large VMT) for employment outside of Solano County. Job creation within Solano County has the potential to reduce VMT by creating local employment options that reduce the longer VMT commute trips.
7. Solano County has planned a countywide network of bike routes/lanes to increase multimodal accessibility and use of the public rights of way, and requires impacting private development to construct these improvements, thus decreasing vehicle trips and VMT.
8. Solano County constructs shoulder improvement and bike lanes to enhance the safety and use for multimodal access of the public rights of way, and thus decreasing vehicle trips and VMT.

Measures:

To determine the extent and potential for a Use Permit or other discretionary development to impact traffic operations and VMT, an applicant may be required to submit information and studies that vary depending on the amount of traffic generation:

1. An application which generates 10 truck trips per day or less and 50 total vehicle trips per day or less does not need to provide a traffic study as part of the application.
2. An application which generates more than 10 truck trips per day and/or more than 50 total vehicle trips per day must provide a traffic study as part of the application.

A traffic study must include standard discussion and analysis for route use, corridor operations, intersection operations, level of service changes, frontage geometry, encroachment conditions, proposed improvements, etc. In consideration of trip generation and VMT, the study must include discussion and analysis of anticipated route uses, trip

generation, trip length estimates, multimodal options, transit options, carpool/vanpool options, and also any improvements or operations that will facilitate reduction in vehicle trips and VMT.

A traffic study for a Use Permit or other discretionary development that generates more than 10 truck trips per day shall also include axle loading and life cycle analysis of the used portions of Solano County right of way, pavement degradation discussion, and proposed mitigation(s).

Impacts and Mitigations:

Department staff shall consider the above findings and measures in order to determine if, and to what extent, mitigations will be required for the trips and VMT generated in the application. The following are recommended guidelines for less than significant impact and mitigation requirement determinations:

“Less Than Significant Impact”:

1. A Use Permit or other discretionary development which generates 110 total vehicle trips per day or less (770 total vehicle trips per week or less) will have less than significant impact on VMT. Employee trips are not considered in the total vehicle trip generation due to the reduction in regional commute trips and VMT due to local job creation.
2. An agricultural development that facilitates farm products primarily to local ag processing centers, cities, and markets in Solano County will have less than significant impact on VMT.
3. A development that is within ½-mile of an active transit stop with reasonable transportation connections qualifies for less than significant impact on VMT.
4. A development that is adjacent to a fully developed and connected system of bike lanes qualify for less than significant impact on VMT for up to 125 total vehicle trips per day or less (875 total vehicle trips per week or less).

Mitigation Options for VMT:

1. Construction of bike racks, a charging station, and/or other various multimodal improvements at the development site will be considered as minor mitigation.
2. Business plans that include carpool/vanpool coordination for employees at the development site will be considered as minor mitigation.
3. Operating a vanpool or providing on-demand transit services for employees at the development site to reduce trips to below 110 vehicles per day will be considered as major mitigation.

4. Construction of a nearby active transit stop in the public right of way by the applicant will be considered as major mitigation.
5. Construction of sidewalks and other pedestrian gap improvements in the public right of way by the applicant to connect to other fully connected public pedestrian facilities will be considered as major mitigation.
6. Construction of frontage Class 2 (or better) bike lanes in the public right of way by the applicant to connect to other fully connected public Class 2 (or better) bike lanes will be considered as major mitigation.

These impact and mitigation guidelines may be supplemented with pertinent information related to the application, site location, Solano Transportation Authority's Active Transportation Plan, as well as local and regional transit services. Staff may also consider technological changes and advances that reduce VMT that are not currently in active use on the date of this memorandum.

A.3 – DETENTION BASIN DESIGN AND SIZE POLICY

The use of detention basins is a common approach for mitigating stormwater runoff impacts due to development. The detention basin design must be consistent with Solano County Code (SCC) Chapter 31 Grading, Drainage, Land Leveling, and Erosion Control ordinance, Solano County Road Improvement Standards and Land Development Requirements. The data for calculating runoff shall be taken from the Solano County Water Agency Hydrology Manual (1999). The following analysis must be considered in determining the proper design:

1. Hydrologic analysis of the current and proposed watershed conditions.
2. Evaluation of the 10 year, 2-day and 100-year, 2-day frequency storms.
3. Evaluation of the short-duration-high-intensity and long-duration-low-intensity 24-hour storms, based on the time of concentration.
4. Allowable discharge given downstream drainage characteristics.

The following requirements must be met for design:

1. An emergency spillway constructed of non-erosive material.
2. Full containment of the 100-year frequency storm (both short- and long-duration storms) before the emergency spillway is engaged.
3. Inflow conveyance, outflow conveyance (orifices, weirs, risers), outflow constraints (trash racks, rip rap, or similar energy dissipation system), erosion control measures, and compaction testing requirements.
4. Two feet of freeboard for the 100-year frequency storm.
5. Side slopes shall not exceed 3:1.

The report must include:

1. Watershed Parameters
2. Inflow Hydrograph
3. Stage vs. Storage Curve
4. Stage vs. Discharge Curve
5. Basin Routing (Inflow-outflow hydrographs for various frequencies and durations)
6. Summary Table of All Basin Routings

Major grading permits require all the above Engineering analyses and reports if detention basin(s) are proposed to be constructed. Minor grading permits do not require full Engineering analyses, but these guidelines should still be used to properly design the detention. The Mitigating Increased Runoff Policy governs the design flow for the different regions of the County and shall be used as the basis for design.

These are the typical guidelines for designing a detention basin and may be modified on a project-specific basis at the discretion of Solano County Engineering. Any deviation from these guidelines must be approved by Solano County Resource Management prior to the submittal of the report.

Solano County Code (SCC) Chapter 31 Grading, Drainage, Land Leveling, and Erosion Control ordinance governs all grading, drainage, land leveling, and erosion control work in Solano County. The ordinance addresses the problem of increasing peak runoff as a result of development and requires mitigation measures listed in SCC Article III Design Principles and Standards. SCC Section 31-30 (h) states "The plan shall identify mitigation measures that result in no net increase in peak runoff due to the development." Further guidance on this requirement is given in the SCC Section 31-30 (i), which states "Development that creates impervious surfaces in excess of 5,000 square feet must ensure that surface runoff rates exceeding predevelopment levels shall be retarded by appropriate structural and vegetative measures to be maintained on an annual basis."

Development that is classified as Major shall require a Civil Engineer to prepare a hydrology/hydraulic study verifying that the peak runoff is held to predevelopment levels. Major grading activities are those that do not match and do exceed the criteria listed in SCC Section 31-23 (a-h). Major grading projects that include the use of detention basins to mitigate the increased runoff must follow Solano County Public Works Engineering's "Detention Basin Design Policy" and submit all required reports and documentation.

Development that is classified as Minor may use the following methods to show mitigation of increased runoff and do not necessarily require a Civil Engineer's design. Minor grading activities are those that match and do not exceed each of the criteria listed in SCC Section 31-23 (a-h).

1. Reference the Solano County Water Agency Hydrology Manual Quadrant Map attached herein for your respective quadrant sizing requirement.
2. Create a detention basin with [Region A, B, C, or D] cubic feet of storage for every 1,000 square feet of impervious surface area created by the development.

This policy for mitigating increased runoff for Minor grading projects is created from a simplified Rational Method based on the four regions that are shown in Figure 1.

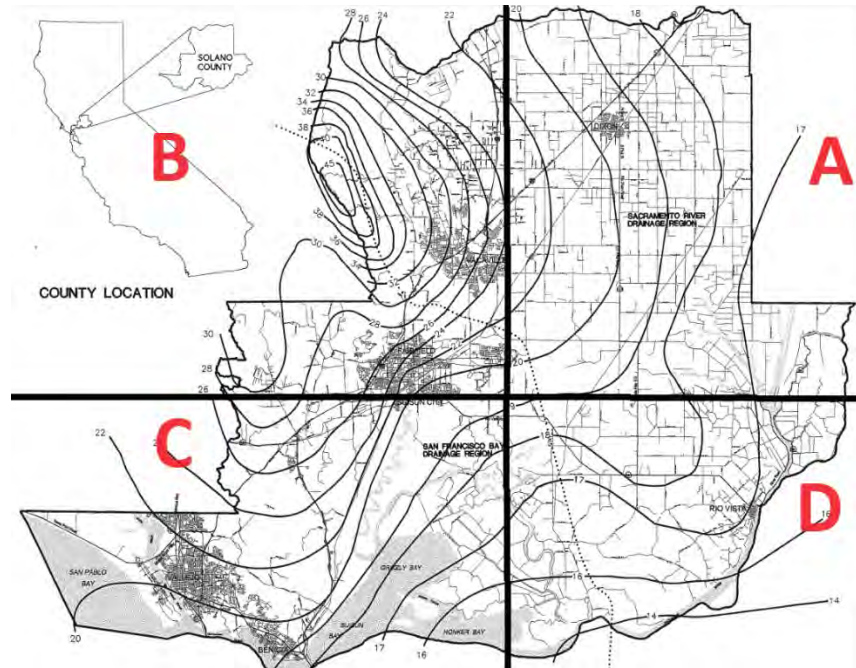


Figure 1: Four Regions

Methodology

For each region, detention pond sizing is ruled by the isohyetal with the highest rainfall intensity for a design storm with a 100-year return period, per SCWA Hydrology Manual:

Region A: Isohyetal 22

Region B: Isohyetal 38

Region C: Isohyetal 28

Region D: Isohyetal 19

The Rational Method is used to determine peak flow from post-development impervious areas:

$$Q = C * I * A$$

Where,

Q = Design Discharge (CFS)

C = Runoff Coefficient

I = Rainfall Intensity (in/hr)

A = Drainage Area (acres)

Region A:

Isohyetal 22: $i = 1.19$ inch/hour

Impervious Area, A (SF)	Q_p (CFS)	Storage Required (CF)
5,000	0.052	168
10,000	0.103	335
15,000	0.155	503

Region B:

Isohyetal 38: $i = 2.05$ inch/hour

Impervious Area, A (SF)	Q_p (CFS)	Storage Required (CF)
5,000	0.089	257
10,000	0.178	514
15,000	0.267	771

Region C:

Isohyetal 28: $i = 1.52$ inch/hour

Impervious Area, A (SF)	Q_p (CFS)	Storage Required (CF)
5,000	0.066	190
10,000	0.132	379
15,000	0.197	569

Region D:

Isohyetal 19: $i = 1.03$ inch/hour

Impervious Area, A (SF)	Q_p (CFS)	Storage Required (CF)
5,000	0.045	129
10,000	0.089	258
15,000	0.134	387

Summary

The table below shows a summary of the required storage (CF) per 1000-SF of impervious area created in each region. The applicant needs to show the County which quadrant their project is located (on the application's area/vicinity map). The County has the discretion to modify these quadrants on a project-specific basis, if the project is located on/near a quadrant boundary.

Project Location	Required Storage (CF) per 1,000-SF impervious Area
Region A	35
Region B	55
Region C	40
Region D	30

A.4 – PUBLIC IMPROVEMENT AGREEMENT

The Solano County Subdivision Ordinance provides for the execution of various types of agreements between subdividers and the County of Solano. The wording in the agreements listed below has been found to be acceptable in the past. These forms are for information purposes only and the actual agreement for a particular subdivision may be different.

This agreement is used when public improvements in a subdivision are to be constructed subsequent to the filing of a final map or parcel map for record. The agreement must be secured by means of a security that is acceptable to the County.

AGREEMENT IN REFERENCE TO IMPROVEMENTS

THIS AGREEMENT, made and entered into this ____ day of _____, ____, by and between _____ (hereinafter referred to as "SUBDIVIDER"), first party, and COUNTY OF SOLANO, (hereinafter referred to as "COUNTY"), second party.

WITNESSETH

THIS AGREEMENT is based upon the following premises:

This Agreement is executed pursuant to the provisions of the Subdivision Map Act of the State of California and Chapter 26, Solano County Code, adopting regulations for the development of land as subdivisions in said County and providing procedures thereof.

NOW THEREFORE, Subdivider for and in consideration of the approval of the (final) (parcel) map number ____ provides and agrees with County as follows:

1. Performance of Work

Subdivider will cause to be done and performed in a good and professional manner, in accordance with the Solano County Road Improvement Standards and Land Development and Subdivision Requirements, and under the direction and to the satisfaction of the Solano County Director of Transportation all of the following work and improvements:

Streets, street name signs, traffic signs, pavement markings, storm drainage facilities, survey monuments and all other improvements for the above named subdivision as shown on the improvement plans titled ____ approved by the Director of Transportation on ____ (Date) ____.

2. Work: Places and Grades

All of said work is to be done at the places, of the materials, in the manner, and at the grades shown upon the plans and specifications therefore, and to the satisfaction of the Director of Transportation.

3. Work: Time for Commencement and Performance

County hereby fixes the time for the commencement of said work to be on the _____ day of _____, and for its completion to be within ____ calendar days thereafter. At least five (5) days prior to the commencement of work hereunder, Subdivider shall notify the Director of Transportation, in writing, of the date fixed by it for commencement thereof, so that Director of Transportation, or other authorized personnel, shall be able to provide services of inspection thereof.

The estimated cost of improvements is \$_____. The total plan check and inspection costs are \$____ of which \$_____ has been paid. The remaining plan check and inspection costs are due and payable prior to consummating this Agreement.

Subdivider shall comply with Article XI of the Solano County Subdivision Ordinance relative to providing security acceptable to County, and it is further understood and agreed that the security must guarantee the completion of said improvements and the payment therefore. The security in the case of failure to perform shall be in the penal sum of \$_____ being _____ times the estimated cost of the improvements.

Whenever any work is being done contrary to the provisions of this Agreement, the Director of Transportation may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Director of Transportation or his or her authorized representative to proceed with the work.

4. Repairs and Replacements

Subdivider shall replace, or have replaced, or repair, or have repaired, as the case may be, or pay to the owner, the entire cost of replacement or repairs, of any and all property damaged or destroyed by reason of any such work done, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the County or by any public or private corporation, or by any person whomsoever, or by any

combination of such owners. Written proof satisfactory to the Director of Transportation of the County shall be submitted to him or her showing Subdivider has a liability insurance policy that will guarantee to the County the performance of this paragraph.

5. Utility Deposit-Statement

Subdivider shall file with the Director of Transportation prior to the commencement of any work to be performed within the area shown on the Improvement Plans, a written statement signed by Subdivider and each public utility corporation involved to the effect that the Subdivider has made the deposit legally required by such public utility corporation for the connection of any and all public utilities to be supplied by such corporation within such subdivision.

6. Default in Performance of Agreement

If Subdivider refuses or fails to obtain execution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if the Subdivider should be adjudged a bankrupt, or it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed in the event of its insolvency, or it, or any Contractor employed by it, should violate any of the provisions of this Agreement, the Director of Transportation or the Board of Supervisors may serve written notice upon it and its sureties of its intention to declare this contract in default. Such notice shall contain the reasons for such intention to declare this contract in default. Unless within fifteen (15) days after the serving of such notice, such violation shall have ceased and satisfactory arrangements for the correction thereof shall have been made, this Agreement may, at the option of the County, upon expiration of said time, be in default.

7. Performance by Sureties or County

In the event of any such default, the County shall immediately serve written notice thereof upon the Subdivider and its sureties, and the sureties shall have the right to take over and complete the work and the improvement herein specified; provided, however, that if the sureties within fifteen (15) days after the serving of said notice of default do not give the County written notice of their intention to take over the performance of the contract, and do not commence performance thereof within fifteen (15) days after notice by the County of said election, the County may take over the work and prosecute the same to completion, by contract or by any other method it may deem advisable, for the account, and at the expense of Subdivider, and its sureties shall be liable to the County thereby; and in such event, the County, without liability for so doing, may take possession of and utilize

in completing the work, such materials, appliances, plant and other property belonging to the Subdivider as may be on the site of the work and necessary thereof.

8. Notices

Any notice herein required to be given by Subdivider or sureties to County shall be given to the Director of Transportation. Any notice to be given by County shall be signed by said Director of Transportation, served personally upon Subdivider or its sureties, or deposited in the United States Post Office in the City of Fairfield or Suisun City registered mail and postage prepaid, addressed as follows: ____, or as said address may be changed by notice in writing to County.

9. Rights and Remedies Cumulative

The foregoing provisions are in addition to, and not in limitation of, any other rights or remedies available to the County.

10. Repair of Defective Work

The acceptance of the work by Solano County shall not relieve the Contractor of responsibility for faulty materials or workmanship, as determined by the Director of Transportation, and he or she shall remedy any defects thereto and pay for any damage to other work resulting there from which shall appear within a period of one (1) year from the

date of acceptance by Solano County. The remedying of any defects shall also include bringing to grade the settlement of any trenches and the repairing of any paving. The County shall retain ten (10) percent of the penal bond for one (1) year after completion and acceptance by the Board of Supervisors of all public improvements specified in the contract or agreement.

11. Hold-Harmless Clause

The Subdivider hereby releases and agrees to indemnify and save the County harmless from and against any and all injuries to and deaths of persons and injuries to property, and all claims, demands, costs, loss, damage and liability, howsoever the same may be caused and whensoever the same may appear, resulting directly or indirectly from the performance or nonperformance of any or all work to be done in and upon the street rights-of-way in said subdivision and upon the premises adjacent thereto pursuant to this Agreement, and also from any and all injuries to and deaths of persons and injuries to property or other interests, and all claims, demands, costs, loss, damage, and liability, howsoever same may be caused and whensoever the same may appear, either directly or indirectly made or suffered by the Subdivider, the Subdivider's agents,

employees, and subcontractors, while engaged in the performance of said work, and from liability resulting from the design or construction of public or private improvements constructed under this Agreement.

12. Insurance

Subdivider hereby agrees to obtain and carry comprehensive public liability insurance with bodily injury limits of \$1,000,000 each person and \$1,000,000 each occurrence, and property damage limit of \$1,000,000. Contractual liability to include coverage on the Hold-Harmless Clause contained in the Agreement will be included and a certificate of insurance furnished to the County.

Subdivider shall also show proof of Workman's Compensation Insurance coverage for all work performed under this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the day and year first hereinabove written.

COUNTY OF SOLANO

SUBDIVIDER

By _____
Chairman,
Board of Supervisors

(NOTARY ATTACHED)

A.5 – PRIVATE IMPROVEMENT AGREEMENT

This agreement is used when private road improvements in a subdivision are to be constructed subsequent to filing a final map or parcel map for record. The agreement must be secured by means of a security that is acceptable to the County.

AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, by and between COUNTY OF SOLANO, State of California, hereinafter called "COUNTY", and _____ hereinafter called "SUBDIVIDER":

A. This Agreement is based upon the following facts:

1. SUBDIVIDER seeks approval of (project application number) hereinafter called "PROJECT".
2. As and for a condition for the approval of said project, SUBDIVIDER is obligated to initiate and complete certain acts of improvements. Such improvements are more particularly described as follows:

B. Pursuant to the foregoing facts, it is hereby agreed by and between the respective parties as follows:

1. As a condition of COUNTY approval of (PROJECT), SUBDIVIDER agrees to initiate and complete, prior to the issuance of a building permit for any of the lots shown on the tentative map for (PROJECT) or within ____ days of the date of execution of this Agreement, whichever comes first, the improvements listed in paragraph A-2 above at his/her/their own expense.
2. To guarantee the construction of said improvements, SUBDIVIDER shall furnish improvement security conforming to the requirements in Sec. 26-121 of the Solano County Subdivision Ordinance. The improvement security shall be in the penal sum of _____ being __ times the estimated cost of improvements at the anticipated time of completing the improvements. If an interest accruing account is used for security, the interest shall be added to the account balance as additional security.
3. In the event SUBDIVIDER fails to complete these improvements, the Director of Transportation may declare the security and any accrued interest

forfeited to be used to complete the improvements. In such event, the COUNTY may complete the improvements through contract or otherwise and apply the amount of forfeited security to the cost of said construction. In addition, with or without having so completed the improvements, COUNTY may bring legal action to enforce the terms of this Agreement. In such event damages shall be the actual cost of completing the improvements if the improvements have been completed less the amount of forfeited security. Otherwise, damages shall be the anticipated cost of completing the improvements less the amount of forfeited security. The prevailing party may recover attorney fees.

Dated this ____ day of _____, at _____,

California.

COUNTY OF SOLANO

SUBDIVIDER

By: _____

(Title)

(NOTARY ATTACHED)

A.6 – SURVEY MAP STATEMENTS

The following statements shall appear in the format indicated on all Parcel Maps and Final Maps as applicable. The numbers in parentheses refer to footnotes as indicated in the listing below.

OWNER'S STATEMENT (Government Code Sec. 66436 and 66439 - Final Map)

OWNER'S STATEMENT

The undersigned, _____ (1) _____, hereby state _____ (2) _____ (are)(is) the only entity having any record title interest in all the land delineated within the distinctive border of this map, consisting of _____ sheet(s), and hereby consent to the preparation and recordation of said map.

The same undersigned hereby dedicate to the County of Solano, in fee, for public use, the parcel(s) of land designated herein as ____ (3) _____. The streets are hereby designated by the words ____ (4) _____ and include all those portions thereof within the distinctive border.

IN WITNESS THEREOF, the undersigned (has)(have) caused _____ (5) _____ name(s) to be subscribed on this ____ day of _____, ____.

(Signed)

ACKNOWLEDGMENT (7)

SURVEYOR'S STATEMENT (Gov't Code Sec. 66441 – Final Map)

SURVEYOR'S STATEMENT

I, _____ (11) _____, do hereby state that this map, consisting of ____ sheet(s), correctly represents a true and complete survey made by me or under my direction on _____, _____ that all of the monuments shown thereon (are of the character and occupy the positions indicated)(will be of the character and occupy the positions indicated on or before the ____ day of _____, ____) that said monuments (are)(will be),

sufficient to enable the survey to be retraced.

Dated: _____, _____ (Signed and Sealed)
(R.C.E.)(L.S.) No. _____

COUNTY SURVEYOR'S STATEMENT (Gov't Code Sec. 66442 - Final Map, Parcel Map)

COUNTY SURVEYOR'S STATEMENT

I, (10), County Surveyor of the County of Solano, State of California, do hereby state that I have examined this final map; that the subdivision as shown herein is substantially the same as it appeared on the tentative map and any approved alterations thereof; and that all provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with; and that said final map is technically correct.

Dated: _____, _____ (Signed and Sealed)

P.L.S.) No. _____
License Expiration Date _____

County Surveyor of Solano County
State of California

RECORDER'S STATEMENT (Gov't Code Sec. 66449(b), 66466 - Final Map, Parcel Map)

RECORDER'S STATEMENT

Filed this ____ day of _____, _____, at _____ M. in Book ____ of (14)
_____, at Page _____, at the request of _____ (fill in)
_____.

(21) County Assessor/Recorder,
County of Solano, State of
California

By: _____

Deputy

COUNTY TAX COLLECTOR'S STATEMENT (Gov't Code Sec. 66492 – Final Map, Parcel Map)

COUNTY TAX COLLECTOR'S STATEMENT

I, _____ (12) _____, County Tax Collector of Solano County, California, do hereby state that according to the records of this office, there are no liens against this Subdivision or any part thereof for unpaid State, County, Municipal, Local Taxes, or Special Assessments collected as taxes, except taxes or special assessments not yet payable.

I also state that a good and sufficient bond to the benefit of Solano County has been filed with this office in the sum of \$ _____, which is the amount estimated by the Assessor of Solano County as being a lien, but not yet payable for taxes and special assessments against the land constituting this subdivision; and that all certificates required under the provisions of Sections 66492 and 66493 of the Government Code have been filed. This certificate is void after _____.

Dated: _____, _____

County of Solano, State of
California By:

Deputy

BOARD OF SUPERVISOR'S STATEMENT (Gov't Code Sec. 66440 - Final Map, Parcel Map)

BOARD OF SUPERVISOR'S STATEMENT

I, _____ (7) _____, Clerk to the Board of Supervisors of Solano County, California, do hereby state that said Board of Supervisors did on the _____ day of _____, _____ approve said _____ (8) _____ and _____ (9) _____ on behalf of the public, any real property offered for dedication for public use in conformity with the terms of the offer of dedication.

IN WITNESS WHEREOF, I have hereto set my hand this _____ day of _____

,
_____.

Clerk of the Board of
Supervisors, County of Solano,
State of California

By: _____

Deputy

DIRECTOR OF RESOURCE MANAGEMENT'S STATEMENT (County Ordinance,
Final Map, Parcel Map)

DIRECTOR OF RESOURCE MANAGEMENT'S STATEMENT

This map has been examined this _ day of _____, _____, and conforms
to the tentative map reviewed and approved or conditionally approved by the
_____ (13) _____ on
_____, _____ as (S/MS- __ - __).

Dated: _____, _____

Director, Dept. of Resource
Management County of Solano,
State of California

OWNER'S STATEMENT (Gov't Code Sec. 66445(f)(e) and 66436 - Parcel Map)

OWNER'S STATEMENT

The undersigned, _____ (1) _____, hereby state __ (2) __ (are)(is) the only entity
having any record title interest in all the land delineated within the distinctive
border of this Parcel Map, and hereby consents to the preparation and recordation
of said map.

The same undersigned hereby dedicates to the County of Solano, in fee, for public
use, the parcel(s) of land designated herein as "Parcel __ ".

(Use the following paragraph only when establishing private roads and utility
easements.)

The same undersigned hereby declare the parcel(s) of land designated herein as

"Private Road(s) and Utility Easement(s)" shall be for the benefit of and may be used by all persons who may hereinafter become owners of the land herein designated within the distinctive border of this map or any parts or portions hereof. Said private road(s) and utility easement(s) shall be for the purposes of ingress thereto and egress there from, use by public safety agencies, and construction and maintenance of public utilities.

IN WITNESS THEREOF, the undersigned (has) (have) caused __ (5) __ name(s) to be subscribed on this __ day of _____ , _____ .

(Signed)

ACKNOWLEDGMENT(7)

TRUSTEE'S STATEMENT (Gov't Code Sec. 66436(a)(2) and 66445(e) – Final Map and Parcel Map)

TRUSTEE'S STATEMENT

____ (1) _____ as Trustee under Deed of Trust, recorded _____ , _____
in Book _____ of Official Records of _____ County, California, at Page (or
Series)
____ , hereby consents to the preparation and filing of this Parcel Map, and
joins in all offers of dedication therein.

Dated: _____ , _____

(Signed)

ACKNOWLEDGMENT (6)

SURVEYOR'S STATEMENT (Gov't Code Sec. 66449, 66445(l) Parcel Map)

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of (Name of Person Authorizing Map) on (Date). I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any; (that all monuments are of the character and occupy the positions indicated) (will be of the character and occupy the positions indicated on or before the _____ day of _____)

, _____); and that said monuments (are) (will be), sufficient to enable the survey to be retraced.

Dated: _____, _____

(Signed and Seal)

(R.C.E.) (L.S.) No.

License Expiration Date

SUBDIVIDER'S STATEMENT (Gov't Code Sec. 66445 (e) - Parcel Map)

SUBDIVIDER'S STATEMENT

The undersigned __ (1) __ subdivider of all the land delineated within the distinctive border of this parcel map, hereby consent(s) to the preparation and recordation of said map.

IN WITNESS THEREOF, the undersigned have caused __ (5) __ names(s) to be subscribed on this _____ day of __, _____ .

(Signed)

ACKNOWLEDGMENT (6)

IMPROVEMENTS STATEMENT (Gov't Code Sec. 66411.1 - Parcel Map)

IMPROVEMENTS STATEMENT

Improvements are required for this subdivision as contained in an agreement between the County and the Subdivider. The improvements will be required prior to the issuance of a zoning-building permit for a dwelling on any part of the parcels created by this Subdivision and are generally described as follows:

DEDICATION STATEMENT (Gov't Code Sec. 66477.5 - Final Map, Parcel Map)

DEDICATION STATEMENT

Name and address of subdivider:

Description of property dedicated in fee:

Pursuant to Section 66477.5 of the California Government Code, the County of Solano shall reconvey the dedicated property described above to the above named subdivider if the County makes a determination pursuant to Section 66477.5 that the same public purpose for which the property was dedicated does not exist, or the property or any portion thereof is not needed for public utilities as specified in subsection (c) of Section 66477.5.

EXPLANATION OF FOOTNOTES FOR STATEMENTS:

1. Insert name of individual, individuals, firm, partnership or corporation.
2. Insert He, She, They, or It.
3. Insert street(s), drainage easement(s), public utility easement(s), etc.
4. Insert names of streets.
5. Insert His, Her, or Their.
6. Use appropriate notary certificate.
7. Insert Clerk of the Board of Supervisors name.
8. Insert Final Map or Parcel Map.
9. Insert Accepted or Accepted Subject to Improvement or Rejected.
10. Insert County Surveyor's name.
11. Insert Name of Civil Engineer or Land Surveyor responsible for the survey.
12. Insert County Tax Collector's name.
13. Zoning Administrator, Planning Commission, or Board of Supervisors.
14. Insert Maps or Parcel Maps.
15. Insert Assessor/County Recorder's name.

A.7 – STANDARD DETAILS

Where applicable, the following figures shall be used:

- Figure 1 - ADT to Traffic Index Conversion
- Figure 2 - House Count to Traffic Index Conversion
- Figure 3 - Typical Road Section
- Figure 4 - Cul-de-Sac
- Figure 5 - Curb, Gutter, Sidewalk and Driveway Approach
- Figure 6 - Valley Gutter
- Figure 7 - Driveway Connection
- Figure 8 - Commercial Driveway Connection
- Figure 9 - Trench Across County Road
- Figure 10 - Survey Monument Well
- Figure 11 - Utility Access Cover
- Figure 12 - Typical Pavement Undulation (Speed Hump) Dimensions

Where the County does not have a standard detail, the developer shall use the current Caltrans Standard Plans.

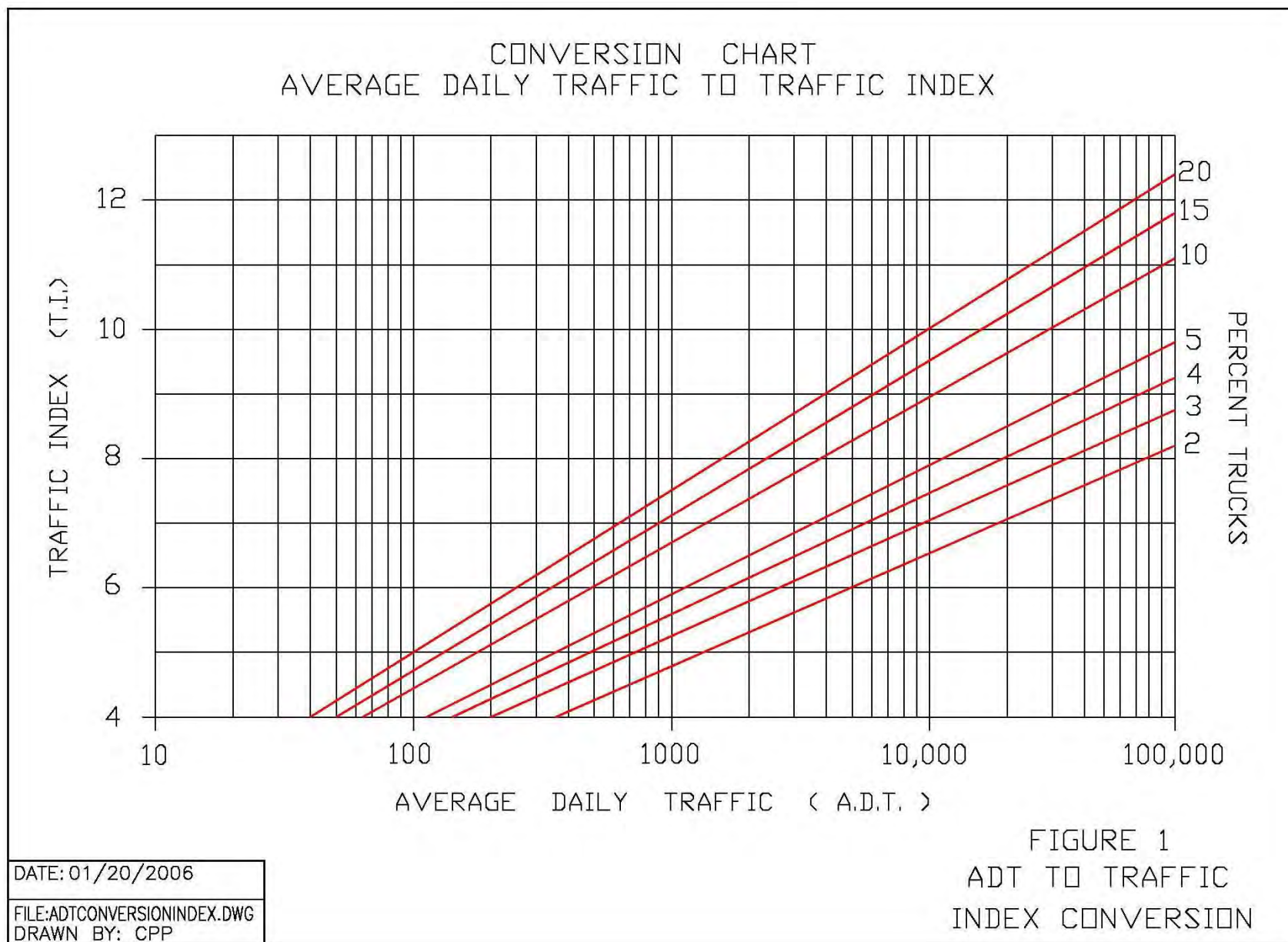
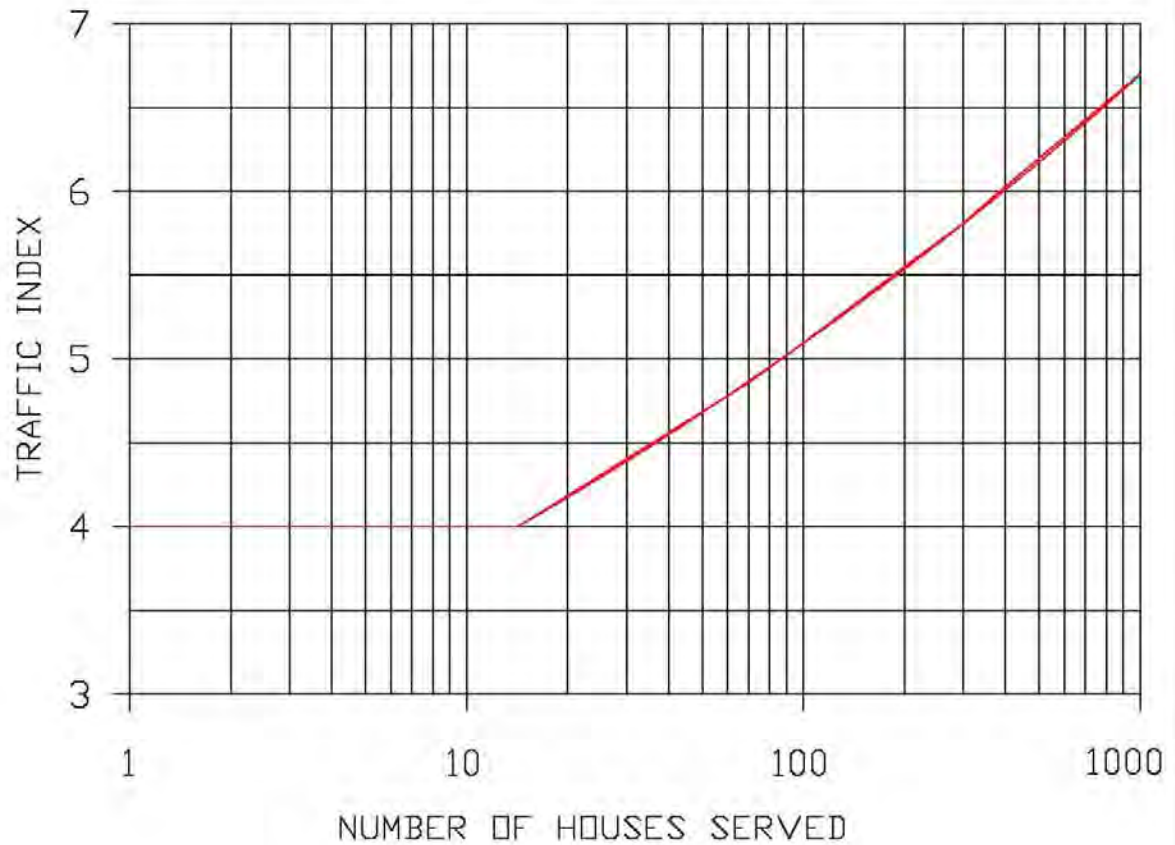


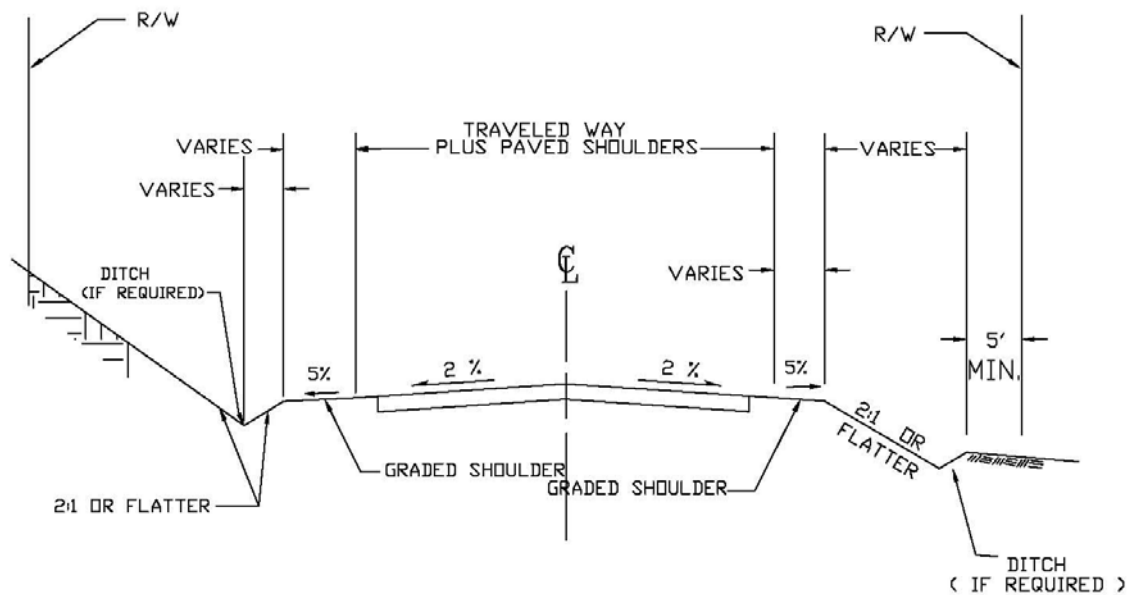
CHART FOR ESTIMATION OF TRAFFIC INDEX USING A HOUSE COUNT



NOTES: FOR USE ONLY WITHIN SUBDIVISIONS FOR
RESIDENTIAL AND RESIDENTIAL COLECTOR
STREETS.

DATE:01/20/2006
REVISION: CPP
FILE:TrafficIndexHouseCount.DWG
DRAWN BY: CPP

FIGURE 2
HOUSE COUNT TO TRAFFIC
INDEX CONVERSION

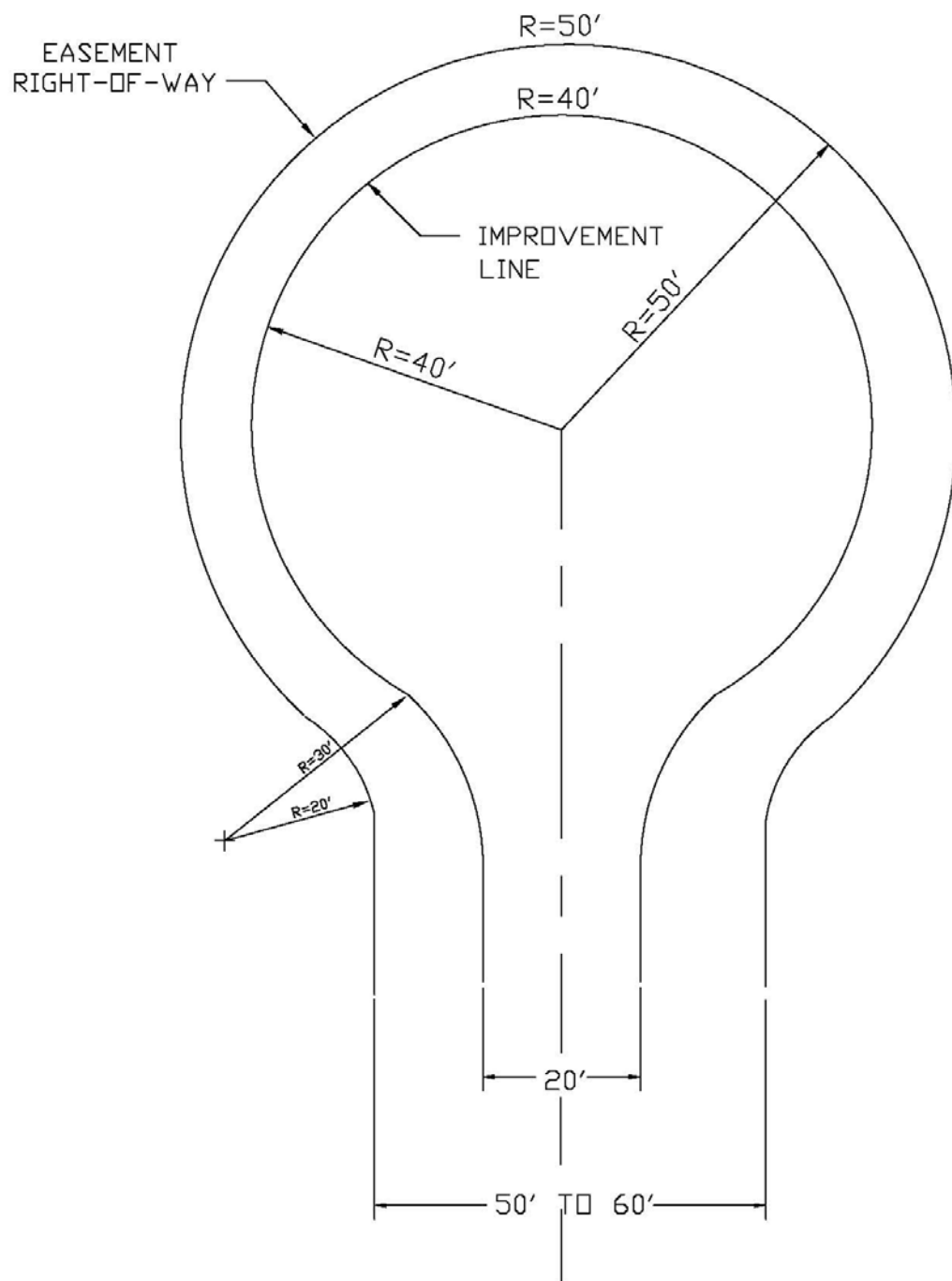


TYPICAL ROAD SECTION

- NOTES: 1. Cut or fill slopes steeper than as shown are to be justified by a soils analysis.
2. Use curb, gutter and sidewalk detail where required by applicable standards.
3. Where road profile grade exceeds 5% in erosive material, ditch paving and shoulder protection are required.

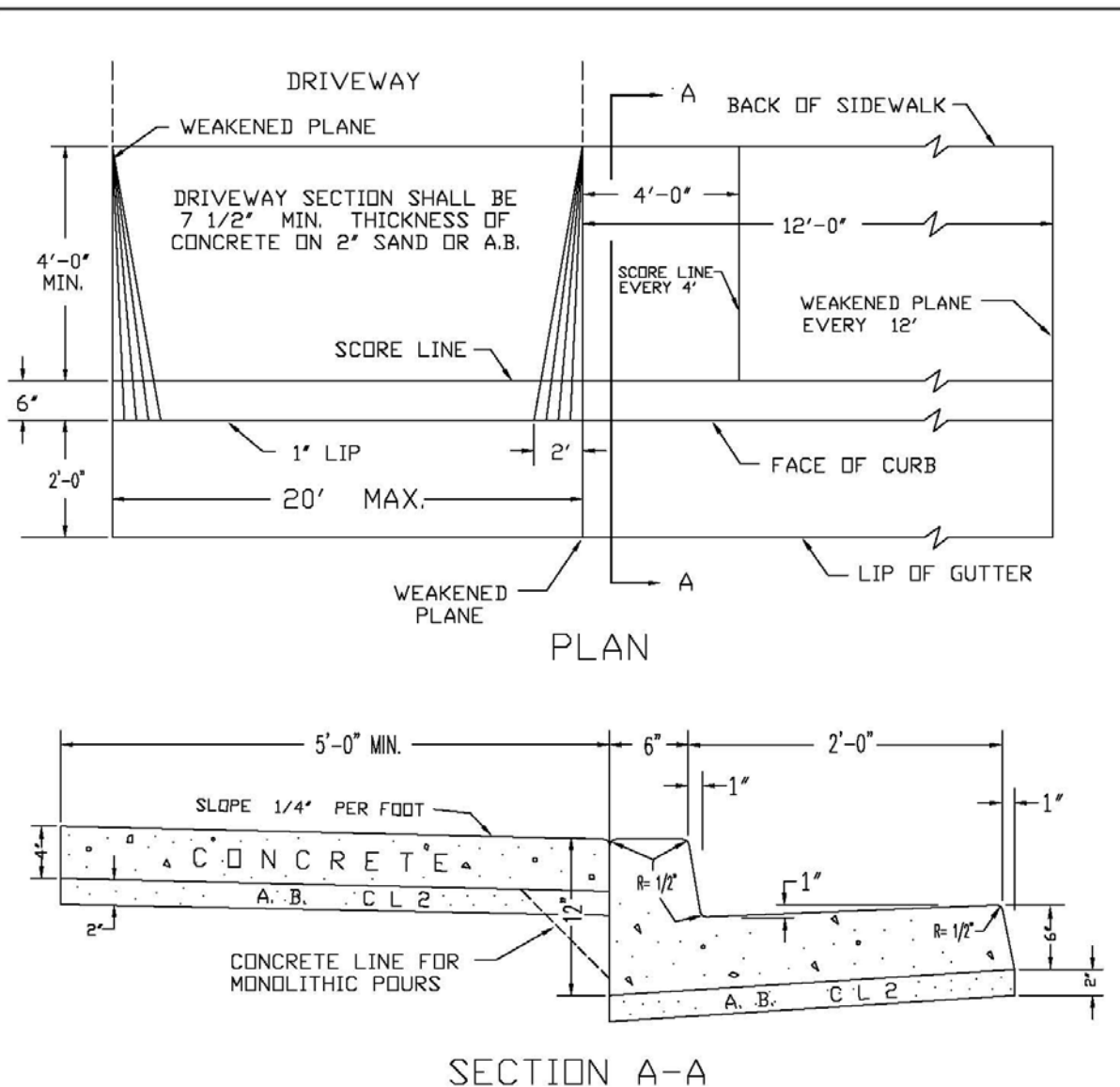
DATE: 01-20-2006
REVISION: G.L.M.
FILE: TypicalRoadSection.dwg
DRAWN BY: CPP

FIGURE 3
TYPICAL ROAD SECTION



DATE:01/20/2006
REVISION: CPP
FILE:TypicalCulDeSac.dwg
DRAWN BY: CPP

FIGURE 4
CUL-DE-SAC

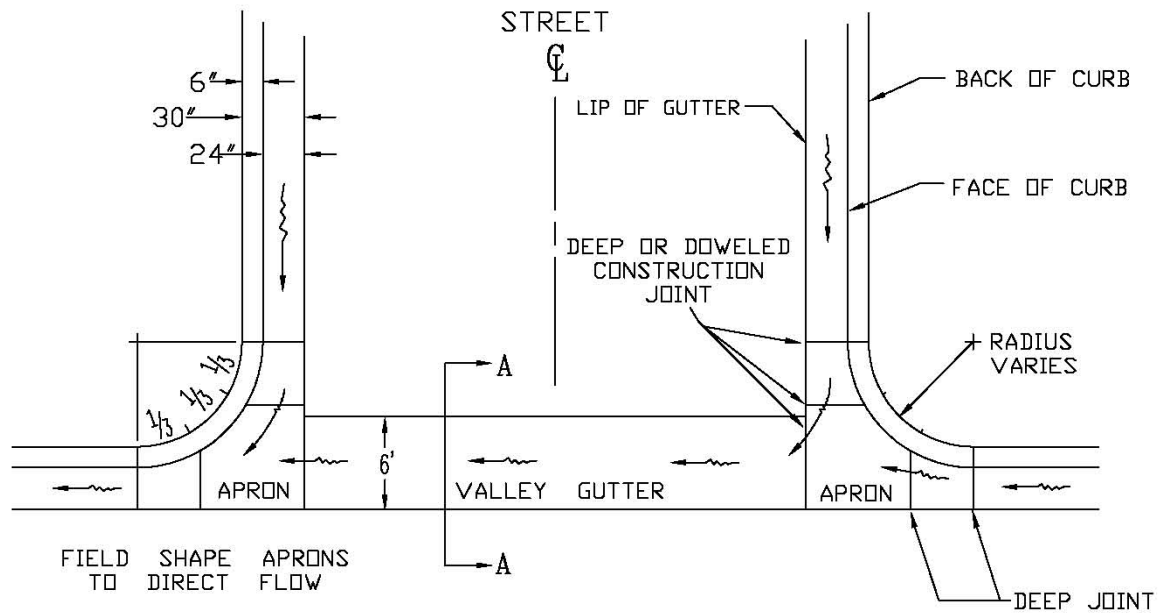


NOTES:

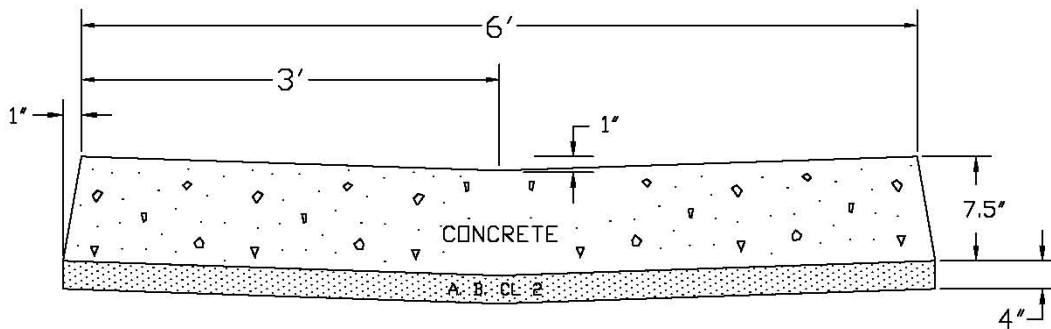
1. Concrete to be 1 1/2" max. Class "B" mix.
2. Construct driveway approaches and sidewalks adjacent to curb, monolithic with curb and gutter.
3. Weakened plane joints shall be 1" deep and finished with 1/4" edging tool.
4. Remove existing concrete at construction joint or by saw cutting.
5. Broom finish unless otherwise directed.
6. Exposed surfaces shall be sprayed uniformly with pigmented curing compound at rate of 1 gal. per 150 sq. ft. area.

DATE:01/20/2006
REVISION: CPP
FILE:CurbGutterSidewalkDway.dwg
DRAWN BY: CPP

FIGURE 5
CURB, GUTTER, SIDEWALK AND
DRIVEWAY APPROACH



PLAN



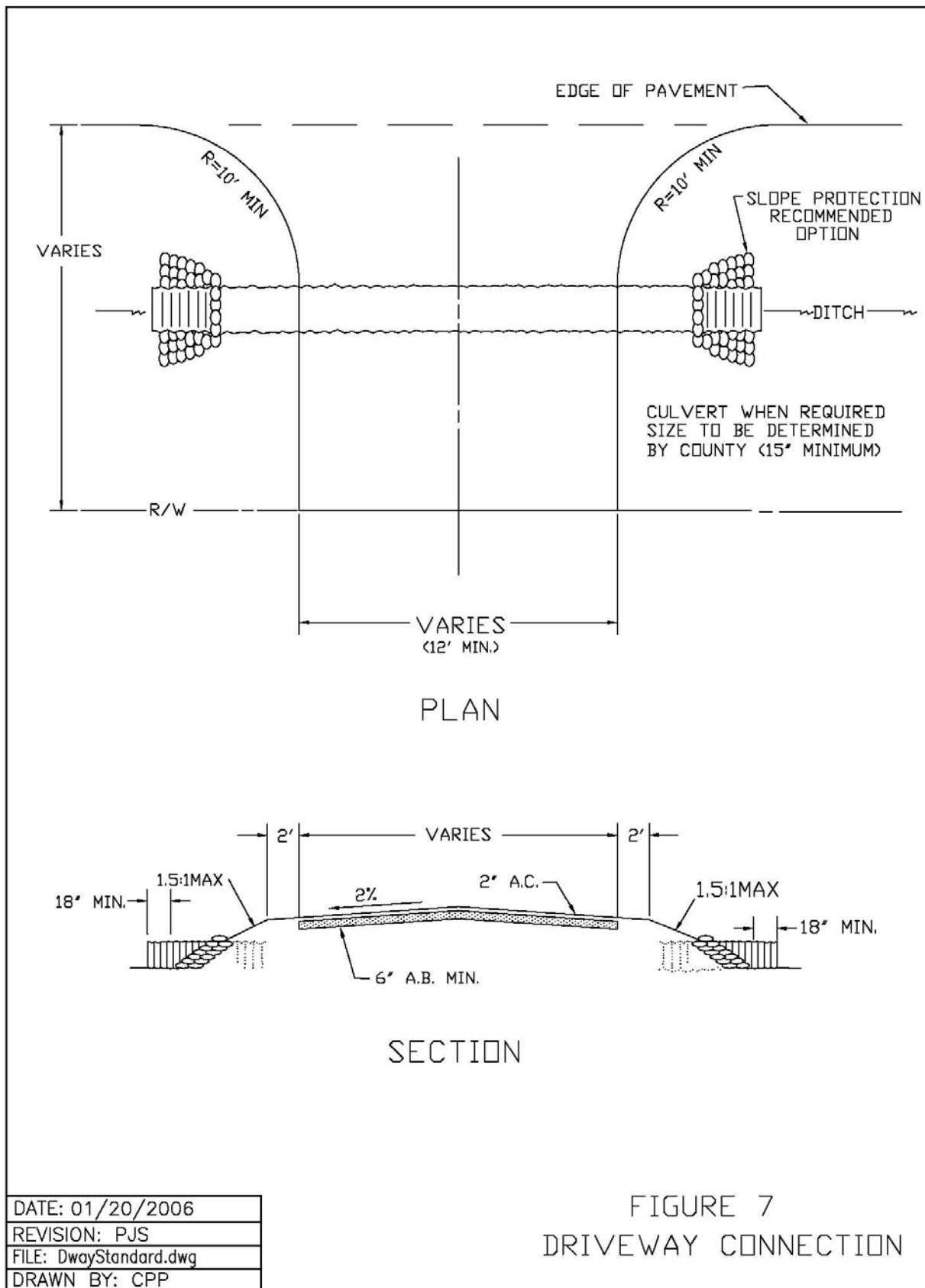
SECTION A - A

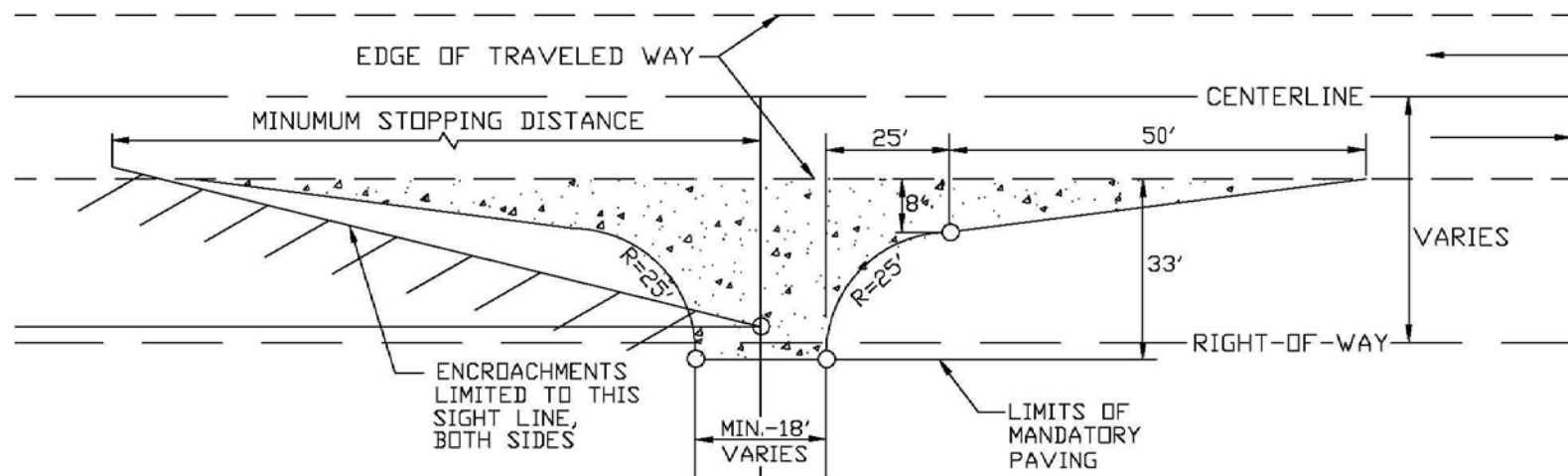
NOTES:

1. All APRONS shall be 7 1/2" thick, CLASS "B" concrete, constructed monolithically with curb and gutter.
2. Joints shall be constructed at right angles to back of walk, curb face and edge of apron.
3. Dowels if required shall be min. #4 bars, 24" long, 3 per joint.
4. Broom finish unless otherwise directed.
5. Exposed surfaces shall be sprayed uniformly with pigmented curing compound at rate of 1gal. per 150 sq. ft. area.
6. The minimum slope of a valley gutter shall be 0.5%.

DATE: 01/20/2006
REVISION: CPP
FILE: ValleyGutterIntersection.dwg
DRAWN BY: CPP

FIGURE 6
VALLEY GUTTER



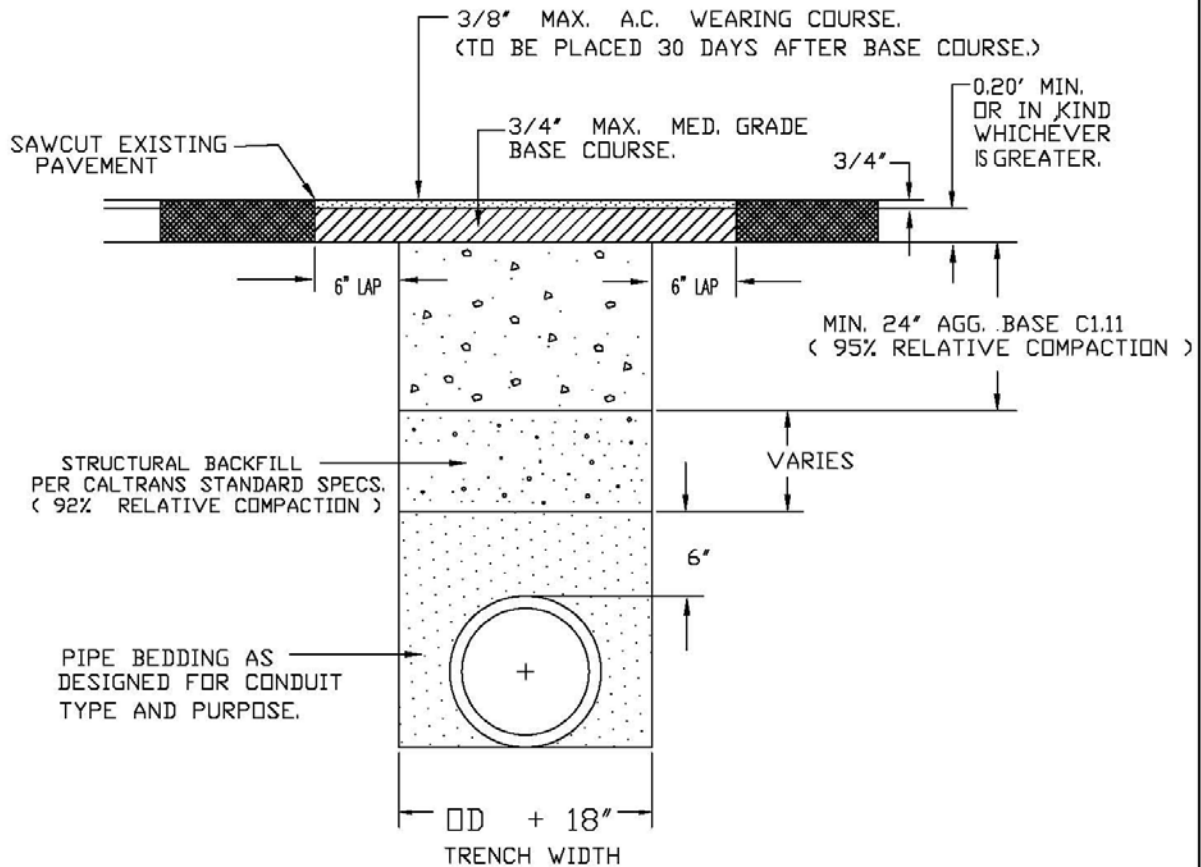


NOTES:

1. The approach within 20 feet of edge of traveled way shall have a grade not greater than 5% except that on superelevated curves. The pavement slope shall be continued to the edge of the shoulder.
2. Culvert pipe under approach might be required to carry county road ditch or gutter flows.
3. Paved portion shall be surfaced per road standards with a minimum of : 0.20' AC over 0.67' AB.

DATE: 01-20-2006
REVISION: CPP
FILE: CommercialDway.dwg
DRAWN BY: CPP

FIGURE 8
COMMERCIAL DRIVEWAY CONNECTION

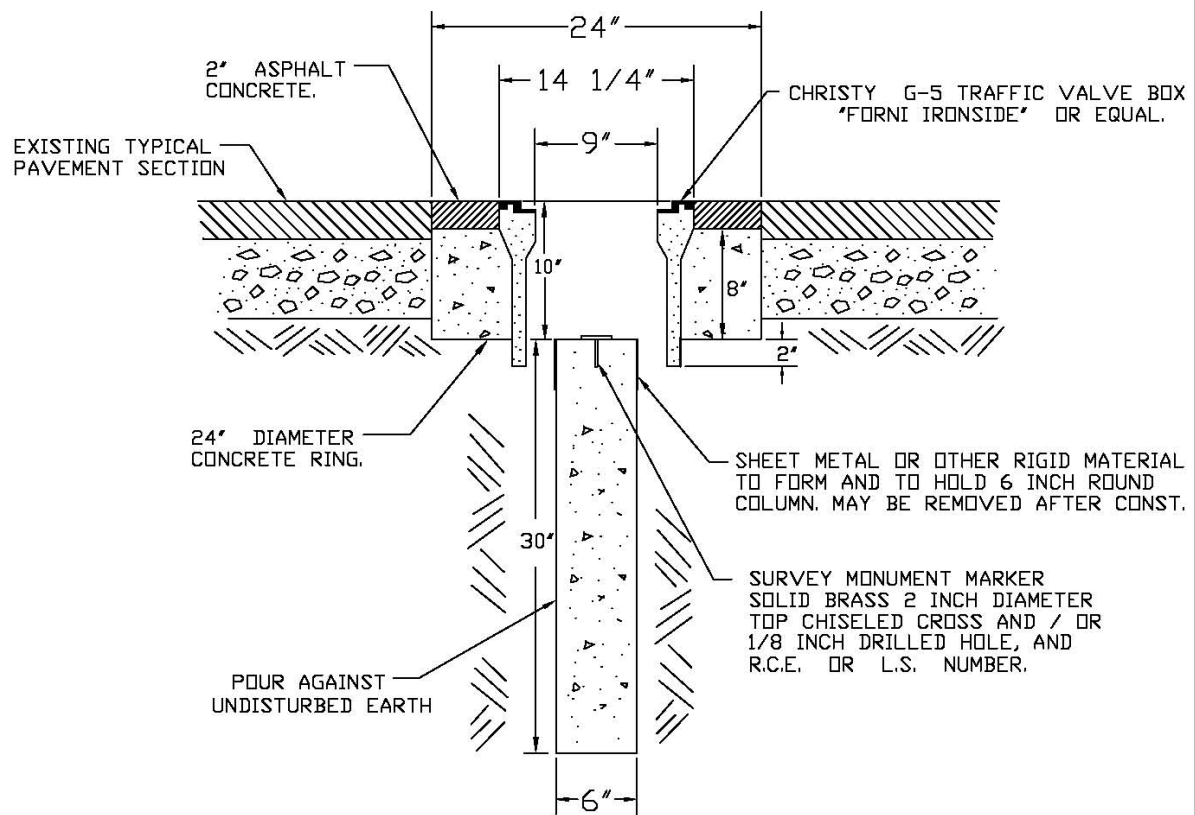


NOTES:

1. Submit suitable construction plans for the engineer's approval before beginning excavation.
2. Obtain all required permits prior to work.
3. Furnish and install advance warning and informational signs as directed by the engineer.
4. Provide at least one traffic lane during working hours.
Supplement with signs, traffic cones and flagmen as required.
5. Provide two lane traffic, properly signed, directed by barricades with lamps, all other times.
6. Provide driveway access at all times.
7. Trenches five feet or more in depth shall comply with the California Division of Industrial Safety Orders.

DATE:01/20/2006
REVISION: CPP
FILE:TrenchStandard.dwg
DRAWN BY: CPP

FIGURE 9
TRENCH ACROSS COUNTY ROAD

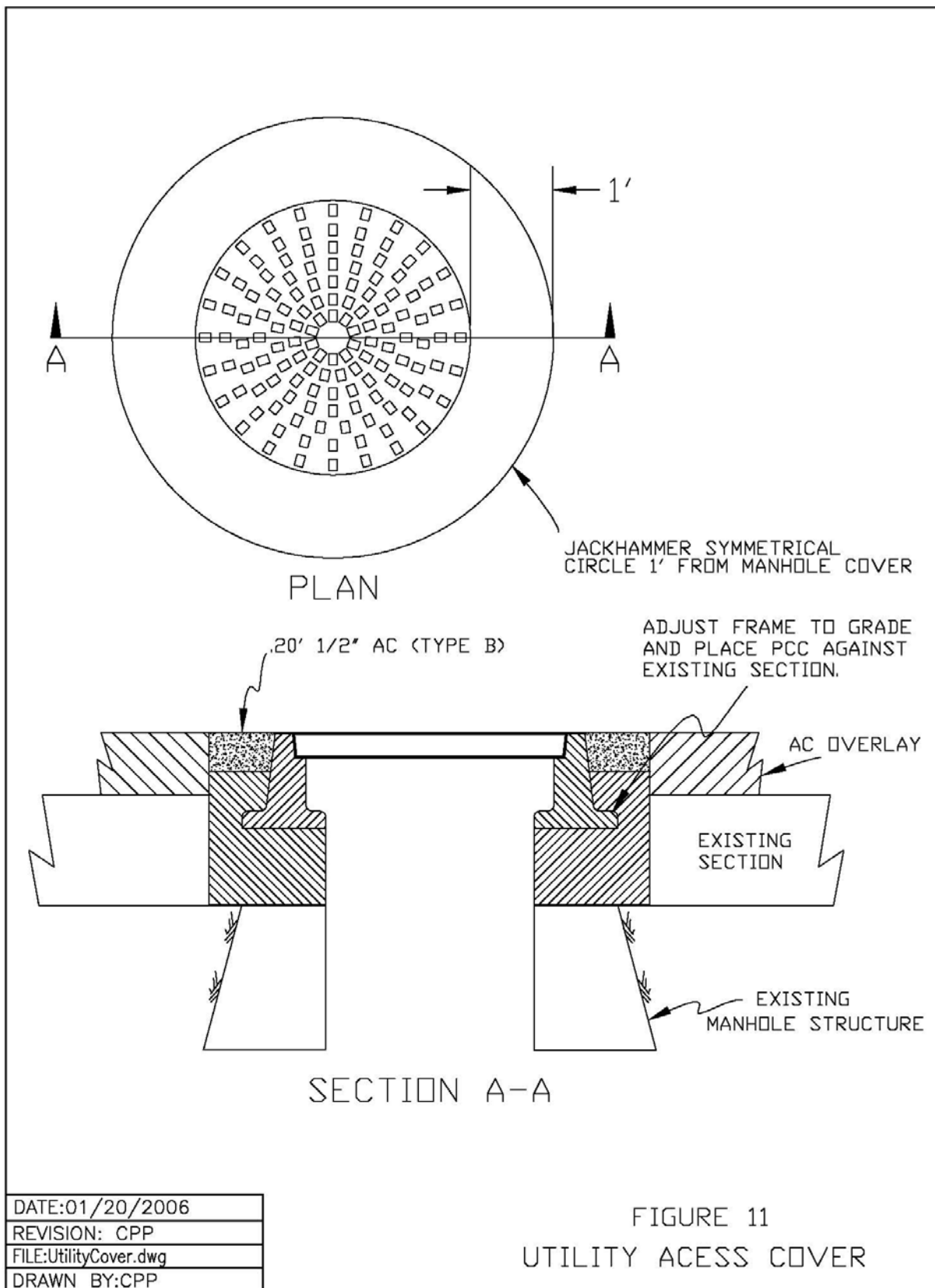


NOTE:

1. COVER SHALL BE MARKED "MONUMENT".
2. CONCRETE SHALL BE A 5 SACK MIX.

DATE: 01/20/2006
REVISION: CPP
FILE: SurveyMonumentWell.dwg
DRAWN BY: CPP

FIGURE 10
SURVEY MONUMENT WELL



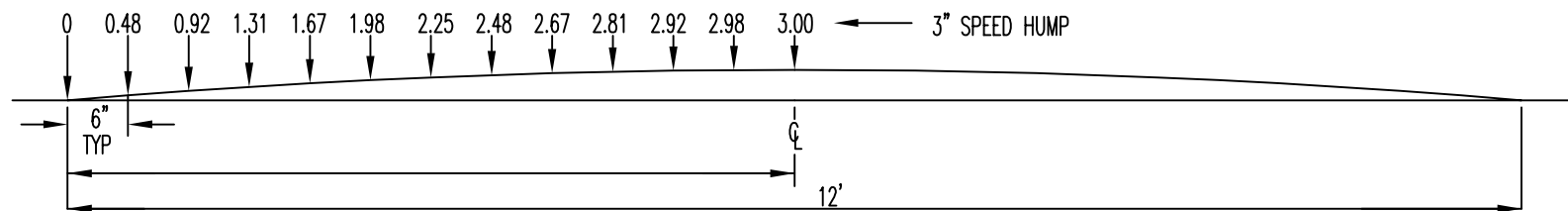


FIGURE 12
TYPICAL PAVEMENT UNDULATION (SPEED HUMP) DIMENSIONS

DATE: 04-12-2006
REVISION:
FILE: SpeedHump.dwg
DRAWN BY: PJS