

SOLANO COUNTY PLANNING COMMISSION RESOLUTION NO. _____

WHEREAS, the Solano County Planning Commission has considered Major Subdivision Application No. S-21-01(the Middle Green Valley Large Lot and Small Lot Subdivision; “MGV Subdivision), which would divide 410.9 acres into 27 separate parcels with a final Large Lot map, subject to conditions, and would subsequently divide four of those parcels, approximately 137.2 acres, into 322 residential parcels and multiple additional parcels for right-of-way, parks and open space, Village Green, Community service uses, and related stormwater detention areas; and

WHEREAS, the property to be subdivided (“Subdivision Property”) is located near the intersection of Green Valley and Mason Road, within the unincorporated portion of Solano County, north of the City of Fairfield; and

WHEREAS, the Subdivision Property and surrounding area is designated "Specific Project Area" in the General Plan and is planned and regulated by the Middle Green Valley Specific Plan (“MGV Specific Plan”), which established multiple zoning districts within the Subdivision Property that allow a range of land uses, including residential, agriculture, open lands, and agritourism; and

WHEREAS, the Commission has reviewed the report of the Department of Resource Management, considered the conditions recommended by the Department to be imposed on the Large Lot and Small Lot tentative maps, and heard testimony relative to the project at the duly noticed public hearing held on September 1, 2022; and

WHEREAS, the Commission has considered the potential environmental impact of the MGV Subdivision in the manner required by the California Environmental Quality Act (CEQA) and finds that the MGV Subdivision is consistent with the Middle Green Valley Specific Plan Final Program Environmental Impact Report (EIR), certified on October 25, 2016, together with the Addendum adopted on August 8, 2017, and the Addendum adopted on September 28, 2021 (collectively “Specific Plan EIR”); and

WHEREAS, as proposed to be conditioned, the MGV Subdivision will implement the residential development project as analyzed in the Specific Plan EIR, and will implement all mitigation measures recommended by the Specific Plan EIR and included in the adopted Mitigation Monitoring and Reporting Plan; and

WHEREAS, the Commission has considered the question and finds that approval of the MGV Subdivision would not trigger any of the circumstances described in section 21166 of CEQA, and therefore no further review of the MGV Subdivision under CEQA is required; additionally, because the MGV Specific Plan is a specific plan for a residential development project, the MGV Subdivision is exempt from further environmental impact review under CEQA pursuant to section 65457 of the Government Code; and.

WHEREAS, after due consideration, the Planning Commission makes the following findings regarding the proposed MGV Subdivision, together with the conditions recommended by the Department of Resource Management:

1. The proposed subdivision, including both the Large Lot and Small Lot tentative maps, is consistent with the Solano County General Plan and the Middle Green Valley Specific Plan;
2. The design or improvement of the proposed subdivision is consistent with the Solano County General Plan and the Middle Green Valley Specific Plan;
3. The site is physically suitable for the proposed type of development;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat;
6. The design of the subdivision will not cause serious public health problems;
7. The design of the subdivision and the type of improvements will not conflict with any public easements for access through or use of the property; and

WHEREAS, on projects involving a proposed tentative subdivision map, the Planning Commission is an advisory agency to the Board of Supervisors and the Commission is required to render a written report to the Board; and

WHEREAS, this resolution, together with the staff reports prepared by the Department of Resource Management and the minutes of the Planning Commission's proceedings, constitute the Commission's written recommendation and report to the Board of Supervisors on the MGV Subdivision.

RESOLVED, the Solano County Planning Commission recommends to the Solano County Board of Supervisors that the MGV Subdivision be approved, subject to the conditions of approval attached hereto as Exhibit 1. Specifically, the Planning Commission recommends that the Board of Supervisors take the following actions with respect to the proposed subdivision:

1. FIND that approval of the MGV Subdivision would not trigger any of the circumstances described in section 21166 of CEQA, and that no further review of the MGV Subdivision under CEQA is required;
2. APPROVE the MGV Subdivision Large Lot Tentative Map, subject to the recommended conditions of approval applicable to that tentative map; and
3. APPROVE the MGV Subdivision Small Lot Tentative Map, subject to the recommended conditions of approval applicable to that tentative map.

RESOLVED, the Planning Commission directs the Department of Resource Management to make all necessary clarifications, corrections, and changes to the recommended conditions of approval, as well as to the proposed tentative maps, to ensure all documents presented to the Board of Supervisors are internally consistent and reflect the direction given by the Commission at its public hearing.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on September 1, 2022 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

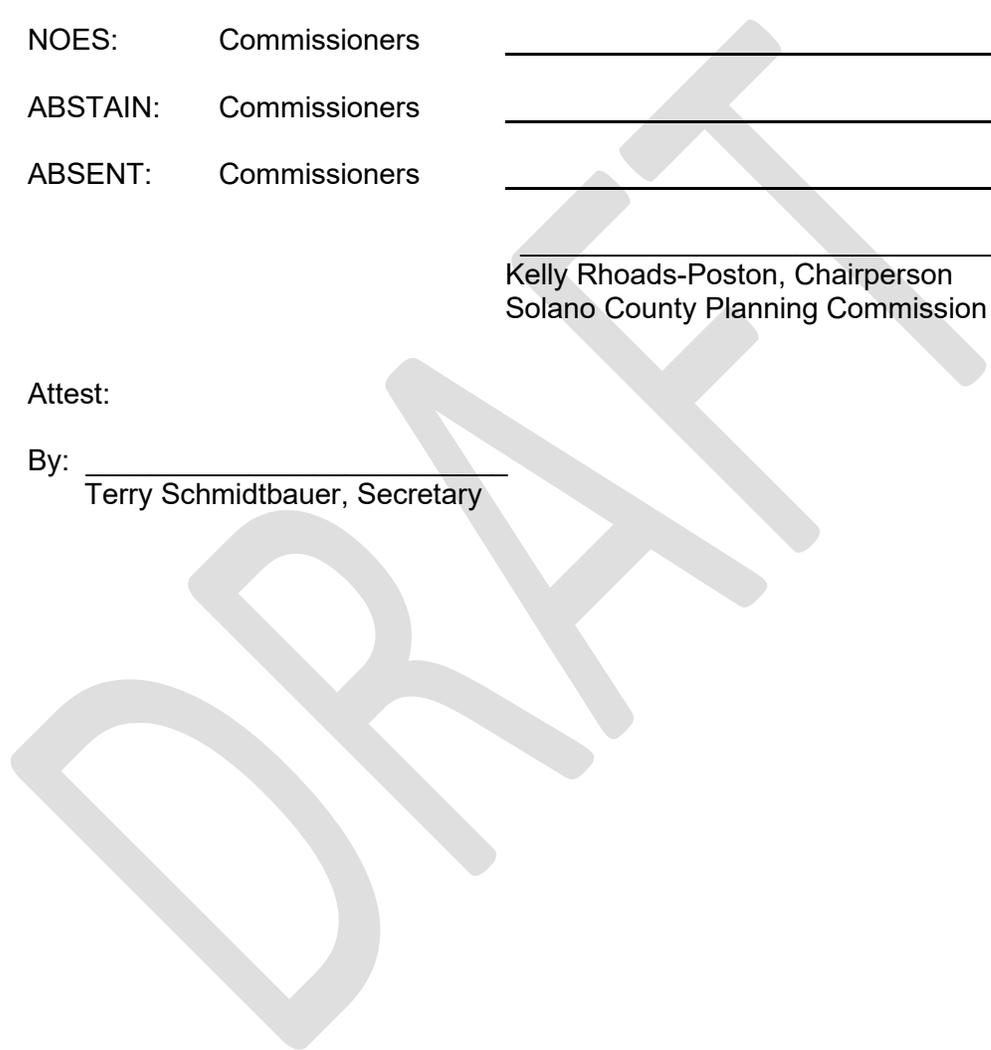
ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

Kelly Rhoads-Poston, Chairperson
Solano County Planning Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary



CONDITIONS OF APPROVAL FOR THE MIDDLE GREEN VALLEY SPECIFIC PLAN LOCATED NORTHWEST OF GREEN VALLEY ROAD LARGE LOT TENTATIVE SUBDIVISION MAP September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p><i>Final Map</i> The Applicant shall submit the final map to the Department of Resource Management and the map shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Large Lot Tentative Subdivision Map dated July 20, 2022. • Middle Green Valley Specific Plan, adopted August 8, 2017, as amended. 	M	RM (E) (P)
2.	<p><i>Development Rights</i> Per Section 3.1 of the Development Agreement, the approval and recording of the Large Lot Final Map shall not convey any additional right to develop.</p>	M	RM (PW) (P)
3.	<p><i>The following note shall be added to the Final Map:</i> Lots 1-4 are being created solely for purposes of financing and sale and each lot is not intended to be developed prior to further subdivision of that lot. Prior to recordation of a final map or parcel map for any of Lots 1-4, no development shall be approved for any such lot until a Conditional Certificate of Compliance is obtained for the lot.</p>	M	RM (E) (P)
4.	<p>Prior to or concurrent with recording of the Final Map, easements shall be granted for ingress and egress to a public road for lots for Lots 5, 10, and 11.</p>	M	RM (E) (P)
5.	<p>This Large Lot Tentative subdivision map was approved, and a finding of site suitability was made based on the representation of the subdivider that they have or are currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with the width given in the Specific Plan from a County maintained road to the subdivision, (2) provide the necessary Public Utility easements and (3) make all required offsite improvements. Without this representation, the subdivision would not have been approved. If the subdivider is unable to provide such proof, then this condition shall be deemed to have not been met and no subdivision map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights.</p>	M	(PW)
6.	<p><i>Public Right-of-Way Dedication</i> As provided for in the Development Agreement and the First Amendment thereto, the Owner/Applicant shall dedicate all rights-of-way and corresponding public utility easements such that public access is provided to each, and every lot as shown on the latest version of the Large Lot Tentative Subdivision Map.</p>	M	RM (E) (P)
7.	<p><i>Single Phase</i> The Large Lot Final Map shall be recorded in one phase.</p>	M	RM (E)

CONDITIONS OF APPROVAL FOR THE MIDDLE GREEN VALLEY SPECIFIC PLAN LOCATED NORTHWEST OF GREEN VALLEY ROAD LARGE LOT TENTATIVE SUBDIVISION MAP September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
8.	<p><i>Offers of Dedication</i></p> <p>A. In addition to the Irrevocable Offers of Dedication (IOD) shown on the Tentative Map, the Large Lot Final Map shall also include irrevocable offers of dedication for PSEs and other necessary utility, access, and grading easements to the satisfaction of the County Engineering Manager and County Surveyor. This shall include easements along existing portions of Mason, Green Valley and other roads within the boundaries on the Large Lot tentative Map.</p> <p>B. The IOD for the right-of-way for “Section 3” shall be widened to 60 feet as shown in the cross section on the Tentative Map.</p>	M	RM (PW)
9.	<p><i>Grading</i></p> <p>The grading for the Three Creeks parcel (Lot 3) will be required to conform grading onto Lot 24. Grading easements sufficient to accommodate this grading on Lot 24 shall be recorded prior to or as part of the Large Lot Final Map.</p>	M	PW
10.	<p><i>Urban/Wildland Interface</i></p> <p>The design of all elements along the Urban/Wildland Interface shall be designed and constructed as required by the Cordelia Fire Protection District.</p>	RM	RM (PW) (P)
11.	<p><i>Validity</i></p> <p>Pursuant to Government Code Section 66452.6, this approval shall be valid for a minimum term equal to the remaining term of the Development Agreement for the project, or for a period of twenty-four months, whichever is longer, but in no event for a shorter period than the maximum period of time permitted by the Subdivision Map Act.</p>	M	RM (E)
12.	<p><i>Final Map</i></p> <p>The following notes shall be placed on the final map:</p> <p>(1) “Future development of the lots shown on this map may be subject to additional Fire Safe regulations.”</p> <p>(2) Future development of Lots 1-4 shall be subject to compliance with the Small Lot Tentative Subdivision Maps Conditions of Approval.</p>	M	RM (E)
13.	<p><i>Road Names</i></p> <p>The un-named roadways offered for dedication by this map shall be named. The Public Works Engineering Division shall approve the road names.</p>	M	RM (E)
14.	<p>A. <i>Indemnity for County</i> The Applicant shall protect, defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers</p>		

**CONDITIONS OF APPROVAL FOR THE MIDDLE GREEN VALLEY SPECIFIC PLAN
LOCATED NORTHWEST OF GREEN VALLEY ROAD
LARGE LOT TENTATIVE SUBDIVISION MAP
September 1, 2022**

Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>or employees to attack, set aside, void, or annul any approval by the County or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The County will promptly notify the applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the County should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify and hold harmless the County or its agents, officers, and employees, pursuant to this condition. The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The County bears its own attorney’s fees and costs; and • The County defends the claim, action or proceeding in good faith <p>The applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the applicant. The applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>		

CONDITION DEFINITIONS

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
RM	Resource Management Dept.	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
(F)	Fire Department	G	Prior to issuance of Grading Permit
PW	Public Works Division	DC	During construction
CC	County Counsel		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p><i>Final Map and Development Plans</i></p> <p>A. The applicant shall submit final site development plans, including final map and improvement plans to the Department of Resource Management that shall substantially conform to the exhibits referenced below and as modified in these Conditions of Approval:</p> <ul style="list-style-type: none"> (1) Small-Lot Tentative Subdivision Map dated June 15, 2022. (2) Preliminary Grading, Drainage, and Utility Plan dated June 15, 2022. (3) Phasing Plan dated June 15, 2022. (4) The Middle Green Valley Specific Plan dated August 2021. (5) Middle Green Valley Final Environmental Impact Report. <p>B. The Small-Lot Tentative Subdivision Map is approved for the development of 322-unit single-family residential subdivision and 7.1-acre commercial services and approximately 14.7-acres of park and open space development consistent with the Middle Green Valley Specific Plan. Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p> <p>C. The applicant shall coordinate the planning, development, and completion of this project with the various utility agencies (i.e., Solano Irrigation District, Vallejo, Pacific Gas and Electric Company (PG&E), etc.). The applicant shall provide the County with written confirmation of public utility service prior to approval of the final map.</p> <p>D. The applicant shall provide easements and rights-of-way as required for all public utilities and appurtenances. This shall include areas as required for maintenance and service.</p> <p>E. Prior to the approval of any Final Map, the applicant shall enter into a subdivision improvement agreement with the County, identifying all required improvements, if any, to be constructed with each proposed phase of development. The applicant shall provide security acceptable to the County, guaranteeing construction of the improvements.</p> <p>F. The Small-Lot Tentative Subdivision map is expressly conditioned upon compliance with all environmental mitigation measures identified in the Middle Green Valley Specific Plan EIR Mitigation Monitoring Program, as amended (Attachment A).</p> <p>G. No final maps associated with the Small Lot Tentative Map shall be recorded until the Large Lot Final Map has been recorded.</p> <p>H. Applicable Design and Construction Standards. All public and commonly maintained infrastructure including but not limited to streets, drainage, water, sewer, lighting, and landscaping shall be designed and constructed in conformance with the Middle Green Valley Specific Plan, State Responsibility Area Fire Safe Regulation</p>	G, I, B	RM (PW) (E)

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>Standards, and County Roadway Improvement Standards. Any items or elements thereof whose design standards are not defined by County Roadway Improvement Standards, shall be designed to City of Fairfield Standards. All other public utility infrastructure shall be governed by the individual agency standards.</p> <p>(1) In the event the Director of Resource Management (Director) determines that conflicts exist between the City of Fairfield Design and Construction Standards and the Specific Plan, the requirements of the Specific Plan shall prevail. However, State Responsibility Areas Fire Safe Regulation Standards will be the superseding standard for portions of the project within the State Responsibility Area.</p> <p>(2) Director shall determine appropriate standard where conflicts occur.</p> <p>I. Validity This approval of the Small-Lot Tentative Subdivision Map shall be valid for a period of twenty-four (24) months pursuant to the Solano County Subdivision Ordinance and the Subdivision Map Act (SMA). Extensions may be filed consistent with the Subdivision Ordinance and SMA.</p> <p>J. Development Rights The approval of this Small-Lot Tentative Subdivision Map, and subsequent recording of the Final Map conveys the right to develop. As noted in these conditions of approval for the Small-Lot Tentative Subdivision Map, the County has identified improvements necessary to develop the subject parcels. These improvements include on and off-site roadways, water, sewer, storm drainage, landscaping, sound walls, and other improvements.</p> <p>K. Development Agreement The applicant shall refer to the Development Agreement (“DA”), including all subsequent amendments, for additional provisions for project improvements. The requirements and/or conditions found within the DA, including those as otherwise amended by the Solano County Board of Supervisors, shall govern over these conditions of development in the event that there is a conflict found between the two documents.</p> <p>L. Indemnity for County The Applicant shall protect, defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul any approval by the County or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The County will promptly notify the applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the County should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify and hold harmless the County or its agents, officers, and employees, pursuant to this condition. The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p>		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>(1) The County bears its own attorney’s fees and costs; and (2) The County defends the claim, action or proceeding in good faith</p> <p>The applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the applicant. The applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p> <p>M. Homeowners Association/Master CC&Rs. A Master Homeowner’s Association (HOA) shall be established for all land designated for residential development within the Project Area. No Final Map shall be approved by the County until the Master HOA has been established. No subsequent final maps shall be approved by the County until the applicant has demonstrated that the entire area has been annexed into the Master HOA.</p> <p>Concurrent with submitting an application for the first Final Map on the Property that includes residential units, the applicant submitting such application shall submit a set of Master Covenants, Conditions and Restrictions ("Master CC&Rs") to apply to the entire Property, together with proposed Association Governing Documents for a Master Homeowners' Association. The Master CC&Rs and Association Governing Documents shall be reviewed and approved by the applicant and the County Counsel prior to or concurrent with recordation of the first Final Map.</p> <p>The draft Covenants, Conditions and Restrictions (CC&R's) and a copy of a typical deed shall be submitted for review and approval by the County. The approved CC&R's shall be recorded concurrently with the final map and a recorded copy provided to the County. A copy of the deed for the first dwelling unit shall be submitted to the County prior to granting of a final inspection and Certificate of Occupancy.</p> <p>The duties and obligations of the Master HOA shall include, but not be limited to the maintenance and operation of improvements, landscaping, structures, and facilities, that benefit Master HOA residents consisting of the following:</p> <p>(1) Maintenance of all common areas which are designed and intended for use by residents including landscape corridors, trails, private streets, private alleys, and private driveways. Maintenance of all walls and fences that are not maintained by private property owners. (2) Maintenance of all landscaping, lighting and walkways within the “Pedestrian Realm” of all streets. (3) Maintenance of water quality features. (4) Maintenance of the sewer infrastructure. (5) Maintenance of the storm drain infrastructure including water quality, siltation, and detention basins.</p>		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>N. <i>Building Permits and Certificates of Occupancy.</i> Developer shall construct improvements providing at least two points of emergency vehicle access (“EVA”) to the site from existing public right-of-way prior to being issued the first Building permit.</p> <p>O. <i>Phased Construction and Fire Department Access:</i> Within each individual phase, no building permits shall be issued, and no wood or other combustible building materials may be stored on the site until all water and other utility work is completed and all streets are finish paved. In addition, no certificates of occupancy for any structure in the project area shall be issued until the following items have been completed to the satisfaction of the Director:</p> <p style="margin-left: 20px;">(1) Installation and energizing for streetlights, (2) Installation of sidewalks, and (3) Installation of traffic signs and striping.</p> <p>P. <i>Irrevocable Offers of Dedication (IODs).</i> The Final Map shall include IODs to the County for all public utilities and streets, drainage, landscaping, parks, sidewalks, sewer, lighting and other common improvements to be maintained by the HOA sufficient in the opinion of the Director and County Counsel to allow the County to fund the maintenance of these facilities through a Community Facilities District (CFD) or other means if the HOA is dissolved.</p>		
2.	<p>Improvement Plans and-Submittal</p> <p>A. Improvement plans for the required public and private subdivision improvements necessary to serve any and all phases of development shall be reviewed and approved by the Department of Resource Management prior to approval of a Final Map. All civil engineering, improvement, landscape and irrigation, and other plans shall be submitted for review and approval to ensure conformance with this approval and with relevant codes, policies, standards, and other requirements of Solano County.</p> <p>B. All common and public infrastructure shall be designed and constructed as outlined in the Specific Plan. Any items or elements thereof whose design standards are not defined by the Specific Plan, shall be designed to County or City of Fairfield Standards. In the case of conflict, applicable standards shall be determined by the Director of Resource Management.</p> <p>C. Submittals shall be organized and complete and include all information, studies, reports, maps, plans, calculations, and other information necessary in the sole opinion of the County Engineering Manager to facilitate a complete and timely review of the submittal package. Incomplete submittals will be rejected.</p>	G, I	RM (P) (E)

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>D. As provided for in the Development Agreement, the Applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary Infrastructure to serve the project, including but not limited to lands, public rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easements. All required easements as listed necessary for the infrastructure shall be reviewed and approved by the County and recorded with the Solano County Recorder pursuant to the timing requirements set forth in the Development Agreement, and any amendments thereto.</p> <p>E. Conditions of Approval and Mitigation Measures shall be listed on the plan sheets of the Improvement Plans.</p> <p>F. The applicant's Geotechnical Engineer shall prepare a Master Grading Plan for the entire project area and shall submit this for review prior to, or concurrent with, the first Final Subdivision Map. The purpose of the master plan is to allow phased development and grading operations in an orderly and cost-effective way that addresses both interim and ultimate grading and drainage considerations. The Master Grading Plan shall be prepared in advance of individual site grading plans and shall be subject to review and approval by the County Engineering Manager. All phased grading plans shall be consistent with the Master Grading Plan. The Geotechnical Engineer shall provide comprehensive designs for all slope improvements and any slide repairs. All necessary details shall be included in the grading plans and approved by the applicant's Geotechnical Engineer.</p> <p>G. The applicant's Civil Engineer shall provide, with final subdivision package approval, AutoCAD files containing water, storm, and sewer utility layouts as shown on the approved submittal. AutoCAD files shall be provided in a file format approved by the County Engineering Manager.</p> <p>H. Coordination with County GIS Prior to the Final Map, the location of all water meters, storm drains, water lines and conveyances, and sanitary sewer lines shall be provided to the County GIS in a format and accuracy consistent with the County's GIS system and requirements.</p>		
3.	<p>Taxes, Fees and Financing</p> <p>A. The applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Development Agreement.</p> <p>B. Financial Master Plan The project shall be financially self-sufficient. Prior to the recordation of the first Final Map, the Applicant shall prepare a Financial Master Plan to be reviewed and approved by the Department of Resource Management that identifies all publicly and commonly maintained infrastructure, determines the cost to operate, maintain and replace said infrastructure over its life with a maximum replacement interval of 30-</p>	M	RM (P) (E) CC

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>years including administrative, design, inspection and other associated soft costs. The Financial Master Plan shall also determine the cash flow and requirements to fund these and any other identified items</p> <p>C. Assessments If applicable, the applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p> <p>D. Development Impact Fees the Applicant shall be subject to all Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement.</p> <p>E. Consultant Services If the County utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the County shall provide notice to the applicant of the outside consultant selected, the scope of work and hourly rates, and the applicant shall reimburse the county for actual costs incurred and documented in utilizing these services, including administrative costs for personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Final Map, improvement plans, or beginning inspection, whichever is applicable.</p> <p>F. A Community Facilities District (CFD) shall be formed by the County prior to the filing of the Large Lot Final Map. The Applicant shall be responsible for all expenses related to the formation of the CFD.</p> <p>G. CFD Formation. The Applicant shall file an application, together with an initial deposit, to establish a Community Facilities District (CFD) for all phases of the project pursuant to the Mello-Roos Community Facilities District Act of 1982 in order to have a dormant CFD in place in the event that the Master HOA is rescinded or abolished and therefore unable to satisfy its on-going maintenance obligations. The area of the CFD shall include all neighborhoods included in the Master HOA. The application and fee shall be submitted a minimum of six (6) months prior to recordation of the first Final Map, and the CFD shall be established prior to recordation of the first Final Map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property within the Project to provide funding for the following services that would otherwise be provided by the HOA:</p> <ol style="list-style-type: none"> 1. Operation and maintenance of all common areas which are designated and intended for use by residents, including landscape corridors, trails, private streets, and private alleys. 2. Operation and maintenance of all walls and fences that are not maintained by private property owners. 3. Operation and maintenance of all landscaping, lighting, and walkways within the pedestrian realm of all streets. 4. Operation and maintenance of water quality features. 5. Operation and maintenance of in-tract sanitary sewer infrastructure serving the project area. 		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>6. Operation and maintenance of storm drain infrastructure, including water quality, siltation, and detention basins.</p> <p>An annual special tax shall be levied upon each parcel or lot in an amount to be determined, but only in the event that the Master HOA is rescinded or abolished, or is otherwise not able to function, or if any of the services to be provided by the HOA are cancelled or eliminated, and subject to an irrevocable offer of dedication (IOD) to, and acceptance by, the County of the facilities to be operated and maintained with funds collected through the CFD. It is anticipated that the annual special tax will be collected along with semi-annual property tax payments. The County shall be the sole lead agency in the formation of any CFD. Contact the Department of Resource Management to initiate the CFD application process.</p> <p>Applicants shall prepare a plan for dissemination to prospective homebuyers of information relating to the establishment of the CFD. Said information shall be included in model homes sales literature and as part of required DRE disclosure documents. County Counsel and the Department of Resource Management shall approve the plan for dissemination of information prior to CFD formation.</p> <p>Applicants shall pay all of the costs to form the CFD. Applicants shall deposit a lump sum amount predetermined by the County to adequately fund the cost of retaining various public finance consultants and attorneys, as well as the cost of County staff, needed to prepare analyses, documents, and resolutions to create the CFD.</p> <p>Additionally, separate from the CFD requirement outlined above, the Applicant may, at its discretion, form a CFD for the express purpose of financing public improvements.</p>		
4.	<p>Traffic and Roads</p> <p>Standards which govern roads within the Middle Green Valley Tentative Subdivision map are as detailed in 1.H. and as follows: _</p> <p>A. The applicant shall supply a bond or other security acceptable to Solano County to warranty the cost of maintaining public and private improvements for the period of one year after the acceptance of the improvements by the Director.</p> <p>B. For any of the required road improvements not completed prior to Final Map approval, Applicant shall enter into a secured Agreement with the County prior to Final Map approval, which shall guarantee completion of said improvements and comply with the following terms, and as may be additionally required by the County.</p> <p>(1) Deferment of said construction shall be accepted only if reasonable and necessary, as determined by the Director; and</p>	G	RM (E)

CONDITIONS OF APPROVAL			
MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS			
September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>(2) All required road improvements shall be completed by the applicant to the satisfaction of Solano County Public Works Engineering Division within 2 years from the execution of the Agreement; and</p> <p>(3) No building permit for any residential lot within the subdivision shall be issued by the County until all required road improvements have been completed by the Applicant to the satisfaction of Solano County Public Works Engineering Division. This restriction shall be disclosed in writing by the Applicant to all new lot owners within the subdivision, prior to lot sales, until all road, bridge, and stormwater management infrastructure improvements have been completed to the satisfaction of the County; and</p> <p>(4) The agreement shall be secured as required pursuant to Article XI of the Solano County Subdivision Ordinance, for all incomplete road improvements; and</p> <p>(5) The applicant shall notify the purchasers of the lots of the nature, extent, and requirements for all incomplete road improvements. The notice shall be subject to the approval of Solano County Public Works Engineering Division; and</p> <p>(6) The form and content of the Agreement shall be approved by Solano County Counsel prior to execution.</p> <p>C. Prior to the approval of the Final Map, the acceptance of subdivision improvement plans, or the issuance of grading or building permits, a Financing District shall be formed, or a Financial Master Plan shall be reviewed and approved by the Department of Resource Management, which shall have the authority and responsibility for maintenance, repair and replacement (perpetual operation) of all commonly maintained public and private infrastructure including roads, landscaping, drainage facilities, water, and sewer system within the subdivision. Formation of the Financing District shall be solely the responsibility of the applicant, but the County will cooperate with the applicant in the district formation process.</p> <p>The first Final Map shall not be approved without the prior establishment of a Financing District to maintain, on behalf of the County, each of the following types of improvements required to develop the subdivision:</p> <p>(1) Public streets within the Middle Green Valley Subdivision, including landscaping and irrigation.</p> <p>(2) Public drainage and storm water facilities, including detention/ retention pond(s), bypass channel, siltation basin(s), embankment(s), culvert(s) roadside drainage ditches, and related storm water drainage improvements.</p> <p>D. Prior to construction of the road improvements, the applicant shall submit improvement plans prepared by a civil engineer for the development to Solano County Public Works Engineering. The improvement plans shall be reviewed and approved by the appropriate official from Solano County Public Works Engineering. The plans shall be submitted to Public Works Engineering for approval in both hard copy and electronic form, in a format approved by the Director of Resource Management. The applicant shall pay a deposit to cover the plan</p>		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>check and inspection costs of the improvements.</p> <p>E. Design drawings for the traffic circle at Eastridge shall be submitted to the City of Fairfield Public Works Department for review and approval. Proposed traffic circles shall follow the City’s Roundabout Design Guidelines and be designed to the satisfaction of the City Traffic Engineer and Fairfield Fire Marshal, including, but not limited to: truck apron design, multi-use path to bicycle lane transitions, adequate turning templates with design.</p> <p>F. Applicant shall secure an Encroachment Permit prior to commencing any improvements within an existing public right of way.</p> <p>G. Any changes to street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be approved by the Director of Resource Management.</p> <p>H. The Final Maps shall not be approved and recorded until the improvement plans and all related documents have been approved by all necessary regulatory agencies and the Director of Resource Management.</p> <p>I. If the improvement plans require excavation in any public road right-of-way, the applicant shall apply for an encroachment permit and place a cash deposit with the Solano County Public Works Engineering Division to ensure that any damage to the existing roadway is repaired in a timely manner. Applicant shall apply for, secure, and abide by the conditions of an encroachment permit for any work within the public right-of-way. Driveways must be maintained in such a manner as to prevent soil, rocks, and debris from tracking onto public roads.</p> <p>J. All lot grading shall conform with California Residential Building Code lot grading requirements. Applicant shall apply for, secure, and abide by the conditions of a grading permit for the construction of the private access improvements, parking areas, as well as any on-site grading.</p> <p>K. The installation (if required) of all gas, electric, sewer, and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutters, sidewalks, and the surfacing of the streets.</p> <p>L. The Director of Resource Management shall approve all street names prior to approval of the Final Maps.</p> <p>M. All required subdivision improvements shall be completed by the applicant in accordance with the County-approved final phasing plans and consistent with the Specific Plan; and Phasing shall be consistent with the Phasing Plan dated March 2022 and the Phasing Narrative dated June 2022, unless otherwise approved by the Director of Resource Management.</p> <p>N. All street intersections shall comply with City of Fairfield Standard Drawing T1, Intersection Sight Distance Assessment. The sight distance triangle shall be shown on the landscaping and improvement plans. Within the sight distance triangle: a. No mounds, fences, or landscaping are allowed over 3 feet of the street pavement</p>		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>grade. b. No trees are permitted with a mature trunk diameter over 6 inches and all branches must be trimmed to a height of 10 feet above the ground.</p> <p>O. Wherever a dead-end road is permitted, an adequate turning area shall be provided, per Section 1-2.10 of the County’s Road Improvement Standards and Land Development & Subdivision Requirements and/or the California Fire Code (whichever is greater).</p> <p>P. Streets A, F, L, R and Mason Road shall be dedicated as public Roads. All other roads, alleys, driveways and other accesses within the project shall be maintained by the HOA.</p> <p>Q. Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared by the applicant. The Traffic Control Plan prepared by the applicant shall, at minimum, include the following measures:</p> <ol style="list-style-type: none"> (1) Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. (2) Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. (3) Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). (4) A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. <p>R. Gutters shall be required along all roadway edges to collect and convey drainage away from the pavement edge unless otherwise approved by the Director.</p> <p>S. The width of the access from Street A to Parcel 38 shall be widened as required to accommodate a minimum width of 28 feet between face of curb.</p> <p>T. The minimum width of Mason Road shall be 28 feet from face of curb to face of curb (FC to FC).</p> <p>U. All streets shall have PSE’s on both sides with a minimum width of 8 feet unless otherwise approved by the Director.</p> <p>V. Where future roads and/or widening and improvements of existing roads impact existing SID facilities, such facilities will need to be relocated by the applicant as approved by the district (and new easements granted as appropriate) such that they can be operated and maintained efficiently and support traffic loads. One example is the Green Valley Conduit and valving located at the intersection of Green Valley Road and Mason Road where the proposed traffic circle will significantly impact the ability of the district to operate and maintain the Green Valley Conduit.</p>		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>W. The applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, bicycle trail facilities, and/or any other public improvements along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Department of Resource Management.</p> <p>X. A geotechnical report shall be prepared, and the conclusions and recommendations of the Geotechnical Engineer shall be incorporated into the improvement plans as required by Solano County Public Works Engineering.</p> <p>Y. The applicant shall offer for dedication to the County of Solano all Public Roads and the adjacent Public Service Easements.</p> <p>Z. The subdivider shall offer for dedication to the County of Solano all Public Roads and Public Service Easements.</p> <p>AA. The private roads created by this map shall also be Public Service Easements. The private roads and adjacent public service easements will also be offered as Irrevocable Offers of Dedication to Solano County.</p> <p>BB. If the interior roads are not accepted by Solano County as public roads, then the subdivider shall dedicate access and utility easements for these areas. The dedications shall be to a minimum width of 50 feet plus any additional width necessary for all utilities, together with any additional easement area required for the cul-de-sacs at the ends of the roads and for cuts or fills.</p> <p>CC. On the Final Map, roads shall not be shown as separate parcels, and gross and net acreages for each lot shall be specified.</p>		
5.	<p>Water</p> <p>A. There shall only be one potable water provider to serve new development within the Specific Plan.</p> <p>B. The Applicant shall prepare a Water System Master Plan, which shall be approved by the Director, public agency water purveyor and Cordelia Fire Protection District prior to the approval and recordation of the initial Small Lot Final Map. This Water System Master Plan shall identify water supply and reliability, and determine sizing and location for storage (location, elevation, size and geotechnical suitability) and trihalomethane treatment (as required), transmission and distribution facilities, fire hydrant locations including considerations for protection of the Project's wild land interfaces, and include studies and modeling necessary to substantial the Plan and its various elements. The Water System Master Plan shall meet the requirements for the latest edition of the City of Fairfield Standard Specifications and Details and the standards of the public</p>	I	RM (PW)

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>agency water purveyor. In the event of differing standards, Water System Master Plan shall meet the higher standard, unless otherwise approved by the Director and public agency water purveyor.</p> <p>C. Water facilities including storage reservoirs, trihalomethane remediation, and pump stations may be required to serve the project and may be required to be located outside the boundary. Prior to recordation of the first Small Lot Final Map, the applicant shall acquire sufficient and suitable property acceptable to the Director and public water purveyor to provide for the access, construction, operation, and maintenance of these facilities and include irrevocable offers of dedication for all such property within and outside the boundaries of the Project, prior to, or as part of the Small Lot Final Map.</p> <p>D. The County shall not approve the improvement plans until the public agency water purveyor has approved the water master plan. The identified public agency water purveyor shall be included as signatories to all final maps associated with the Project.</p> <p>E. Unless otherwise approved by the Director and public agency water purveyor, all water mains shall be looped.</p> <p>F. Streets “U” and “T” shall have water mains along both sides of the common area. Water services for residential lots shall not be run across the common area.</p> <p>G. The locations of the water mains shown at the various roundabouts shall be determined by the Director during the plan review stage. Generally, running these mains under large concrete elements is not permitted.</p> <p>H. In the event that Solano Irrigation District (SID or “District”) becomes the public water purveyor, the following conditions shall apply:</p> <ol style="list-style-type: none"> (1) Per the District’s Rules and Regulations, the applicant is required to provide water service to all newly created parcels, either Agricultural water or potable water as appropriate and determined by the District. (2) Per the District’s Rules and Regulations, for lands that are included within the District boundary, the District must review, place its certificate on and sign the Final Maps and improvement Plans by the Applicant. (3) The Applicant will have entered into binding legal agreements satisfactory to SID and the County of Solano providing for the construction, installation, testing, repair, and reserves for maintenance, operation and reconstruction of the water storage, distribution, and other facilities and apparatus reasonably required to distribute water for use by the Development’s occupants and users. Because the terms of those agreements will provide for the design, construction, and installation of the facilities to provide those services to a point or points within the Development and the facilities will be required to operate at that capacity from the date of first availability of water service, even though development and the payment for service by consumers within the Development may not occur for a substantial period after the date of 		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>installation and those costs are required to be paid before actual service may commence. The Applicant/Applicant will be required upon terms satisfactory to SID and the County of Solano that all of the financial obligations for service or availability of service of water are secured and the cash flow requirements of those obligations are reasonably available and will not become a lien upon the real property or assessments upon the real property or improvements by SID and/or the County of Solano. The authority to add to the County of Solano assessments upon interests in real property and improvements delinquent assessments, standby charges, or other charges of SID and the participation by SID and the County of Solano in programs providing for payment by the County of Solano to SID of delinquent assessment and charge amounts of SID from other funds of the County of Solano shall not be deemed security for those payments since those programs may be altered or become infeasible.</p> <p>(4) All existing Point of Entry (non-public water system) customers in the vicinity of the Project, including those off-site, shall be included and provided a service from the future potable water system.</p> <p>(5) Private pipelines shall be constructed outside of existing District easements.</p> <p>(6) Private pipeline easements shall be recorded by separate document if private pipelines must run through adjacent parcel. The District will require dedication of land sufficient and acceptable to the District's Director of Engineering to accommodate all required facilities including pumping plants, a potential future tank, laydown area, and/or disinfection byproduct remediation, appurtenances. The minimum size shall be 1.5 acres and the locations shall be determined by the Director of Engineering based on the approved Water System Master Plan and SID standards.</p> <p>(7) The District will require dedication of land sufficient and acceptable to the Director Engineering to accommodate all required facilities including pumping plants, a potential future tank, laydown area, and/or disinfection by product remediation, appurtenances. The minimum size shall be 1.5 acres and the location(s) shall be determined by the District's Director of Engineering based on the approved Water System Master plan and SID standards.</p> <p>(8) The Applicant shall fulfill the requirements of the conditional will serve letter dated April 18, 2018. Based on current information, the District and Applicant are pursuing Scenario 1, Fairfield-SID Partnership to Treat and Wheel Potable Water to the Project.</p> <p>(9) The Applicant shall sign a District work order and keep such work order current throughout the project as the means of paying all fees and charges and fully reimbursing the district for staff, materials, consultant and other costs associated with the district's review, processing and approvals of all items related to their approval and the construction of the project.</p>		

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>(10) Unless otherwise approved in writing by the District’s Director of Engineering, all work that could affect the operation of District agricultural facilities shall be performed outside of irrigation season which generally runs from April 1 to October 15.</p> <p>(11) Per the District’s Rules and Regulations, the District must review, place its certificate on and sign the Final Maps and improvement Plans by the Applicant.</p> <p>(12) All areas located outside the district boundary must annex to the district prior to receiving water service. Annexations will require the construction of a potable well(s) to provide groundwater for water service to those lands located outside the existing g boundary. Property of suitable size and location must be identified as part of the Water master Plan and dedicated for the well(s) on the final map(s) or in advance as separate instruments.</p> <p>(13) In some instances, on-site private storage tanks and/or pumps may be required for future commercial development shall be owned, operated and maintained by the property owner.</p> <p>(14) Electronic AutoCAD files are required upon the completion of the project showing “as-builts” for electronic archiving.</p> <p>I. In the event that City of Vallejo becomes the water purveyor, the following conditions shall apply:</p> <p>(1) The existing Vallejo water main that runs through the developed shall be relocated to Mason Road and Street L as shown on the June 15, 2022, exhibits. The final alignment and pipe size shall be determined by the City of Vallejo Water Department and shall be constructed to City of Vallejo Standards. Relocated sections of the Vallejo transmission main not located in Mason Road or Street L shall have an all-weather access road not less than 12 feet with approved turn arounds for maintenance. The watermain shall be installed under an approved pavement design by the City of Vallejo Water Department.</p> <p>(2) The easement for the relocated water main shall be recorded by separate instrument easement prior to the recording of the first final map. The water main easement shall be 30-foot-wide and non-exclusive to the City of Vallejo Water Department.</p> <p>(3) The applicant shall reimburse the City of Vallejo Water Department for planning, engineering plan review, inspection, and construction management of the relocation of the water main. The initial fee deposit is S percent of the engineer’s construction estimate for the relocated pipe</p> <p>(4) A Water Master Plan shall be submitted to the City of Vallejo Water Department for review and approval prior to the submittal of the First Improvement Plan submittal or first phase of the Final Map review. The Water Master Plan shall be site specific and to industry standard prepared by a licensed professional engineer.</p>		

CONDITIONS OF APPROVAL			
MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS			
September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>(5) Based on the approved Water Master Plan, the City of Vallejo Water Department will include the parameters of the finding of the Water Master Plan into the system model to determine the required off-site improvements and provide additional conditions of approval of the water supply and distribution for the development. The applicant shall reimburse the City of Vallejo Water Department for all the cost for the review of the water master plan and added modeling and engineering support.</p> <p>(6) The developer, County and City shall coordinate efforts to permit, and process all required off-site and on-site water facilities consistent with the terms of the JEPA.</p> <p>(7) Based on the review of the water master plan, the City of Vallejo will generate additional conditions of approval for on-site and off-site water supply and distribution. All water facilities improvements shall be installed as required by the City of Vallejo Water Department based on the requirements at the time of the improvement plan submittal and shall be constructed within 2 years of the date of the final map approval.</p> <p>(8) The applicant shall reimburse the City of Vallejo Water Department for planning, engineering plan review, inspection, and construction management of the off-site and on-site water facilities. The initial fee deposit is 5 percent of the engineer’s construction estimate for the proposed off-site and on-site water facilities.</p> <p>(9) All parcels receiving water service from Vallejo shall detach from SID boundaries, except Agricultural parcels that are currently in SID boundaries may remain in the SID boundary and continue to be eligible for SID agricultural water service. Existing SID POE customers may remain in SID boundaries and receive agricultural water from SID provided their domestic use is connected to the public potable water system when the backbone infrastructure is installed.</p>		
6.	<p>Water and Sewer Infrastructure</p> <p>A. Per the agreement with Fairfield-Suisun Sewer District (FSSD) to serve this area, no sewer infrastructure upstream of the point of connection to FSSD’s (E) sewer main will be owned, operated, or maintained by FSSD. All sewer infrastructure shall be privately owned by the applicant and/or HOA up to the point of connection to FSSD’s (E) sewer system. All sewer easements related to sewer system shall be private sanitary sewer easements to the benefit of the HOA or other private entity/entities. All sewer infrastructure shall be designed and constructed to City of Fairfield standards.</p> <p>B. The Applicant shall provide sewer and water main easements in accordance with City of Fairfield easement requirements.</p>	I	RM (E)

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>C. A 24/7 all-weather access road with turnaround shall be designed and constructed to allow for the operations, maintenance and replacement of the public water or sewer line by the along the entire water and/or sewer line alignment.</p> <p>D. Provisioning of Water for lots proposing use of on-site water wells. Proposed lots #321 and #322 in the Three Creeks area fall within the “A” and “B” water scarce zones, as described on the USGS Water Bearing Rock Map dated 1972 and shall submit water quantity test results prior to recordation of the final map or parcel map which demonstrate that ample water for domestic purposes is available on each lot. The test shall conform to methods specified in the Solano County Water Supply Standards.</p> <p>E. Identification of existing water wells. The location of existing water wells shall be provided to the County in a GIS layer. Water wells which are no longer in use shall be destroyed under permit. Water wells that are retained shall conform to all cross-connection control requirements of the water district.</p> <p>F. Water Meter Fixed Network System. The applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any water meter within the project.</p>		
7.	<p>Sewer Services</p> <p>A. Prior to approval of the improvement plans, the applicant shall provide a sewer master plan for review and approval by the Department of Resource Management. The Sewer Master Plan shall be consistent with the initial sewer design shown in the project application materials and said design shall be further refined to demonstrate compliance with all applicable County standards, rules, and requirements. When the County does not have specific standards identified, the Sewer Master Plan shall default to the City of Fairfield standards. All sewer improvements shall be placed within the street right of way whenever feasible.</p> <p>B. In-tract sanitary sewer mains shall be privately owned and maintained by the Homeowner’s Association. The applicant shall install a standard sanitary sewer manhole at the point of connection to the public sanitary sewer system to demarcate the ownership of the public and private sewer systems. The HOA’s Financial Master Plan shall include the costs periodic routine CCTV inspection, operation and maintenance including regular cleaning, and replacement & rehabilitation program to ensure sewer system reliability in perpetuity. The language shall be submitted to the County for review and approval.</p> <p>C. Downstream sanitary sewer lines and other facilities outside the limits of the proposed development may need to be upsized in order to provide adequate capacity to serve the development. Any upsizing of downstream pump stations, sewer lines or construction of parallel sewer lines in order to provide capacity to serve the development shall be designed and constructed per Fairfield-Suisun Sewer District (FSSD) standards by the</p>	I	RM (PW)

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>applicant at the applicant's sole expense. Downstream pump station capacity improvements, if required, shall be implemented by FSSD at the applicant's expense. No sewer connections shall be made until all required downstream sewer improvements are complete and operational to the satisfaction of FSSD.</p> <p>D. Any lots proposed for development, including lots #321 and #322 in the Three Creeks area, that propose the use of on-site wastewater treatment systems (OWTS) for sewage disposal, shall have a site and soil evaluation performed under Environmental Health permit to determine septic feasibility. Soil testing shall be performed on each of the proposed parcels to designate and map the primary and reserve area leach fields for each of the proposed parcels. All existing septic systems shall be mapped and included on the tentative parcel map as existing leach fields and existing leach field reserve areas. The mapping must include the location of all existing water wells in the vicinity, to allow for verification that septic system to water well setbacks are being met. If the primary or reserve leach field areas for the proposed parcels require the use of an alternative type of septic system, a declaration shall be recorded with the final map that states the soil testing data submitted to date requires the use of an alternative type of septic system, and that such a system must be operated, monitored, and maintained in accordance with the standards set forth Solano County Code Chapter 6.4: Sewage Standards. The declaration shall state which lots soil testing indicates an alternative system is necessary. All on-site wastewater treatment systems must be operated, monitored, and maintained in accordance with the standards set forth Solano County Code Chapter 6.4: Sewage Standards.</p> <p>E. All provisions of the Agreement Regarding Sewer Service in the Middle Green Valley Specific Plan Area dated March 22, 2021, between the County and FSSD shall apply to the development associated with this application. The applicant shall be solely responsible for all costs associated with implementing the terms of this Agreement.</p>		
8.	<p>Drainage and Water Quality</p> <p>A. Prior to approval of the first small lot final map or Improvement Plans, the applicant shall provide a Stormwater Master Plan covering the entire area Small Lot Tentative Map area for review and approval by the Department of Resource Management.</p> <p>B. The Stormwater Master Plan shall be consistent with the initial stormwater treatment design shown in the project application materials, or as modified and approved by the Director and said design shall be further refined to demonstrate compliance with all applicable County standards, rules and requirements. Where the County does not have specific standards identified, the Stormwater Master Plan shall default to the City of Fairfield standards.</p>	I	RM (E) (PW)

CONDITIONS OF APPROVAL			
MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS			
September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>C. The Large Lot Tentative Map denotes a Pooling and Ponding Easement (Easement) benefitting the City of Fairfield, recorded in an Easement Agreement dated October 3, 2008 (Solano County Recorders Doc No. 20090000780), located at the southern boundary of Large Lot 2. As defined in the Easement Agreement, the Easement is “a non-exclusive temporary easement for Pooling and Ponding” that is set to terminate once a new drainage bypass facility is constructed. The Easement allows for flooding and siltation. Prior to filing of the first Small Lot Final Map, the subdivider shall either a) modify the existing Ponding and Pooling Easement so that the proposed easement does not encumber the Street A right-of-way, or b) obtain a Minor Modification to the tentative maps modifying the proposed Street A roadway alignment to avoid these easements. In the event that the subdivider proposes to modify the existing Easement, the developer’s licensed civil engineering design professional shall work with City Public Works Department staff and submit adequate analyses, designs, and supporting documents defining any proposed new easement limits to the County for review and approval. Information and studies shall be to the satisfaction of the City Engineer of the City of Fairfield. Any easement modifications shall be reviewed and approved by the City of Fairfield, and recorded at Solano County, prior to approval of the associated Small Lot Final Map. In the event that the subdivider proposes to modify the roadway alignment, the modified alignment shall be as shown in the South Entry Road Exhibit dated August 2022 and approved by the Director of Resource Management. This option also requires adjustment of parcel lines of lots 19 - 23 as shown on the recorded large lot subdivision map. Street “A” shall avoid the Easement area and such modification will be considered to be in substantial conformance with the approved maps.</p> <p>D. All drainage features serving more than one lot/parcel shall be dedicated to and maintained by the Master HOA.</p> <p>E. On-site stormwater detention will be required as part of the proposed development. Detention facilities shall be designed to reduce post-development peak flows to 90 percent of pre-development peak flows for the 15, 25 and 100-yr storm events. The storm water detention system shall be designed to detain the 100-year, 24-hour duration storm with a minimum of 1-foot freeboard. Detention basins shall drain in 72 hours or less, based on Solano County Mosquito Abatement District regulations. Detention basin shall include an all-weather access road and fencing around the entire perimeter, and all-weather access to the basin bottom</p> <p>F. The applicant's civil engineer shall prepare a conceptual storm drain master plan for the project and all upstream watersheds and shall submit this for review prior to, or concurrent with, the first Final Subdivision Map. The conceptual master plan shall show capacity calculations, pipe sizes and slopes and storm drain system layout. Detention basin location and sizing and flood routing analysis shall be included as necessary. The master plan shall be approved by the County prior to approval of the improvement plans.</p>		

CONDITIONS OF APPROVAL			
MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS			
September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>G. The applicant's civil engineer shall demonstrate through hydrology maps and hydraulic calculations that the existing downstream storm drain system has adequate capacity to serve the development. To the extent that the existing downstream storm drain system has inadequate capacity, it shall be upsized or improved to handle the additional storm drainage from the development, or a detention basin shall be designed and constructed by the applicant. All costs associated with studying, designing and constructing storm drain capacity improvements shall be borne by the applicant.</p> <p>H. The storm drain improvement plans shall be designed and constructed to provide for “Best Management Practices” that meet the requirements of the water quality standards of the County’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>I. In addition to compliance with County ordinances, the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the RWQCB, to reduce water quality effects during construction.</p>		
9.	<p>Other Public and Private Utilities</p> <p>A. All future communications and utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the applicant’s cost. The applicant shall dedicate to PG&E or other utility provider as applicable all necessary underground easements for the electrical facilities or communications that will be necessary to service development of the project.</p> <p>B. It shall be the applicant's responsibility to coordinate the location of all utility equipment with PG&E. Final locations of all above ground equipment must be approved by PG&E, and the Resource Management Department</p> <p>C. The Applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public and private streets. A minimum of twelve and one-half-foot (12.5’) wide Public Utility Easements for underground facilities (i.e., SID, Vallejo, PG&E, cable television, telephone) shall be dedicated adjacent to all public and private street rights-of-way. The Applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the County. The width of the public utility easements adjacent to public and private right of way may be reduced with prior approval from public utility companies.</p>	M	PW
10.	<p>Construction Operations/ Solid Waste</p> <p>A. At the time specific development is proposed, the County shall require the Applicant to provide written verification from the appropriate landfill operator that adequate landfill capacity is available to accommodate construction and operation of the project.</p>	G, B	RM (PW) (EH)

CONDITIONS OF APPROVAL			
MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS			
September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>B. In addition, the applicant shall be required to prepare and implement a recycling plan for the construction phase of the project. Copies shall be provided to Environmental Health.</p> <p>C. During Construction, the applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with County standards. All on-site storm drains shall be cleaned immediately before the official start of the rainy season (October 15).</p> <p>D. The County shall require that construction contractors conform to all applicable fire-safe regulations in applicable codes, including California Occupational Safety and Health Administration (OSHA) and local requirements for appropriate storage of flammable liquids and prohibition of open flames within 50 feet of flammable storage areas.</p>		
11.	<p>Landscaping, Lighting and Fencing</p> <p>A. The applicant of all project phases shall submit a lighting plan for the project to the Resource Management Department. The Lighting Plan shall be consistent with the Specific Plan requirements, as well as the following:</p> <ol style="list-style-type: none"> (1) Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties. (2) Place and shield or screen flood and area lighting needed for construction activities, and/or security so as not to disturb adjacent residential areas and passing motorists. (3) For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash. (4) Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and (5) Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. (6) All lights shall be light emitting diodes. The color temperature shall be less than or equal to 2700 kelvins. (7) Intersection safety lighting shall comply with the Illuminating Engineering Society of North America Guidelines. <p>B. Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the County prior to the approval of the first building permit. Said plans shall include all on-site landscape</p>	I	RM (P)

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Resource Management Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>C. Landscaping shall meet shade requirements as outlined in the Middle Green Valley Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the county adopts its own Water Efficient Landscape Ordinance at which time the applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The Applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Subdivision project.</p> <p>D. All fencing shall be privately owned and maintained by either the Homeowner’s Association or individual property owners and meet the standards in the Specific Plan. No fencing shall be owned and maintained by the County.</p>		
12.	<p>Miscellaneous Environmental Measures</p> <p>A. State and Federal Permits The applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.</p> <p>B. Landslide /Slope Failure The applicant shall retain an appropriately licensed engineer during all grading plans, plans, and grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the grading contractor in the field.</p> <p>C. Right to Farm Notification All prospective purchasers of Residential or Community Services property shall be informed of the potential nuisances associated with adjacent and nearby farm operations and the existence of the County right-to- farm ordinance.</p>	G, I, B, OG	RM (P) (E)

CONDITIONS OF APPROVAL MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>D. Mitigation Monitoring The mitigation monitoring and reporting measures identified in the Middle Green Valley Specific Plan FEIR have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measures (Attachment A to these Conditions). Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).</p> <p>E. Air Quality The County shall require construction contractors to comply with Solano County General Plan Implementation Program HS.I-59 (best management practices) and Implementation Program RS.I-49 (requirements for diesel vehicles).</p> <p>F. Biological Resource Permitting Issuance of any required Resource Agency approvals (per the Biological Assessment) will be secured, and copies will be provided to the County prior to issuance of improvement plans or initial ground disturbance.</p> <p>G. Existing trees shall be retained whenever possible. All existing trees to be impacted by development or construction related activities shall be located on the site plan, grading plan, irrigation plan. Trees to be preserved shall be protected by temporary fencing installed around the tree drip line for the duration of the project to prevent soil compaction, soil removal or deposit. Fencing shall be removed after project completion.</p> <p>H. Trees removed shall be replaced consistent with Public Works standards.</p> <p>I. Cultural Resource Monitoring At the time specific development is proposed that involves earth moving, as identified in Mitigation Measure 8-1, 8-2 and 8-3.</p> <p>J. Geotechnical Reports At the time specific development is proposed, Mitigation measures 10-1, and 10-2 (e.g., soil replacement, setbacks, retaining walls) geotechnical reports shall be required by Solano County as needed to protect against damage that might be caused by erosion, slope failure, earthquakes etc.</p> <p>K. Noise Reports At the time specific residential development is proposed, consistent with Mitigation 13-1, 13-2 and 13-3 the County shall require applicants to conduct site-specific noise studies that identify, to County satisfaction, noise reduction measures that would be included in final design to meet State and County noise standards.</p> <p>L. Design Review Consistent with Section 5.9 of the Specific Plan Design Review, individual projects will be required to be approved by the Conservancy Design Committee and administratively by Solano County.</p> <p>M. Conservation Easements.</p> <p>(1) Consistent with the Development Agreement Conservations Easement shall be recorded.</p> <p>(2) Prior to recordation of any of the Small Lot Final Maps, submit the Transfer Fee Covenant and Transfer Fee Notice to County Counsel for review and compliance with the Middle Green Valley Development</p>		

CONDITIONS OF APPROVAL			
MIDDLE GREEN VALLEY SMALL LOT TENTATIVE SUBDIVISION MAPS			
September 1, 2022			
Condition No.	Condition/Mitigation Measure	When Required	Responsible Department
	<p>Agreement. The Notice shall be recorded on the subject property and Advisory Note shall be placed on the final maps indicating that the properties are subject to the Transfer Fee Covenant upon sale or transfer of residential or commercial properties as required by the Middle Green Valley Development Agreement.</p> <p>N. Consistent with the Development Agreement, prior to issuance of each building permit for a new primary residential unit, the landowner applying for such new residential unit (s) shall pay the per unit County Reimbursement Amount, multiplied by the applicable Interest Rate, as those terms are defined and calculated in Exhibit H of the Development Agreement to the Solano County Department of Resource Management.</p>		
13.	<p>Public Safety</p> <p>A. The Applicant shall consult with the Sheriff’s Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a 6-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. <p>B. The County shall require plans for construction of a fire station to the satisfaction of the Cordelia Fire District, unless the District determines that alternative methods are appropriate to satisfy the increased demand on fire services (i.e., consolidation of fire resources result in funding of services and/or construction elsewhere to increase efficiency and service response times).</p> <p>C. The County shall obtain written verification from the Cordelia Fire Protection District and Cal-Fire that proposed emergency access provisions meet CFPD and Cal-Fire road design and emergency access standards and require any necessary changes as a condition of map approval.</p> <p>D. The County shall require that construction contractors conform to all applicable fire-safe regulations in applicable codes, including California Occupational Safety and Health Administration (Cal/OSHA) and local requirements for appropriate storage of flammable liquids and prohibition of open flames within 50 feet of flammable storage areas.</p> <p>E. At the time of specific development as a condition of Certificate of Occupancy approval, each individual discretionary development project in the Specific Plan area shall meet all applicable California Building Code and California Uniform Fire Code standards (including standards for building materials, construction methods, fire sprinklers, etc.) and all applicable State and County standards (including Solano County General Plan policies) for fuel modification and/or brush clearance in adjacent areas.</p>	G, I, B	RM, SD, F

CONDITION DEFINITIONS

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
RM	Resource Management Dept.	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(EH)	Environmental Health	O	Prior to approval of Occupancy Permit
(B)	Building Division	G	Prior to issuance of Grading Permit
PW	Public Works Division	DC	During construction
CC	County Counsel		
SD	Sheriff's Department		
F	Fire Department		