

CHAPTER

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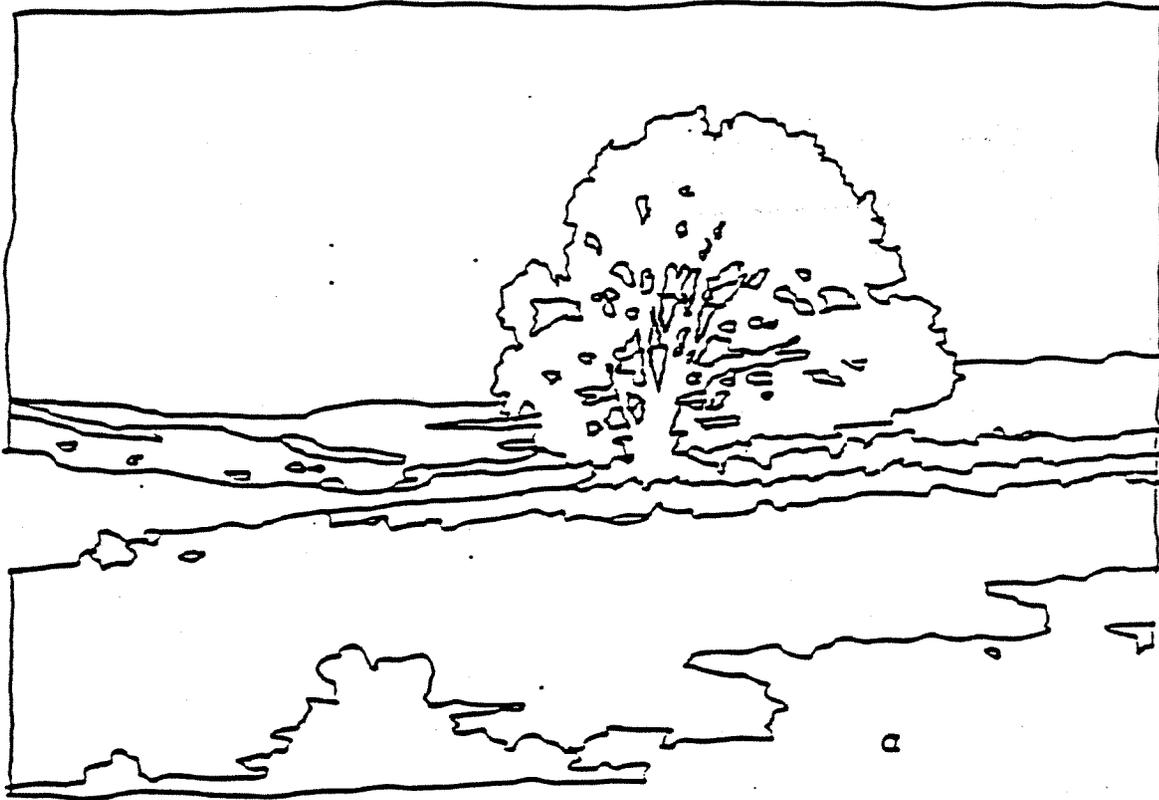
TRI-CITY AND COUNTY COOPERATIVE PLAN

"Planning for a Sustainable Solano County"

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TRI-CITY AND COUNTY COOPERATIVE PLAN FOR AGRICULTURE AND OPEN SPACE PRESERVATION

Concept Plan and Policy Program Report



Approved by The Tri-City and County
Cooperative Planning Group
March 31, 1994
Amended October 20, 1994

Prepared by:

The Planning Collaborative, Inc.



**TRI-CITY AND COUNTY
COOPERATIVE PLAN FOR AGRICULTURE
AND OPEN SPACE PRESERVATION**

Concept Plan and Policy Program Report

Prepared for:

**The Tri-City and County
Cooperative Planning Group,
consisting of the County of Solano,
City of Benicia,
City of Fairfield,
and City of Vallejo**

**Approved by The Tri-City and County
Cooperative Planning Group
March 31, 1994
Amended October 20, 1994**

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June 7, 1994
Amended December 6, 1994**

Prepared by The Planning Collaborative, Inc.



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GROUP GOVERNING BOARD

Councilmember Dirk Fulton, City of Benicia (Past member)
Mayor Anthony Intintoli, Jr., City of Vallejo
Supervisor Barbara Kondylis, Solano County
Councilmember Perry Polk, City of Fairfield
Councilmember Jerry Hayes, City of Benicia
Councilmember Jack Higgins, Jr., City of Vallejo (Alternate)
Councilmember Pepe Arteaga, City of Benicia (Alternate)

CITIZENS ADVISORY COMMITTEE

Ron Azevedo, Solano County (Past member)
Bob Berman, City of Benicia
Anne Esson, City of Vallejo (Past member)
Susan Helms, Solano County (Past member)
Anne Griffin, Solano County
Alice Plutchok
Kathy Hoffman, City of Vallejo
Gregory Jourdan, City of Fairfield (Past member)
Mel Jordan
Bob Keith, City of Vallejo
Duane Kromm, City of Fairfield
Linda Schrupp, City of Fairfield
Dan Smith, City of Benicia
Jim Syar, City of Vallejo
Bob Webb, City of Benicia
Byron Woertz, Solano County (Past member)

MANAGEMENT GROUP

Otto Giuliani, City of Benicia
John Bunch, City of Benicia
Walter Graham, City of Vallejo
Richard Conzelmann, Greater Vallejo Recreation District (Past member)
Dennis Beardsley, Greater Vallejo Recreation District
Neil Havlik, Solano County Farmlands and Open Space Foundation
Michael Johnson, County of Solano
Charles Long, City of Fairfield
John Taylor, Solano County
Michael Warren, City of Benicia (Past member)
Edward Wohlenberg, City of Vallejo (Past member)



PLANNING ADVISORY GROUP

Harry Englebright, Solano County
Ron Glas, Solano County
Patricia Gloyd, Greater Vallejo Recreation District
John Bunch, City of Benicia
Kitty Hammer, City of Benicia
Norman Hom, City of Fairfield (Past member)
Eve Somjen, City of Fairfield
Ann Merideth, City of Vallejo

THE PLANNING COLLABORATIVE, INC.

Jeff Grote, President
Corinne Foo, Project Manager
Kirby Date
Jeanne Lau
David Lindberg

COUNSEL TO THE JPA

Marc Mihaly, Shute, Mihaly & Weinberger
Richard Taylor, Shute, Mihaly & Weinberger



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Executive Summary

This **Concept Plan and Policy Program ("Plan")** establishes open space and agricultural resource protection policies as well as policies to guide planning for parklands and recreation facilities within the 10,000 acre Tri-City and County Cooperative Planning Area for Agriculture and Open Space ("Cooperative Planning Area") located in Solano County between the cities of Benicia, Fairfield and Vallejo. The Plan was developed by the Tri-City and County Cooperative Planning Citizens Advisory Committee which included interested members of the public appointed by each city and the County.

The Plan sets forth a number of objectives, policies, and guidelines intended to guide future land use and park planning within the Cooperative Planning Area by the Tri-City and County Cooperative Planning Group ("Group"), Solano County, and the cities of Benicia, Fairfield, and Vallejo. The Plan presents policies in three general categories:

The Open Space and Agricultural Resource Protection Policies in the Plan establish a clear objective of preserving and protecting open space resources in the Cooperative Planning Area and recognize the importance of promoting continued agricultural uses in the area to achieve that objective. These policies include measures to preclude urban development and protect the right to farm in the Cooperative Planning Area and to create incentives for land uses contributing to the permanent protection of open space in the Cooperative Planning Area. This part of the Plan also includes natural resource protection policies and policies acknowledging the need for further planning regarding potential wind energy and mineral resources in the Cooperative Planning Area.

The Regional Park and Recreation Policies recognize the potential for recreation activities such as family and group picnicking, camping, environmental education, swimming, fishing, and trap shooting at up to six sites in the Cooperative Planning Area. The Plan includes guidelines illustrating the types of uses that could be considered in further planning for each of the six potential recreation areas. The Plan also describes opportunities for hiking, cycling, and equestrian activities on a network of trails that could extend throughout the Cooperative Planning Area. The Plan sets forth policies for evaluating and developing recreation and trail facilities in a manner consistent with environmental constraints and the needs of adjoining landowners.

The Plan Implementation Policies describe the boundary of the Cooperative Planning Area and the procedures for adopting and implementing the Plan.

The policies call for a phased program of recreation area and trail corridor acquisition and development based on available funding, acquisition opportunities, public need, and other policy factors such as potential environmental constraints and liabilities. The Plan includes policies for park administration activities such as security, fence maintenance, vegetation control, and public education.

Following public hearings and environmental review, the Plan is to be considered for adoption by the Tri-City and County Cooperative Planning Group. The plan adopted by the Group will then be considered by each member of the Group (i.e., Solano County, Benicia, Fairfield, and Vallejo) for adoption as part of each member's General Plan. This will ensure a coordinated approach to planning within the Cooperative Planning Area and that consistent land use policies are applied throughout the area.

1.0 Introduction

1.1 PURPOSE AND SCOPE

Introduction

This **Concept Plan and Policy Program Report** represents the culmination of the third in a series of planning studies of the rural open space area that forms a physical and visual buffer between the Cities of Benicia, Fairfield and Vallejo ("the Cities"). In response to concerns of encroaching urban development into the hills, the associated loss of agricultural lands, and the diminishing physical separation between the communities, the **Vallejo-Benicia-Fairfield Open Space Planning Study**, Brady and Associates, (Phase I Study) was initiated by the Cities, Solano County, the Greater Vallejo Recreation District and the Solano County Farmlands and Open Space Foundation for a 24,000 acre study area. Completed in January of 1991, the Phase I Study identified opportunities for and constraints in establishing an open space system, recommended policies and developed criteria for open space preservation and development in the study area, and recommended techniques and mechanisms for preservation and maintenance of open space areas.

The **Draft Summary: Identifying the Tri-City and County Regional Park and Open Space Management Area**, 2M Associates (Phase II study), commissioned by the Cities, led to the designation of a 10,000 acre Regional Park and Open Space Management Area (now referred to as "Cooperative Planning Area") within the original 24,000 acre study area. The Cooperative Planning Area included areas suitable for public recreation, primary viewshed from the recreation areas, regional vista points, important ridgelines, and potential regional trail and open space corridors. In designating the Cooperative Planning Area, the Cities and Solano County also created the Tri-City and County Regional Park and Open Space Group (now referred to as the Tri-City and County Cooperative Planning Group) to plan for open space and recreational uses in the Cooperative Planning Area.

This report is the third phase of planning for the Cooperative Planning Area. It provides a **Concept Plan and Policy Program** for Regional Park and Open Space Preservation which includes policy guidelines for open space preservation mechanisms, park development, and recreation use.

Intent

The intent of this report is to provide clear direction for the Group, the Cities,

and the County to follow in ensuring that the scenic hills and valleys that separate the three communities remain in permanent open space (see Figure 1). As a Concept Plan it is intended to provide a "vision" of Open Space and Parkland and how public and private land uses can be compatible within the Cooperative Planning Area. As a policy program and framework it is intended to organize current and future planning and give direction to ongoing plan implementation activities. The policies set forth in this phase may be refined, expanded, and detailed in future phases of planning and eventually incorporated into the General Plans of the member local governments.

Defining the Plan Vision

This is a plan among the cities and county joining together in the spirit of their common interests and common goals. It is based on joint commitment to long term community good will and to maintain a strong cooperative planning process. This phase of work defines a "vision" of permanent open space and regional parkland that can be shared and enjoyed by the public and provides a "blueprint" of basic policies for how that vision is to come about.

The vision is for a major regional open space and parkland area for the North Bay area which is similar in character and scope to the major parkland and open space facilities of the East Bay Regional Park District, the Mid-Peninsula Regional Open Space District, and other Counties of the Bay Area. These large scale lands provide the adjacent urban areas the much needed opportunities to experience nature and enjoy outdoor recreation. At the same time, these areas include "working open space" which incorporates a variety of open space land uses.

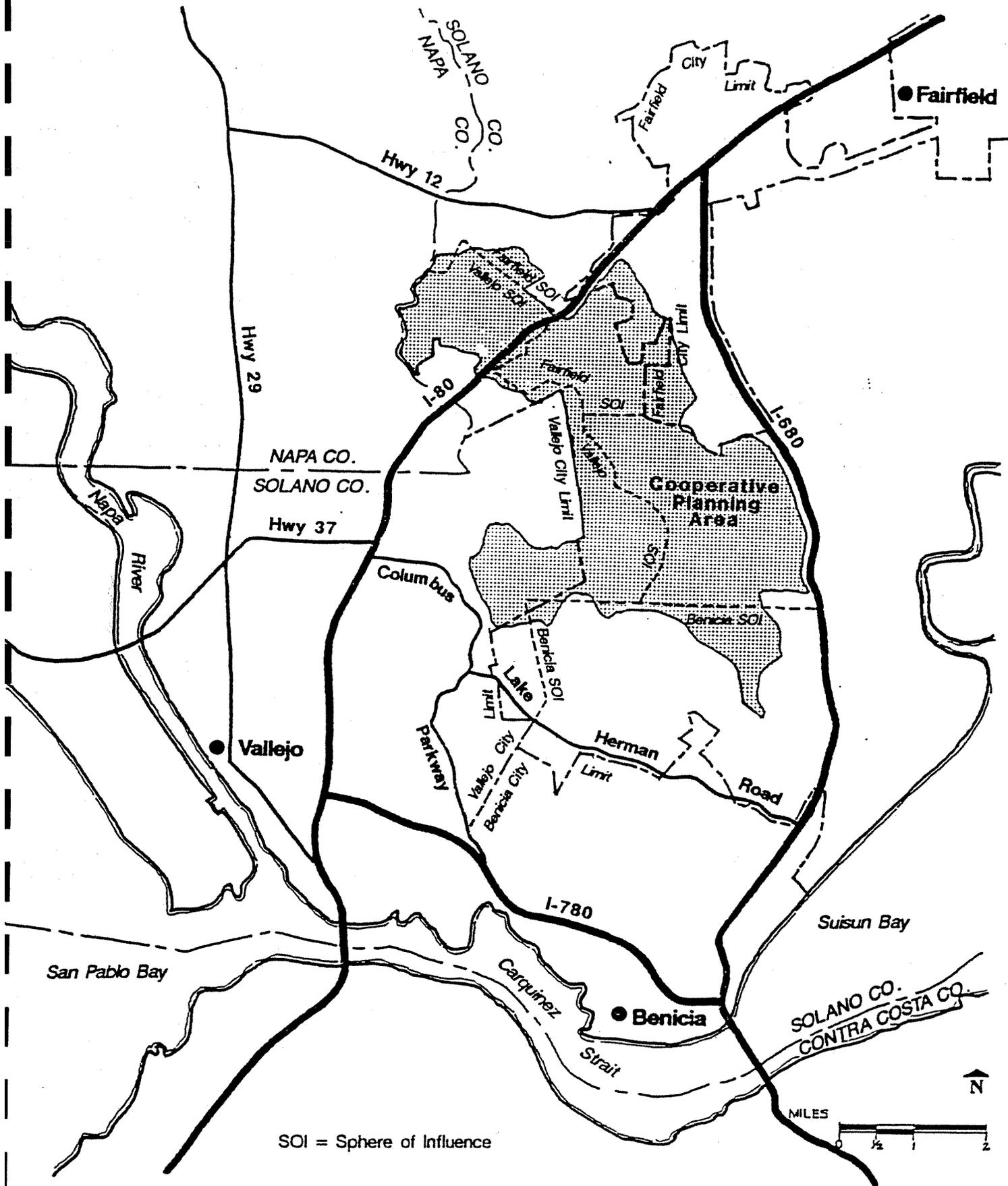
1.2 HISTORY OF THE TRI-CITY AND COUNTY COOPERATIVE PLANNING GROUP

History

In an effort to effectively plan for the 10,000 acres of open space land between their three communities, the Cities of Benicia, Fairfield and Vallejo and the County of Solano entered a Joint Powers Agreement (JPA) in May of 1992 to jointly and cooperatively plan for, manage and maintain the land for open space preservation, conservation and enhancement uses, agricultural production, and regional parkland recreation. The JPA created a Tri-City and County Regional Park and Open Space Group ("Group") (now referred to as the Tri-City and County Cooperative Planning Group) responsible for preparing, adopting, revising, amending, funding, and implementing a **Regional Park and Open Space Preservation Plan** (now referred to as **Cooperative Plan for Agriculture and Open Space Preservation**) for the Cooperative Planning

Area. The Group is governed by a Governing Board consisting of one elected official from each of the four member agencies.





SOI = Sphere of Influence



LOCATION MAP
Figure 1



This **Concept Plan and Policy Program** for the Cooperative Planning Area provides a framework for permanently preserving open space and the future master planning of the Cooperative Planning Area. Policies for recreation areas and trail corridors; open space preservation mechanisms and open space uses; natural resources conservation and protection; inter-jurisdictional planning, implementation and management; park development and management; and park operations and maintenance are included in the report.

Interim Management Principles of the JPA Agreement

The Phase II Study established a set of Advisory Interim Management Principles which were to be considered by Solano County and the Cities of Benicia, Fairfield and Vallejo in reviewing and acting upon applications for development entitlements within their jurisdictions until approval of a Plan for the Cooperative Planning Area. These interim principles and planning criteria were incorporated where appropriate into the policy framework set forth in this phase of planning. Upon approval of this Plan, the interim principles will be of no further force and effect.

1.3 PLANNING PROGRAM & PROCESS

Citizens Advisory Committee Task Force Process

This Plan is based on a review of earlier planning studies for the Cooperative Planning Area and surrounding regions, the general plans of the Cities and the County, and consultations with property owners within the Cooperative Planning Area, and staff from each of the affected jurisdictions. Decisions regarding the direction and content of the recommended Plan were made during a series of Citizens Advisory Committee workshops, which were open to the public and attended by members of the general community.

Workshop #1 established the roles of the various groups participating in the planning of the Cooperative Planning Area; explained the process involved in developing a program and concept plan; and identified the primary issues, as well as the major opportunities and constraints of the Cooperative Planning Area.

Workshop #2 identified adjacent development projects which might have an impact on the planning for the Cooperative Planning Area. Specific policies regarding open space and natural resources conservation from each of the jurisdictions were also identified.

Workshop #3 focused on developing a concept plan for recreational uses in the Cooperative Planning Area. A Park and Open Space Opportunities Map,

located in the Appendix, was presented which identified areas worth preserving for recreation and other open space uses based on their agricultural, natural resource, or visual importance. Preliminary park user capacity numbers based on environmental capability were presented, potential recreational uses were identified, and a draft trail concept plan was presented.

Workshop #4 resulted in a consensus on a concept plan for trail corridors and recreation areas. Workshop #5 was an informational meeting by PG&E to explain their proposal to develop wind energy on their property.

Workshop #6 concentrated on discussion of specific planning, regulatory and financial mechanisms which could be implemented to preserve open space permanently. Appropriate land uses permitted by zoning, in particular wind energy generation, were discussed. The consensus was that siting of wind turbines within the Cooperative Planning Area could have merit as long as certain conditions were met and additional detailed analysis demonstrated adequate mitigation of adverse impacts.

Workshops #7, #8, and #9 were intensive work sessions reviewing the draft policy framework document.

Workshop #10 was spent reviewing the plan implementation objectives and policies.

Workshop #11 provided the final opportunity for Committee members, planners, managers, property owners and citizens to comment on the Draft Concept Plan and Policy Program. The document was approved by the Committee, except for policies concerning mineral resources extraction.

Workshop #12 dealt with formulating policies for mineral resources extraction. These policies were approved for incorporation into the report.

Roles and Responsibilities

Development of the Concept Plan and Policy Program Phase Report resulted from a collaborative effort of different groups working together to produce a feasible plan. A description of each group and their role follows below.

Citizens Advisory Committee. A 12-member Citizens Advisory Committee, comprised of three citizen representatives appointed by the governing body of each of the four jurisdictions, attended a series of planning workshops led by the Consultant and provided decisions on the direction and content of the Plan.

Planning Advisory Group. This group consists of a planner from each of the three Cities, Solano County and the Greater Vallejo Recreation District

(GVRD). This group advised the Consultant and the Citizens Advisory Committee on the relationship of the Plan to existing City and County policies, and acted as the liaison between the Citizens Advisory Committee, the Management Group and the Consultant.

Management Group. This group consists of the City Managers of the three Cities, the County Administrator and the General Manager of GVRD. Their role was to inform the Group Governing Board of the Citizens Advisory Committee progress in connection with Plan development regarding the planning and management of the Regional Park and Open Space Area.

Group Governing Board. The Board was established by the JPA Agreement and consists of elected officials from the four jurisdictions. The Board will review this Plan and make the ultimate decisions regarding the Cooperative Planning Area. Many decisions of the Board must be ratified by the legislative bodies of each of the Cities and the County.

Property Owners. This group consists of affected property owners within the designated Cooperative Planning Area. They informed the Consultant and Citizens Advisory Group of the present and future plans for their property.

Plan Review and Adoption

This Plan will become effective upon approval by Solano County and the cities of Benicia, Fairfield, and Vallejo. In accordance with Joint Exercise of Powers Agreement creating the Group, the review process is expected to proceed as follows:

1. **Group Governing Board Workshop.** The Plan will be presented to the Group Governing Board at an informational workshop. The Governing Board will hear public testimony regarding the Plan. No action on the Plan will be taken at this workshop.
2. **Environmental Review.** Staff from the County and each of the cities will jointly conduct environmental review required by the California Environmental Quality Act (CEQA).
3. **County and City Workshops.** The Plan and environmental review documents will be presented in informational workshops with the Planning Commissions, City Councils, and Board of Supervisors. No approvals will be sought at these workshops.
4. **Public Hearing.** Following completion of the workshops and environmental review process, the Group will consider the environmental review document and hold at least one public hearing on

the Plan.

5. **Plan Adoption.** The environmental document will be approved and the Plan (or a revised Plan) will be adopted by the Group Governing Board. The Plan will not become effective, however, until it is approved by each of the cities and Solano County through the public hearing process. If significant amendments to the Plan are proposed by the Governing Board, the Governing Board will refer those amendments to the Citizens Advisory Committee, or its successor, for its recommendations. (See Appendix 6.9)
6. **Planning Commission Review.** The environmental review document and the Plan approved by the Group Governing Board will be considered at one or more public hearings as a general plan amendment to the general plans of each of the cities and the County. Accordingly, the Plan and any related general plan amendments will be considered by the Planning Commission in each city and the County according to the procedures generally applicable to general plan amendments including those for public hearings.
7. **City Council/Board of Supervisors Approval.** The Plan and any related general plan amendments will be considered by the City Council at one or more public hearings in each of the cities and by the County Board of Supervisors. The Plan will become effective upon approval by each City and the County.
8. **Plan Amendment.** Plan amendments may be initiated by the Group or upon request of a Group member. Plan amendments shall become effective upon their approval by each city Council and the Board of Supervisors. Upon initiating any amendment to a member agency General Plan that would be inconsistent with this Plan, the member agency's planning commission shall request the Group to initiate an amendment to this Plan that would resolve the inconsistency. (See Appendix 6.9)

Future Planning Phases

This Plan lays the policy groundwork for open space preservation in the Cooperative Planning Area and provides the blueprint for the next steps in the planning for the Cooperative Planning Area. Future planning for the Cooperative Planning Area is dependent upon funding and will include development of a Comprehensive Regional Park and Open Space Preservation Master Plan in an open and public process.

At this detailed Master Plan phase, planning for the Cooperative Planning Area

for Agriculture and Open Space will address environmental baseline and impact analysis, open space management and recreation planning, parkland development, management, and operations at a level of detail similar to a Specific Plan. The planning steps will include: the preparation of a Draft Master Plan integrated with a Draft Environmental Impact Report, public review and comment, and final adoption of the Final Master Plan and Final EIR. It is anticipated that the Master Plan, like this Plan, will be incorporated into the General Plans of all members of the Group, much as a Specific Plan or Overlay District forms the basis for a General Plan amendment.

1.4 REPORT ORGANIZATION

The report is organized into six chapters. An **Executive Summary** at the beginning of the document summarizes and highlights the report contents. The first chapter, **Introduction**, addresses the purpose and scope of the report, the history of the Joint Powers Authority Agreement, and the planning process.

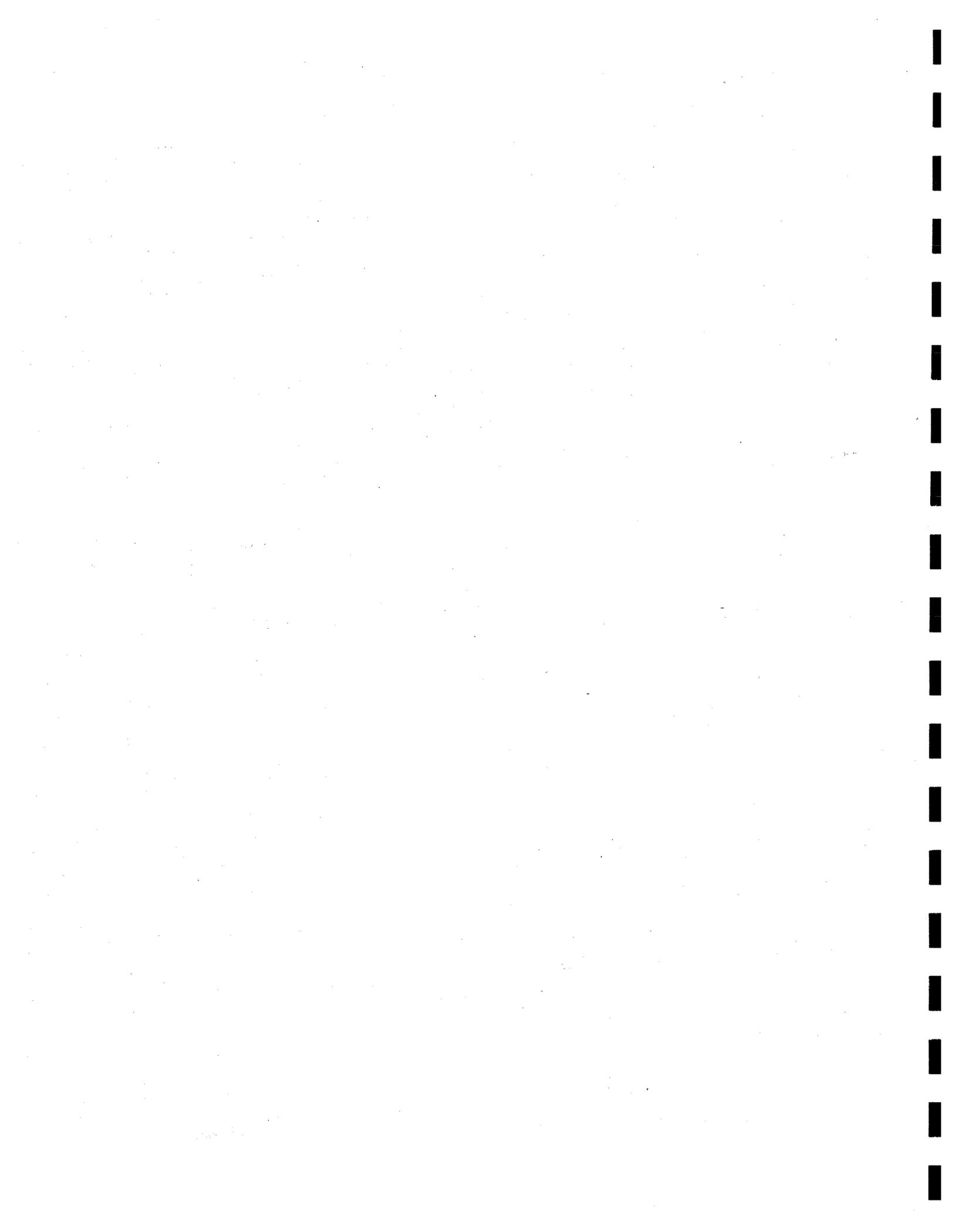
The second chapter, **Overall Goal and Objectives Summary**, identifies the overall goal and primary objectives of the Plan which provide the basic framework for the development of specific regional park and open space preservation policies.

The third chapter, **Open Space Preservation Objectives and Policies**, deals with the various means for permanently preserving, conserving, and protecting open space.

The fourth chapter, **Regional Park and Recreation Objectives and Policies**, addresses each of the six potential recreational areas, the potential uses for each area, and a potential regional trail system.

The fifth chapter, **Cooperative Plan for Agriculture and Open Space Preservation Implementation Objectives and Policies**, addresses the implementation of the future planning, development, management and maintenance of the Regional Park and Open Space.

The final chapter, **Appendices**, includes supplemental information used in developing the concept plan and program policies.



2.0 Overall Planning Goal and Objectives

Summary

The following goal statement forms the basis of the planning objectives and policy framework set forth in the document. The intent of this policy plan is to provide a comprehensive framework of policies which provide a clear statement of intent and a clear direction for future planning and joint action by the members of the Group.

2.1 COOPERATIVE PLAN FOR AGRICULTURE AND OPEN SPACE PRESERVATION GOAL. Establish permanent open space between the Cities of Benicia, Fairfield and Vallejo through the joint planning and management of a Cooperative Planning Area for Agriculture and Open Space ("Cooperative Planning Area") which furthers the mutual recreation, open space, habitat, managed resources production and agricultural resources protection policies of the members of the Group.

This general goal serves two major purposes:

- 1. To implement the mutual desire to provide an open space buffer between urban areas, and ensure the lasting availability of recreational, open space, agricultural and natural resources to the residents of the Cities and County.**
- 2. To ensure that services supporting urban development will not be extended into the Cooperative Planning Area and no urban development will be permitted in the Cooperative Planning Area.**

2.2 SUMMARY OF PLANNING OBJECTIVES

The objectives set forth below are intended to accomplish the goal of the Plan. Four of the objectives address open space preservation and management, one deals with regional park and recreation uses, and three provide for Plan implementation. These are summarized below and appear in the following chapters together with supporting policies. The Cooperative Planning Area objectives will guide the preparation of the Master Plan and the future development and management of the Cooperative Planning Area.

Open Space Preservation and Management

- 2.21 Permanent Open Space Objective.** Secure and protect permanent open space through the application of a variety of overlapping and reinforcing planning, regulatory, and financial measures.
- 2.22 Agricultural and Compatible Open Space Use Preservation Objective.** Provide for the preservation of agricultural land use and compatible open space uses because of their importance to the economy, the continuation of the agricultural heritage of the area, and to visually preserve the rural character of the area.
- 2.23 Wind Energy Development Objective.** Where renewable wind energy resources are proposed to be developed within the Cooperative Planning Area, ensure that such development is compatible with off-site and on-site visual impacts, environmental concerns, and recreational and open space uses, and that impacts to these resources are mitigated through appropriate open space preservation and recreational access policies.
- 2.24 Mineral Resources Extraction Objective.** Recognize the potential for the managed production of mineral resources within the Cooperative Planning Area by establishing reasonable limits on the extent of mineral extraction activity consistent with State law, and planning for recreational uses in a manner that limits the potential for conflict between such uses and mineral development activities.
- 2.25 Open Space Resources Preservation and Conservation Objective.** Preserve, conserve and enhance lands with special open space value for wildlife habitat, natural and visual resources, cultural identity and public safety.

Regional Park and Recreation

- 2.26 Regional Park and Recreation Objective.** Provide for the present and future needs for compatible regional outdoor recreational opportunities in the County through continued recreation planning for the Cooperative Planning Area.

Plan Implementation

- 2.27 Inter-jurisdictional Planning, Implementation and Management Objective.** Continue inter-jurisdictional cooperation and coordination of joint planning, implementation, and management of the Cooperative Planning Area through the continued operation of the Tri-City and County Cooperative Planning Group.

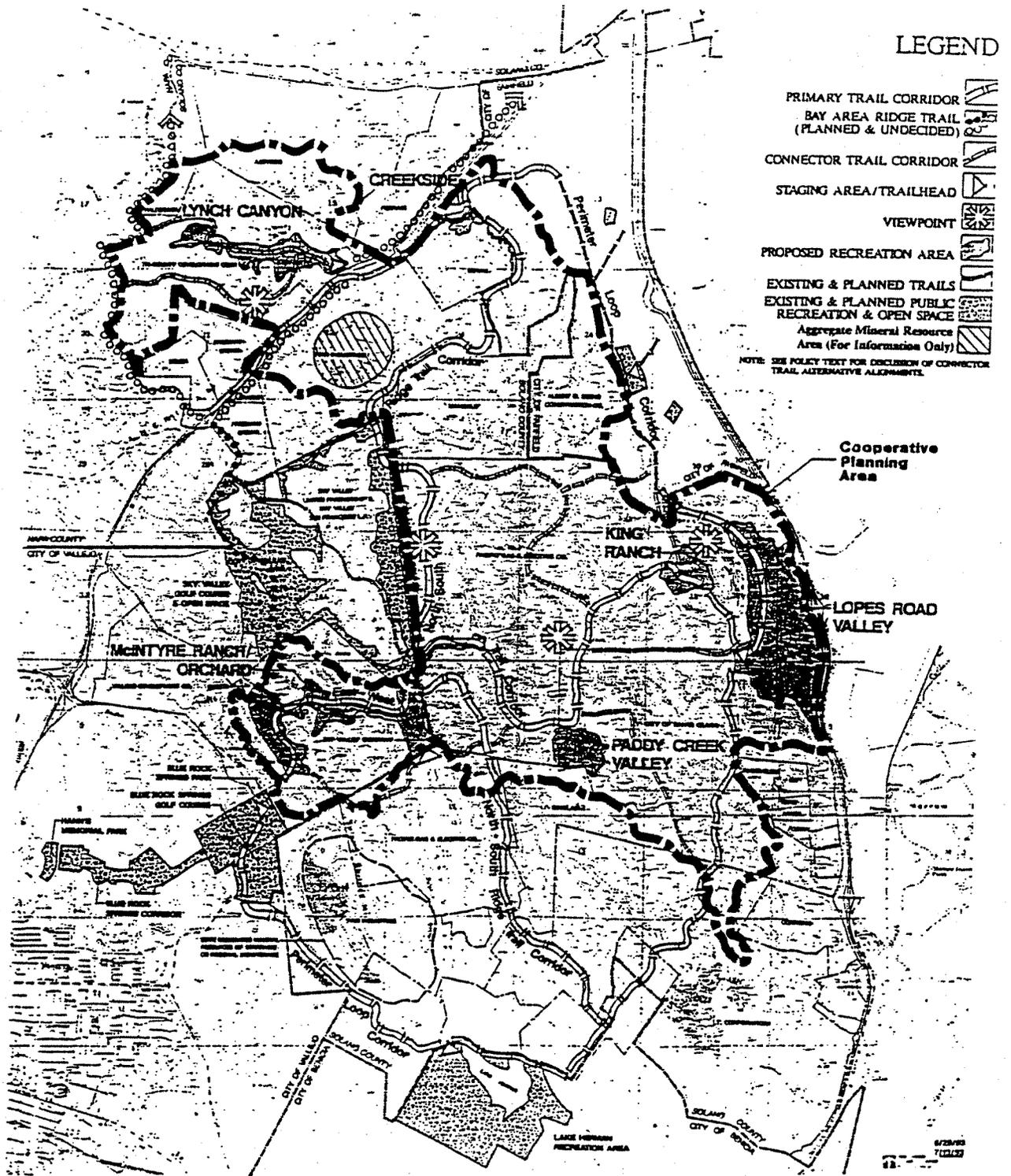
2.28 Park Development and Management Objective. Develop a phased program of park facilities development and management structure through preparation of a Comprehensive Regional Park and Open Space Master Plan.

2.29 Park Operations, Maintenance and Public Education Objective. A program for park operation, maintenance and public education shall be developed. The Comprehensive Regional Park and Open Space Master Plan should incorporate standards for efficient park operations and maintenance, and should provide guidelines for continual monitoring of park operations.

2.3 REGIONAL PARK AND OPEN SPACE PRESERVATION PLAN POLICY MAP

The Cooperative Plan for Agriculture and Open Space Preservation Policy Map (Figure 2) designates the boundary of the Cooperative Planning Area for which the recommended policies for preserving open space and establishing regional park recreational opportunities are set forth. These policies are discussed in Chapters 3.0, 4.0 and 5.0.





**COOPERATIVE PLAN FOR
AGRICULTURE AND OPEN SPACE
PRESERVATION POLICY MAP**

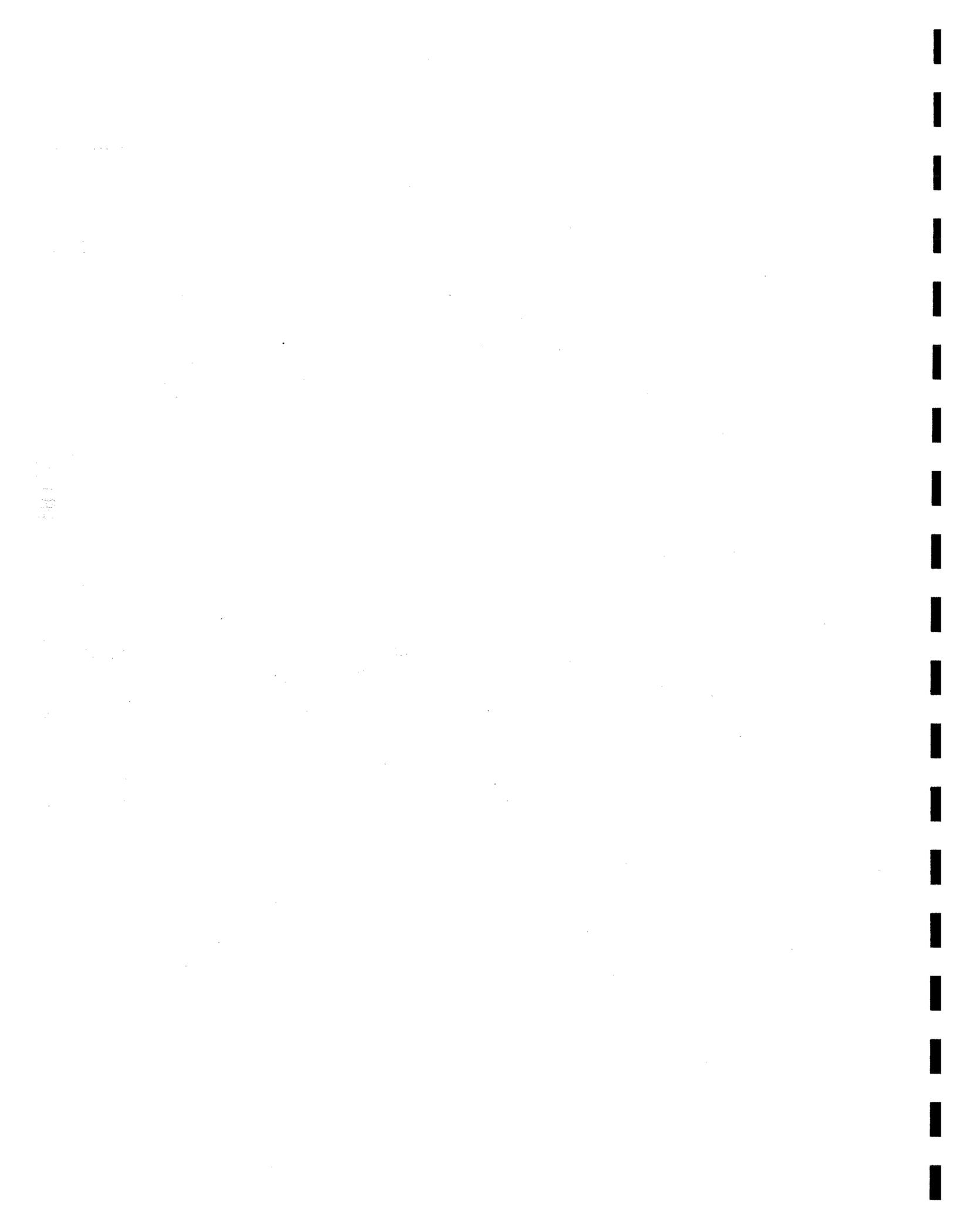
**Tri City and County
Cooperative Plan For
Agriculture and Open Space**



Presented for:
**THE TRI-CITY & COUNTY
REGIONAL PARK AND
OPEN SPACE GROUP**

**Solano County
Cities of Benicia,
Fairfield & Vallejo**

Figure 2



3.0 Open Space Preservation Objectives and Policies

Open space preservation will require utilization of appropriate methods of preserving land as permanent open space. Each property within the Cooperative Planning Area has its own unique set of issues and concerns, and must be dealt with individually regarding open space preservation mechanisms and plan implementation actions.

This chapter is organized around four open space objectives which form the open space preservation framework. These objectives address:

1) permanent open space implementation, 2) agricultural and compatible open space use preservation, 3) wind energy development, and 4) open space resources preservation and conservation. Each of these objectives is supported by a set of policies. Background information, where necessary, is included after the policy statement. Mineral resources extraction is an open space use that should also receive consideration in Cooperative Planning Area planning.

3.1 PERMANENT OPEN SPACE OBJECTIVE. Secure and protect permanent open space through the application of a variety of overlapping and reinforcing planning, regulatory, and financial measures.

Permanent Open Space Use Designation

3.1.1 Permanent Open Space Use and Boundary Policy. The Cooperative Planning Area boundary shown on the Permanent Open Space Use and Boundary Policy Map (refer to Figure 3) designates the area to be preserved for permanent open space uses that conform to the policies of this Plan. Permanent open space uses include open space for the preservation of natural resources, the managed production of resources, outdoor recreation, and open space for public health and safety.

Planning and Regulatory Measures Policies

Planning and regulatory measures represent the primary powers by which county and city governments provide for open space, parks and recreation, and recreational trails. The Cooperative Planning Area is currently regulated by the Solano County General Plan and Zoning Ordinance. Since it also lies

partially within the City Limits of Vallejo and Fairfield and in the Sphere of Influence of the three Cities, it is also governed by their municipal General Plans and Zoning Ordinances. The following policies shall be applied in the Cooperative Planning Area:

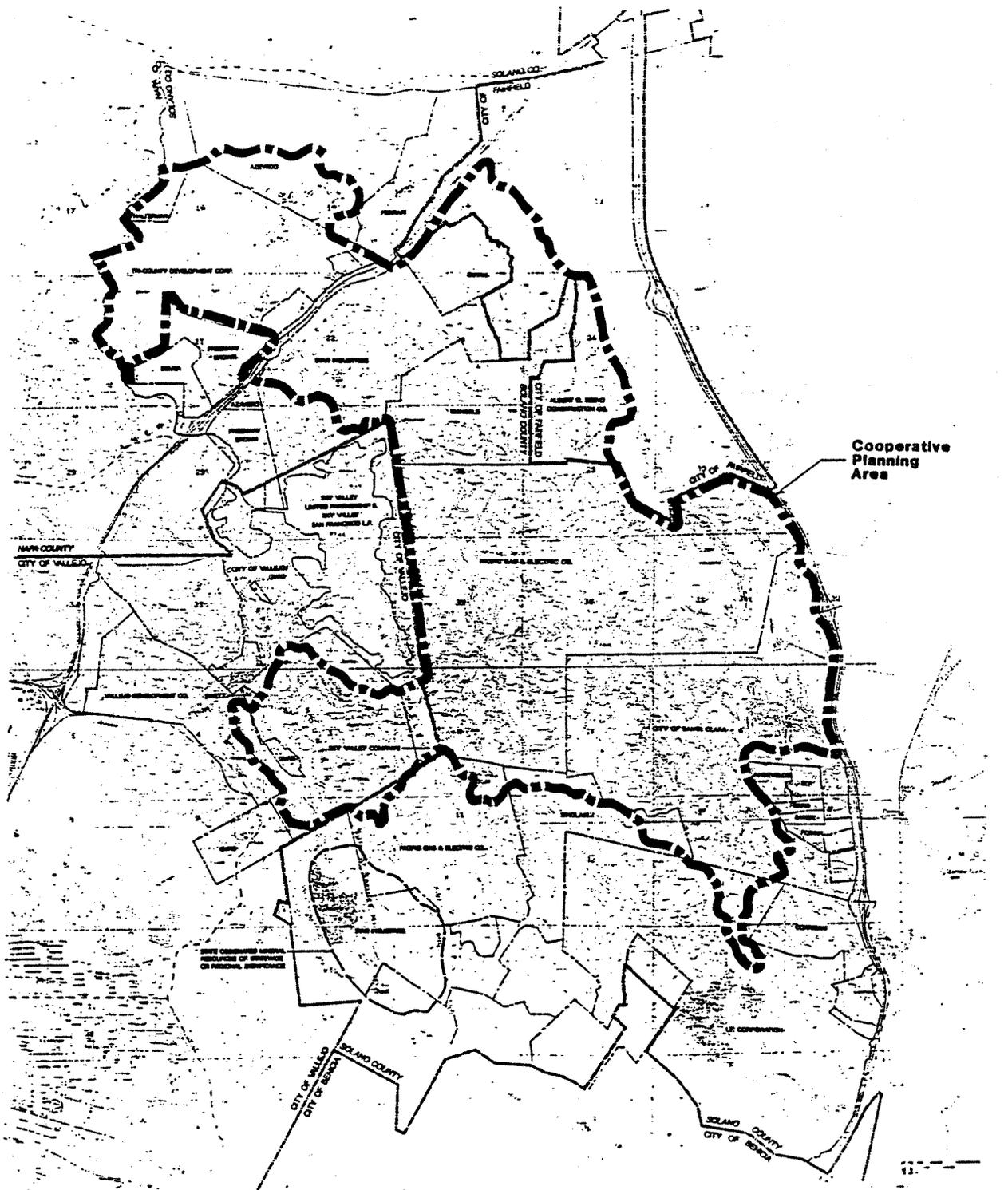
3.1.2 General Plan Uniformity Policy. The Tri-City and County Plan adopted by the Group should be incorporated into the General Plans of all four jurisdictions to ensure General Plan uniformity. The Plan may be adopted as an overlay to each General Plan in this location or as an insert to each General Plan similar to the relationship of a General Plan to a Specific Plan.

Discussion: The Solano County Land Use and Circulation Element designates lands in the Cooperative Planning Area as "Extensive Agriculture". Extensive agriculture designates lands used primarily for non-irrigated farming and grazing. It also includes lands with significant natural hazards such as high wildfire risk, unstable soils, high susceptibility to landsliding and geologic faults, which would pose potential health and safety hazards if developed for urban use.

Acceptable land uses within this designation include agriculture and uses related to agriculture. Other uses may be allowed through the use permit process. In the County's Land Use and Circulation Element, Park and Recreation Element, and Resource Conservation and Open Space Plan, the hills separating Vallejo, Benicia and Cordelia are identified as a Scenic Amenity and a Community Separator area, meaning they are an important visual feature providing a visual buffer between each community.

The land use designation of the portion of the Cooperative Planning Area within the City of Fairfield city limits is "Extensive Agriculture", and the designation of the area within the City of Vallejo city limits is "Conservation". The portion of the Cooperative Planning Area within the Sky Valley Vallejo Specific Plan is currently designated "Open Space" and "School/Park Site". These designations are consistent with the policies presented in this Plan.

By incorporating the Tri-City and County Cooperative Planning Group Plan into their General Plans the Cities and the County will affirm their commitment to effective joint open space planning and will ensure that consistent land use policies are applied throughout the Cooperative Planning Area.



**PERMANENT OPEN SPACE USE
AND BOUNDARY POLICY MAP**

**Tri City and County
Cooperative Plan For
Agriculture and Open Space**



Prepared for:
THE TRI-CITY & COUNTY
REGIONAL PARK AND
OPEN SPACE GROUP

Solano County
Cities of Benicia,
Fairfield & Vallejo

Figure 3

3.1.3 County Zoning Designation Policy. For zoning purposes, allowable uses are intended to be those uses currently provided under existing County zoning policy set forth in Exclusive Agricultural (A-20) Zoning.

Discussion: The purpose and intent of the A-20 zoning is to protect lands best suited for agricultural use from the encroachment of incompatible uses. This zoning allows primarily agricultural uses, uses accessory to agriculture, and homes on 20-acre parcels. Other compatible open space uses permitted by the conditional use permit process include such uses as feed yard, agricultural products processing, solid waste disposal facilities, farm labor quarters, kennels, cemetery, public stables, horse shows, clubs or resorts for swimming, boating, fishing, hunting or shooting, public service facilities such as nursery school, church or nursing home, roadside stands, rural resident enterprises, various agricultural services, fertilizer plant and yards, and single-family dwellings which are accessory to the agricultural use of the property. (See Appendix for the full text of the A-20 zoning ordinance).

3.1.4 County A-20 Cluster Zoning Policy. If Solano County's current limitation on planned unit developments expires, cluster zoning should be permitted in the Cooperative Planning Area where it will facilitate permanent preservation of open space.

Discussion: A cluster development policy would give landowners the option of developing their property either by building one unit per 20 acres as allowed by current County zoning or by clustering the total number of units allowed in one area (in proximity to available road access, water, and wastewater disposal) and dedicating an open space or agricultural use conservation easement over the undeveloped portion of the property. Solano County's Measure A currently prohibits cluster residential developments (Planned Unit Developments) on lands designated Extensive Agriculture in the County General Plan. Upon expiration of Measure A on December 31, 1995 or through an earlier amendment by initiative, the County should consider a limited amendment to this policy. To promote the open space goals of this Plan, cluster residential development should be allowed within the Cooperative Planning Area where such development will ensure permanent protection of adjoining open space.

3.1.5 City Zoning Designation Policy. The zoning designation for portions of the Cooperative Planning Area within the city limits of Fairfield and Vallejo shall conform to the Tri-City and County Plan.

3.1.6 SMARA Reclamation Policy. Mineral resource extraction activities within the Cooperative Planning Area shall be conducted in compliance with the Surface Mining and Reclamation Act of 1975 (SMARA) so that mined lands area reclaimed to a condition compatible with other open space uses.

Private Ranchland Open Space Preservation Measures

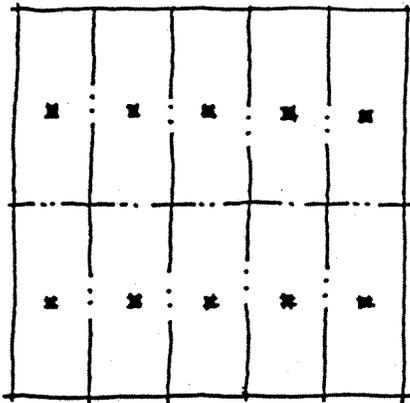
To protect the open space values associated with long established private agricultural land uses in the Cooperative Planning Area, preservation measures should be selected which best fit 1) the specific circumstances of individual property owners; 2) private land use conditions; and 3) the preservation and management of open space land.

3.1.7 Private Ranchland Open Space Preservation Measures Policy. On private ranchlands where A-20 zoning permits development of one unit per 20 acres, such development shall be allowed to the extent consistent with applicable land use regulations. However, the Group and City or County with land use jurisdiction over such lands shall cooperate with the landowner to consider alternatives that would allow the landowner to retain a homesite and family estate and recognize any remaining development value in a manner consistent with open space preservation. Alternatives considered in this process, illustrated in Private Ranchland Open Space Preservation Measures (Figure 4), should include:

- 1. Transfer of Development Rights.** This alternative would allow transfer of development rights from within the Cooperative Planning Area to sites elsewhere in the Cities or the County in those circumstances in which the impacts of increased density in the Cities or County outside the Cooperative Planning Area can be mitigated by increased open space preservation within the Cooperative Planning Area. The landowner would be compensated for the transferred development rights by a private or public purchaser and, in exchange, would dedicate a permanent open space or agricultural use conservation easement over the undeveloped portion of his or her property.
- 2. Purchase of Development Rights.** Under this alternative the development rights of the property would be purchased by the implementing agency where such funds are available.
- 3. Clustering of Permitted Dwelling Units.** This alternative would allow permitted dwelling units to be clustered in an approved developable area of the property. This would allow the remainder of the property to be retained in agricultural open space.

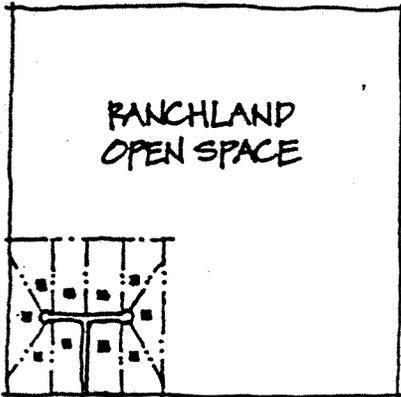
Discussion: Although standard parcelization into 20-acre lots is still permitted under A-20 zoning, transfer of development rights, purchase of





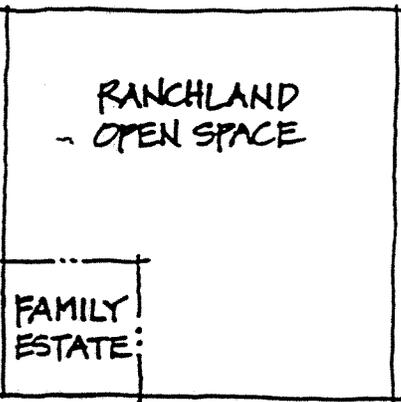
A-20 DEVELOPMENT

PARCEL SIZE: 200 ACRES
 ALLOWABLE UNITS: 10
 LOT SIZE: 20 ACRES



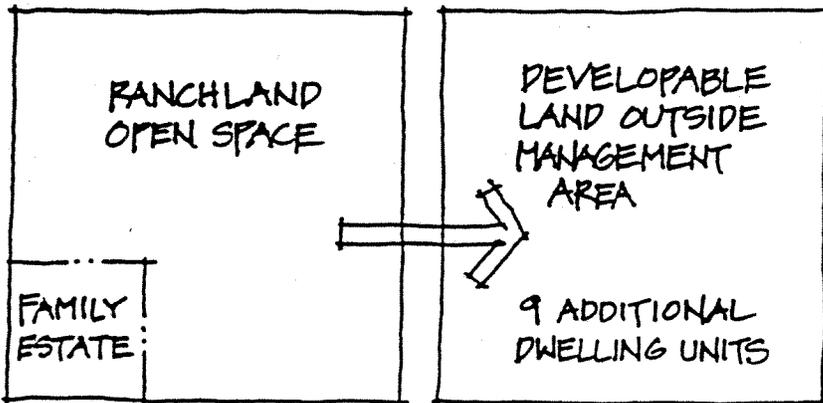
CLUSTER DEVELOPMENT

- DEVELOPMENT OF 10 DU'S ON SMALLER LOTS CLUSTERED ON A DEVELOPABLE PORTION OF PROPERTY
- REST OF LAND RETAINED IN RANCHLAND OPEN SPACE



PURCHASE DEVELOPMENT RIGHTS

- DEVELOPMENT RIGHTS TO 9 DU'S PURCHASED BY IMPLEMENTING AGENCY
- 1 FAMILY ESTATE RETAINED BY LANDOWNER
- REST OF LAND RETAINED BY LANDOWNER IN RANCHLAND OPEN SPACE



TRANSFER DEVELOPMENT RIGHTS

- DEVELOPMENT RIGHTS TO 9 DU'S TRANSFERRED TO LAND OUTSIDE MANAGEMENT AREA
- FAMILY ESTATE RETAINED BY LANDOWNER
- REST OF LAND RETAINED BY OWNER IN RANCHLAND OPEN SPACE

PRIVATE RANCHLAND OPEN SPACE PRESERVATION MEASURES

Figure 4

development rights, or clustering of permitted dwelling units are the preferred mechanisms in the Cooperative Planning Area to facilitate preservation of open space. After the development rights to the land have been transferred, purchased, or clustered, a conservation or open space easement shall be attached to the deed of the property prohibiting the landowner from future development as set forth in Policy 3.1.10.

Other Private Open Space Preservation Measures include:

4. Life Estates with Land Donations. The Group may negotiate life estate arrangements to allow an existing landowner to live on his or her property until death, when the Group would take over the property. Life estate arrangements can be granted as part of a fee title purchase arrangement or as part of a land donation for tax reduction purposes.

5. Williamson Act Contracts. Landowners whose property is located within an agricultural area designated in a General Plan may agree to restrict the use of the land to agricultural or conservation purposes for a 10-year term which renews automatically each year, in exchange for a reduction in property tax assessment valuation.

Public Open Space Acquisition Measures

3.1.8 Supporting Financial Measures Policy. Various financial mechanisms dealing with acquisition of property or of easements, or which rely on utilization of specific targeted funding sources for implementing open space and recreational programs should be utilized where applicable, to support and assist the implementation of open space preservation. These include local, state and federal revenue sources and may include, but are not limited to, bond initiatives, and matching grants available through sources such as the Robert-Z'Berg-Harris Fund, State Park Development and Acquisition Funds, Land and Water Conservation Funds, Nature Conservancy Funds, ISTEAs, and others.

3.1.9 Property Owners Rights Policy. Property owners' rights shall be respected during the process of open space acquisition or protection. Public access will be allowed only with consent of the property owner.

3.1.10 Open Space and Agricultural Use Conservation Easement Policy. All open space and agricultural use conservation easements issued in connection with clustering of permitted development units, transfers of development rights, and purchase of development rights pursuant to Policy 3.1.7 shall be held by the Group or a non-profit entity or other public entity qualified under section 170(h) of the Internal Revenue Code (or any successor provision then applicable) and authorized to accept and hold such easements under California Civil Code Section 815.3 (or any successor then applicable). Acceptance or

modification of any easement pursuant to this policy shall be approved by a majority of the members of the Group Governing Board.

Discussion: Open space easements, made available through the Open Space Easement Act of 1974, are rights or interests in open space land acquired by local governments or nonprofit organizations where a deed or other instrument granting such right or interest imposes restrictions on the use of the land in order to effectively preserve the natural or scenic character of open space land. An open space easement contains a covenant with the county, city, or nonprofit organization running with the land, that the landowner will not construct improvements except those which would not be inconsistent with maintaining and preserving the natural or scenic character of the land. A conservation easement, established through the California Conservation Easement Act of 1979, is virtually identical to an open space easement, with the exception that the easement can be granted to a private organization or individual instead of a local government or nonprofit organization.

The removal of development rights from a parcel and the addition of an open space or conservation easement does not mean that a property owner loses title to his/her land, nor does it automatically provide for public access. Landowners still retain title to the land to continue ranching or other agricultural uses. Only the right to develop the remainder of land for residential use is removed. In addition to monetary benefits received from the sale or transfer of development rights, property owners could also receive a reduction in property tax assessments and an income tax deduction.

3.2 AGRICULTURAL AND COMPATIBLE OPEN SPACE USE PRESERVATION OBJECTIVE. Provide for the preservation of agricultural land use and compatible open space uses because of their importance to the economy, the continuation of the agricultural heritage of the area, and to visually preserve the rural character of the area.

Agriculture is major industry and constitutes the largest land use in Solano County. The protection of agriculture from further encroachment by incompatible uses is of prime importance.

3.2.1 Agricultural Preservation Policy. Agricultural uses shall continue to be the primary use of land within the Cooperative Planning Area. Park and recreation uses shall not interfere with existing ranching operations. Trail corridors shall be located so as not to interrupt cattle migration patterns and overall ranching operations (such as cattle watering, calving, etc.), or other agricultural activities.

3.2.2 Right to Farm Policy. Promote agricultural land uses within the Cooperative Planning Area and protect such uses from adjoining residential or commercial uses which could interfere with existing agricultural operations through support of the County's Right-to-Farm ordinance.

3.2.3 Compatible Open Space Uses Policy. Only those uses allowed and/or permitted under the existing County A-20 zoning designation shall be allowed in the Cooperative Planning Area, consistent with the policies of this plan.

3.2.4 Reservoir Siting Policy. The siting of future reservoir(s) within the Cooperative Planning Area for water storage and other multiple public purposes, including recreation use should be considered.

3.3 WIND ENERGY DEVELOPMENT OBJECTIVE. Where renewable wind energy resources are proposed to be developed within the Cooperative Planning Area, ensure that such development is compatible with off-site and on-site visual impacts, environmental concerns, and recreational and open space uses, and that impacts to these resources are mitigated through appropriate open space preservation and recreational access policies.

In 1987, Solano County adopted the Wind Turbine Siting Plan to regulate and guide wind energy development on lands within County jurisdiction. The County Siting Plan designates locations within the Cordelia Hills and Collinsville-Montezuma Hills Wind Resource Areas where wind energy development can and cannot occur, and provides a set of development criteria which establishes safety setbacks, scenic resource setbacks, and noise setbacks for wind turbines. If all of the guidelines for siting wind turbines were applied to county lands in the Cooperative Planning Area, which is located within the Cordelia Hills Wind Resource Area, very few turbines could be successfully sited.

The concept of a wind energy park, whereby the open space of the Cordelia Hills could be utilized for public recreational access and enjoyment, as well as wind energy development, has been proposed by PG&E and the City of Santa Clara for lands they own in the Cooperative Planning Area. The State Public Utilities Commission has identified the potential goal of achieving up to 150 megawatts (MW) of renewable energy production within PG&E's Northern and Central California service territory; PG&E has indicated that wind resources in the Cooperative Planning Area could contribute towards that goal. The Citizens Advisory Committee is supportive in principle of the County considering General Plan amendments to allow limited development of renewable energy resources on the condition that the impacts of such development can be fully mitigated. The Committee has reviewed the PG&E and Santa Clara proposals as well as potential wind energy development guidelines.

The following policies and guidelines for future planning are set forth to establish a framework for developing an acceptable wind energy development plan.

3.3.1 Wind Park Benefits Policy. To mitigate anticipated adverse effects of wind energy development to visual and other resources, approval of a wind energy project shall require acquisition of the following public benefits:

- a. Conservation easements for livestock grazing, scenic resource buffers and other public benefit uses to be determined.

- b. Public access easements for recreational trail use and access to public recreational areas.
- c. Fee title dedication (as appropriate) to public ownership of designated public recreation areas.
- d. Capital improvement dedications of trails, trailheads, and park access roads (coordinated with maintenance/service roads).
- e. Local wind energy tax revenues. (See Policy 5.2.4, Wind Energy Revenue Policy)
- f. Additional mitigation as necessary to mitigate all significant impacts of wind energy resource development.

3.3.2 Wind Energy Comprehensive Plan Policy. Prior to consideration of any amendment to the Solano County Wind Turbine Siting Plan, proponents of wind energy development shall prepare a comprehensive wind energy development plan which includes a comprehensive assessment of environmental and planning opportunities and constraints, alternative wind energy development plans, and an evaluation of planning trade-offs. The preferred plan shall reflect all planning trade-offs, satisfy multiple objectives to the greatest, achieve desired public benefits, and mitigate potential environmental impacts. The plan should be developed cooperatively and openly with the Group, the Group Citizens Advisory Committee, the Cities, and the County. The final plan shall include a proposed amendment to the Solano County General Plan Wind Turbine Siting Plan that would allow implementation of the proposed plan subject to the conditions specified in the Plan.

The plan shall address, among other considerations, the following:

- 1. **Visual Impacts**
 - a) Primary visual impact areas
 - b) Secondary visual impact areas
 - c) Siting approaches
- 2. **Wildlife and Habitat Preservation**
 - a) Raptor impacts
 - b) Habitat sites
 - c) Habitat corridors

3. **Geotechnical Impacts**
 - a) Slope stability
 - b) Soil erosion/stormwater management
 - c) Grading for roads, turbine sites, substation, underground and above ground power network
 - d) Consistency with Suisun Marsh Local Protection Plan

4. **Recreation Compatibility**
 - a) Compatibility with recreational trails
 - b) Separate use locations - sense of "park" remains
 - c) "Cluster" turbines in low impact or subordinate landscape areas
 - d) Evaluate siting of turbines in concentrated areas to keep other areas open
 - e) Public safety impacts
 - f) Noise impacts

The Wind Energy Development Plan process shall include opportunities for public review and comment at each of the following stages of plan development:

1. Plan scoping and identification of issues to be addressed in the plan;
2. Completion of draft baseline studies and constraints analysis;
3. Completion of draft alternative strategies for wind energy development;
4. Completion of draft evaluation of alternatives and preferred plan selection.
5. Environmental review of the preferred plan pursuant to the California Environmental Quality Act.

3.3.3 Interim Wind Turbine Visual Impact Siting Policy Guidelines. In conjunction with any additional criteria developed by the Group, the following wind turbine siting guidelines illustrated in Wind Turbine Siting Approaches (Figure 5) shall be analyzed, refined and utilized in evaluating the visual impacts of wind turbine siting in the comprehensive plan for wind energy development:

1. **Primary Visual Impact Preservation Area.** Cooperative Planning Area lands within Primary Visual Impact Areas as illustrated on the Preliminary Wind Turbine Siting Constraints Analysis Map located in the Appendix, shall be avoided for wind turbine siting. This includes any foreground ridgeline adjacent to existing or planned residential development or adjacent to Interstates 80 or 680; and along the highest interior (background)

ridgeline.

2. Secondary Visual Impact Area Siting Area. Cooperative Planning Area lands which are visually subordinate to the Primary Visual Impact Areas (comprising background ridgelines or those of lower elevation, for example) may be acceptable for wind turbine locations, (except the highest, visually prominent elevation(s) shall be avoided) especially using cluster development rather than continuous uniform wind turbine siting.

3. View Shadow Siting Area. Wind turbines may be sited in view shadow areas where wind turbines can reasonably be expected to be visually screened from most major public vantage points (i.e. peripheral highways and residential areas). View shadow siting areas include the following:

- a. **View Shadow (Hidden Back Side) of Ridgeline** within a Primary Visual Impact Area.
- b. **Hidden Interior Ridges** where wind turbines may be sited on the side slopes and ridgetops of interior ridges especially where geotechnical and environmental conditions permit wind turbine concentrations utilizing a "wind wall" approach.
- c. **Hidden Valley Areas** where siting of wind turbines may be concentrated as consistent with geotechnical, environmental and meteorological conditions.
- d. **Glare Reduction.** In addition to appropriate siting as outlined in the Plan, glare reflecting from turbines shall be further reduced by coating all turbines with non-reflective materials and/or otherwise screening them from off-site views by appropriate landscaping.

3.3.4 Park and Open Space Cooperative Planning Area Wind Energy Development Policy. The Cooperative Planning Area forms a logical area for wind energy planning, development and management. These policies are applicable only to those lands within the designated Cooperative Planning Area.

Section 3.3.5. General Principles Regarding Land Owned by the City of Santa Clara. The City of Santa Clara ("Santa Clara") currently owns property located in the County of Solano within the Tri-City and County Cooperative Planning Area for Agriculture and Open Space (the "Property"). Santa Clara has consistently planned for and pursued development of the Property for various public purposes including a permanent source of renewable energy.

Under Government Code sections 53090 and 53091, a "local agency" is required to comply with a city or county's zoning and building regulations.

However, a city is not a "local agency" as that term is defined in these Government Code sections. [See 40 Ops. Cal. Atty. Gen. 243 (1962)]. Therefore, a city is not required to comply with the zoning and building regulations of a county. Pursuant to Lawler v. Redding 7 Cal. App. 4th 778 (3rd Dist. 1992), this exemption also applies to compliance with a county's general plan.

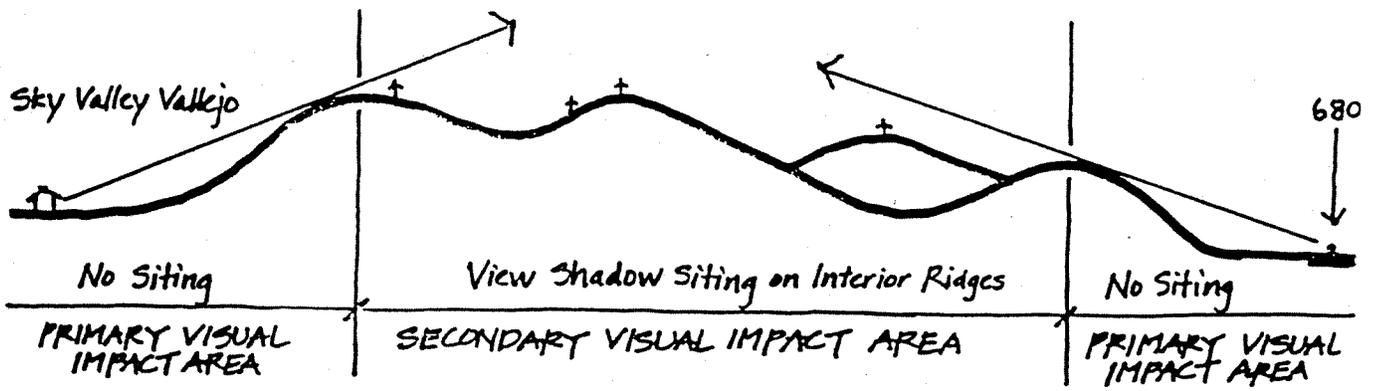
Santa Clara recognizes the great importance of working cooperatively with all interested parties as any City of Santa Clara project proceeds and of giving due consideration to the input of such parties. Accordingly, Santa Clara will take several steps to ensure that all interested parties, and particularly the Group and the Group Citizens Advisory Committee, are included in the planning process. Santa Clara, the Group and the Group Citizens Advisory Committee will coordinate their efforts to ensure that this process will not result in any undue delay.

Section 3.3.6. Processing of the Santa Clara Electric Utility Windfarm Project. Since the purchase of this property by Santa Clara, it has planned to construct and operate (either directly or through agents), a windfarm which would generate renewable energy (the "windfarm project"). Santa Clara plans for the windfarm project to be safe, efficient, cost-effective and state-of-the-art. This windfarm project is now being planned by Santa Clara. Santa Clara recognizes and supports the Group's objective of balancing alternative energy development within the Planning Area with protection to the County's resource areas. Santa Clara will pursue consultation with and advice from the Group and the Group Citizens Advisory Committee in the manner described below.

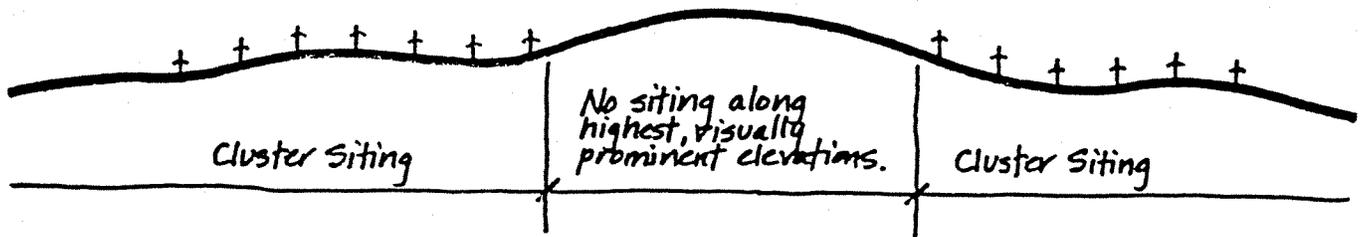
1. Santa Clara will inform the Group and the Group Citizens Advisory Committee of its intent to process a development plan for the windfarm project.
2. When so informed, the Group will designate the Planning Director of the City of Vallejo and the Director of Environmental Management for Solano County to function as members of a team with Santa Clara planning staff to work with the consultants who Santa Clara retains to analyze the environmental impacts of the windfarm project and the factors identified in paragraph 4b. The team will be involved in each of the Wind Energy Development Plan process stages described in the second set of subparagraphs 1-4, section 3.3.2. Santa Clara will be the lead agency for the purposes of the California Environmental Quality Act ("CEQA").
3. Evaluation of alternatives, the assessments referenced in paragraph 4., and preparation of the appropriate type of environmental impact report (the "EIR") covering the windfarm project will be completed as part of

the environmental review conducted pursuant to CEQA.

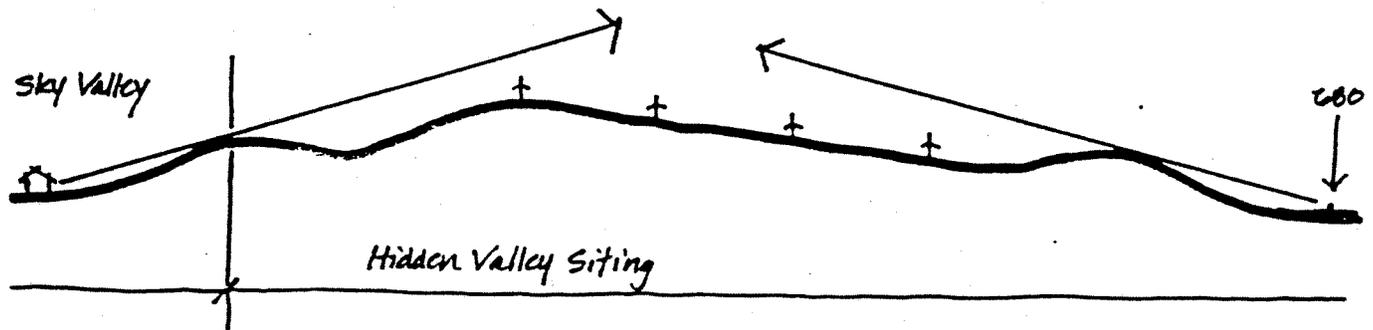
- 4.a. Santa Clara will present its plan for the windfarm project (the "development plan") to the Group and the Group Citizens Advisory Committee for review, consultation and comment at the following steps:
 - (1) Santa Clara will present and discuss with the Group and the Group Citizens Advisory Committee, a description of the windfarm project and the alternatives to the project which the environmental consultants propose to address;
 - (2) Santa Clara will present and discuss with the Group and the Group Citizens Advisory Committee the Administrative Draft EIR prior to circulation of the Draft EIR to the general public;
 - (3) Santa Clara will meet with the Group and the Group Citizens Advisory Committee to receive their comments on the Draft EIR prior to finalizing the EIR.
- 4.b. The development plan will include, at a minimum, a comprehensive assessment of environmental and planning opportunities and constraints, alternative wind energy development plans, planning the project's visual impacts, wildlife and habitat preservation alternatives, geotechnical impacts, and recreation compatibility. [Visual impacts, wildlife and habitat preservation, geotechnical impacts, and recreation compatibility are more specifically described in the first set of subparagraphs 1 - 4, Section 3.3.2.].
5. Santa Clara will request timely comments from the Group and the Group Citizens Advisory Committee.
6. Santa Clara will give due consideration to such comments prior to certifying the EIR and approving the windfarm project.
7. Opportunities for public access and open space preservation will be provided throughout the development plan. The windfarm project will include when appropriate and feasible: public access easements for recreational trail use and access to public recreational areas, fee title dedication (as appropriate) to public ownership of designated public recreation areas, conservation easements for livestock grazing and scenic resource buffers, capital improvement dedications of trails, trailheads and park access roads, and establishment of staging areas and interpretive displays.



Primary and Secondary Visual Impact Areas



Siting Along Interior Ridgeline



Hidden Valley Siting

WIND TURBINE SITING APPROACHES

Figure 5



3.4 MINERAL RESOURCES EXTRACTION OBJECTIVE. Recognize the potential for the managed production of mineral resources within the Cooperative Planning Area by establishing reasonable limits on the extent of mineral extraction activity consistent with State law, and planning for recreational uses in a manner that limits the potential for conflict between such uses and mineral development activities.

Mineral resources extraction occurs in Solano County and in the Cooperative Planning Area. Within the Cooperative Planning area, an "aggregate mineral resource area" has been identified for informational purposes only¹. However, mineral extraction activities could potentially occur anywhere within the Cooperative Planning area subject to first securing a use permit from Solano County. The following policy guidelines provide for the managed extraction of mineral resources, should it occur within the Cooperative Planning Area. These policy guidelines, along with mineral resource mapping shall be reviewed upon update of the mineral resource provisions of the Solano County General Plan.

3.4.1 Mineral Resource Mapping. State-designated mineral resources of statewide or regional significance, (e.g., resources in the Sulphur Springs Mountain area) shall be identified and located in all Cooperative Planning Area planning documents. (See Figures 2, 3 and 6). Mineral resources which may be identified and mapped as part of the update to the mineral resource provision of the Solano County General Plan shall be identified and located in all Cooperative Planning Area planning documents. Mineral resource deposits within the Cooperative Planning Area shall be considered in the environmental review process for specific projects (e.g., trail and recreational use siting).

3.4.2 Mineral Resources Extraction Policy. Mineral resource extraction activities shall be compatible with open space uses and shall be subject to the approval of a conditional use permit from the agency having jurisdiction of the property and with the approval of the reclamation plan pursuant to SMARA.

3.4.3 Recreational Use Siting Policy. Active recreational uses including, but not limited to, trails, staging areas, viewpoints or recreation areas, shall be sited in a manner that limits the potential for conflict with permitted mining activities, mining equipment, or mining haul routes. No active recreational use shall be located within 500 feet of a permitted mineral extraction boundary or in a manner that would create a potential safety risk to open space visitors.

3.4.4 Mineral Extraction Approach. Mineral extraction within the Cooperative Planning Area shall be accomplished by state-of-the-art quarrying

¹Designation based on "Seismic Refraction Survey, Catraio Ranch Property, Cordelia, California by NORCAL Geophysical Consultants, Inc., November 21, 1990

methods that will be compatible with surrounding land uses. The use of earthen berms, trees and other landscaping shall conceal a significant portion of the mining activities from view except for those roads necessary to haul quarry materials from the site.

3.5 OPEN SPACE RESOURCES PRESERVATION AND CONSERVATION OBJECTIVE. Preserve, conserve and enhance lands with special open space value for wildlife habitat, natural and visual resources, cultural identity and public safety.

The terrain, vegetation, wildlife, historical and cultural features of the Cooperative Planning Area form the basis for the mutual desire to preserve the area as permanent open space. The policy guidelines below provide for the protection, enhancement, utilization, and management of these resources.

3.5.1 Wildlife Habitat Policy. All sensitive wildlife habitats and corridors of local and/or regional importance should be protected from public access. Primary among the criteria defining sensitive wildlife habitats and corridors of local and/or regional importance are those habitats and corridors which contain or show evidence of plant or animal species considered to be of special regional or local concern. Plant species considered to be of special regional or local concern are those protected under the following:

- plants listed or proposed for listing as threatened or endangered, or plants that are Category 1 or 2 candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act and various notices in the Federal Register.
- plants listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act.
- plants listed under the California Native Plant Protection Act.
- plants that meet the definition of rare or endangered under CEQA.
- plants listed as rare, threatened, or endangered by the California Native Plant Society (CNPS) as shown in Smith & Berg, lists 1b and 2, 1988.
- plants listed by CNPS as plants about which more information is needed to determine their status and plants of limited distribution (Smith & Berg, lists 1b and 2, 1988), which may be included as special status species on the basis of local significance or recent biological information.
- plants listed as sensitive by the local U.S. Forest Service region

or U.S. Bureau of Land Management resource area.

Animal species considered to be of local or regional concern include:

- animals listed or proposed for listing as threatened or endangered, or animals that are Category 1 or 2 candidates for possible future listing, under the federal Endangered Species Act and various notices in the Federal Register.
- animals that meet the definitions of rare or endangered under CEQA.
- animals listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act.
- animal species of special concern to the California Department of Fish and Game (Remsen 1978 [birds] and Williams 1986 [mammals]).
- animals fully protected under the California Fish and Game Code.
- animals listed as sensitive by the local U.S. Forest Service region or U.S. Bureau of Land Management resource area.

Projects and/or facilities established pursuant to this Plan should be sited so as to avoid such sensitive habitat. Users of Cooperative Planning Area public facilities should be barred from such sensitive habitat through an appropriate combination of regulatory requirements and physical barriers. Fences proposed as a part of Plan implementation shall be designed or located so as not to obstruct significant wildlife corridors as identified by future project-specific environmental analysis. Domestic dogs shall be leashed in compliance with existing leash laws when in the Cooperative Planning Area. Clustered development shall be sited so as to avoid important wildlife corridors.

3.5.2 Environmentally Sensitive Areas Policy. Riparian habitats and areas with rare or endangered plant and/or animal species should be designated as "preserved areas" and protected from public access.

3.5.3 Water Resources Policy. Stream corridors, springs, seeps, ponds, lakes and reservoirs should be protected by a 150' buffer zone within which public recreational trails and facilities are permitted.

3.5.4 Significant Vegetation Policy. Large existing trees and significant stands of smaller trees should be preserved.

3.5.5 Prominent Viewsheds Policy. Views into the Cooperative Planning Area from surrounding designated scenic roadways and views out of the Cooperative Planning Area from trail view points should be preserved and enhanced.

3.5.6 Revegetation Policy. Revegetation should occur in disturbed areas, areas requiring soil and slope stabilization, and areas proposed for recreational uses. Plant species used should be native to the area. All such revegetation should be composed to the greatest extent possible of native, xeric, and fire-resistant species.

3.5.7 Archaeological Sites Policy. The archaeological resources of the Cooperative Planning Area should be protected, further studied, and where appropriate, incorporated into the cultural history program of the park.

3.5.8 Historical Sites Policy. The historical and cultural resources of the Cooperative Planning Area should be protected, further studied, and incorporated into the cultural history program of the park.

3.5.9 Erosion Control Policy. A healthy cover of natural vegetation should be maintained to minimize soil erosion. Drainage facilities should be used where necessary to control the quantity of runoff.

3.5.10 Fault Zone Policy. No habitable structures should be built within 50 feet of identified traces of the Green Valley fault.

3.5.11 Noise Exposure Policy. Proposed land uses or facilities within the Cooperative Planning Area shall be designed such that exposure of people to noise levels exceeding applicable thresholds as identified in the Initial Study of Environmental Impact prepared for the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation will not occur.

3.5.12 - Light and Glare Policy. Increases in ambient light and glare resulting from lighting for active recreation uses or streetlighting for clustered housing shall be reduced by ensuring that all such developments are screened from off-site views by appropriate siting within view shadows, by appropriate landscaping, by selection of appropriate low level lighting fixtures, and by ensuring that all lighting facilities are designed to conform to the rural character of the Cooperative Planning Area and to all current lighting standards of the Cities and County.

4.0 Regional Park and Recreation Objectives and Policies

Introduction

The 10,000-acre Cooperative Planning Area contains six areas identified for potential recreational use development, which if completely developed, would total approximately 960 acres. These areas include:

- A. Lynch Canyon - 125 acres
- B. Creekside - 20 acres
- C. King Ranch - 50 acres
- D. Lopes Road Valley - 440 acres
- E. Paddy Creek Valley - 110 acres
- F. McIntyre Ranch/Orchard - 215 acres

These sites were originally identified in the Phase II Study based on the following criteria: 1) easily accessible to the residents of Solano County and the Cities of Benicia, Fairfield and Vallejo from existing and planned roads; 2) contains terrain less than 30% slope which could accommodate recreational activities; 3) contains natural and cultural features such as creeks, lakes, reservoirs, riparian habitat, oak woodlands, rock outcroppings, and ranch structures; and 4) provides a sense of remoteness from surrounding developed areas.

Recreation Capability and Suitability

In this planning phase, these sites were analyzed to assess their general environmental capability for parkland development and suitability for various recreational activities as illustrated in the Environmental Suitability Evaluation located in the Appendix. Terrain factors, which included slope and landslide areas, and vegetation factors, which included vegetation type (grassland, oak woodland and riparian woodland) were appraised in this analysis. These two factors were correlated together in a matrix and rated for degree of appropriate potential development, 1-Intensive, 2-Moderate, 3-Selective, 4-Minimal, and 5-Restricted. Areas rated 1 or 2 were determined to be most suitable for recreation development. Areas rated 3 could also be developed depending on the stability of individual slide areas. Areas rated 4 generally would only be developed for trails, and areas rated 5 would not be developed because of the steepness of the slope.

Additional analysis of environmental conditions and potential environmental impacts in each of these areas will be required prior to development of any recreation facilities. Recreation areas may be operated by the Group, other public agencies, or private parties. Consistent with Policy 3.1.9 of this Plan, no publicly operated recreation area will be acquired or developed without the consent of the landowner.

The types of recreation activities envisioned for these areas would generally be passive in nature - picnicking, camping, nature interpretation and trail use. Active developed recreation, such as sports fields or a golf course/driving range could possibly be located in areas with appropriate terrain and access capabilities.

Regional Trail System

A 35-mile system of primary trails has been tentatively identified that would connect the six potential recreation areas to existing or planned trail systems and recreation areas outside of the Cooperative Planning Area. The trail system would connect Lynch Canyon to Lake Herman Recreation Area via a 10-mile north-south ridge trail corridor; Blue Rock Springs Park to the Lopes Road Valley Recreation Area via a 6-mile east-west trail corridor; and provide a 19-mile long loop trail corridor along the perimeter of the area. Most of the trails would utilize existing unpaved roads or fire roads, and would be located to avoid conflicts with cattle ranching operations. Trails would be multi-use and accessible to the disabled wherever it is feasible, accommodating hikers, equestrians and mountain bikers. Staging areas or trailheads would be located at areas with vehicular access or planned vehicular access.

Analysis of environmental conditions and potential environmental impacts along potential trail corridors will be required prior to trails development. Consistent with Policy 3.1.9 of this Plan, no trails will be developed without the consent of the landowner.

4.1 REGIONAL PARK AND RECREATION OBJECTIVE. Provide for the present and future needs for compatible regional outdoor recreational opportunities in the County through continued recreation planning for the Cooperative Planning Area.

4.2 RECREATIONAL USE POLICIES

4.2.1 Recreational Use Diversity and Permitted Activities Policy. The Cooperative Planning Area should contain a diversity of outdoor experiences which provide active and passive recreational opportunities, and the chance to learn about and enjoy nature. Where consistent with the other policies in this Plan and compatible with the affected environment, development of the following range of recreational use opportunities should be considered within the Cooperative Planning Area:

Picnic: Walk-in, Family/Small Group, Medium Group (25-100), Large Group (100+)

Group Assembly: Amphitheater, Meetings & Classes, Special Events, Day Camp, Interpretive Center, Conference Center, Field Sports & Events

Overnight Uses: Walk-in Camping/Family, Walk-in Camping/Group, Car Camping-Tents, Car Camping-RV's, Group Camping, Equestrian Camping

Trail Uses: Hiking, Backpacking, Interpretive Trail, Mountain Bikes, Equestrian, Special Events/Races

Other Uses: Animal Petting Farm, Equestrian Camp, Working Ranch, Trap Shooting, Archery Range, Swim Facility, Fishing, Golf Course

Supporting Activities: Equestrian Rental, Bicycle Rental, Food Concession, Administrative Offices, Maintenance Area, Ranger Residence, Entry/Access Control

4.2.2 Recreational Use Capacity Policy. The range in the number of users the park should accommodate can be established based on identification of environmental capabilities and planned recreational mix of activities. The amount of developed recreational use areas to natural parkland areas should be targeted at a ratio not to exceed 1:10 to insure the preservation of the natural rural character. This planning ratio and user capacities in each of the recreation areas should be re-evaluated during future planning phases. Final user capacities should be established based on physical land and environmental

capabilities, vehicular access and parking needs for the selected activities program, hiking access and staging needs. The park capacity program should be developed in future planning phases to achieve a range of usage comparable to that of the parks of the East Bay Regional Park District system.

4.2.3 Regional Park Recreation and Trails Policy Map. The Concept Plan shown on the Regional Park Recreation and Trails Policy Map (refer to Figure 6) designates the park recreation areas and trail corridors provided by the policies and guidelines of this chapter.

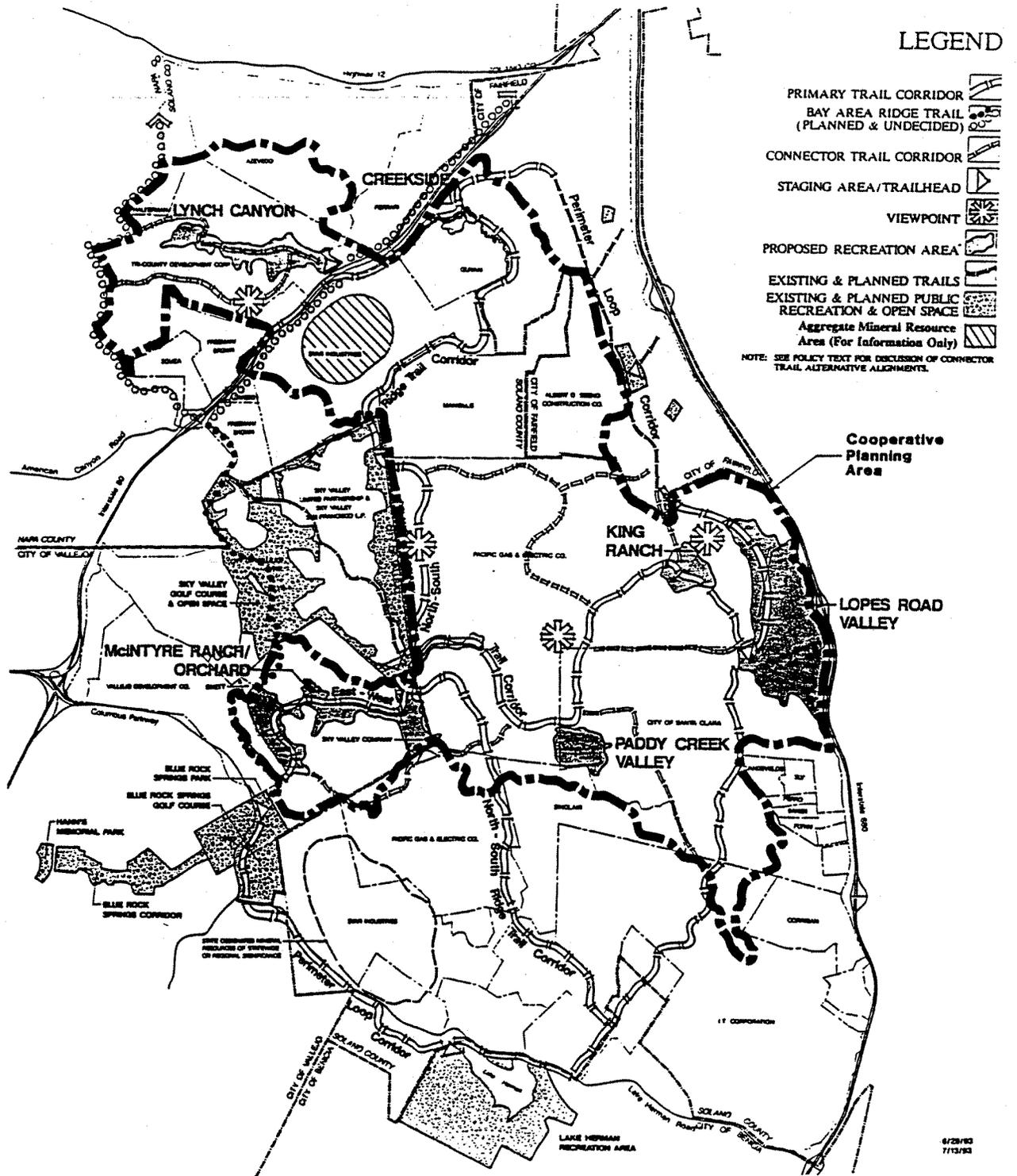
Discussion: Regional recreational uses should be developed in six recreation areas in a manner which avoids significant adverse environmental impacts. Active and passive recreational activities shall be allocated to these areas in future phases of the planning program (A Recreation Activities and Facilities Table showing potential activities and facilities for each recreation area is shown in the Appendix).

4.2.4 Trail Recreation Facilities Development. A multi-use non-motorized trail system will be established within the Park connecting to other trail systems, parks and recreation areas outside the Cooperative Planning Area as designated in the Regional Park Recreation and Trails Policy Map and as provided for in detailed regional trail policies in Section 4.4.

4.2.5 Recreational Use Facilities Development. A phased program of recreational use area development will be followed which responds to recreation demand in accordance with available capital facilities funding and the availability of supporting infrastructure facilities. A phased development program is provided in the Implementation Section 5.0.

4.2.6 Supporting Use Facilities Development. Major recreation areas should be developed only as consistent with the availability of any necessary offsite infrastructure.

4.2.7 Property Owners Rights Policy. Property owners' rights shall be respected during the process of recreation area acquisition and development. Public access will be allowed only with the consent of the property owner. Public recreation areas owned or operated by private parties are not inconsistent with this Plan.



**REGIONAL PARK RECREATION & TRAILS
POLICY MAP**

**Tri City and County
Cooperative Plan For
Agriculture and Open Space**



Prepared for:
THE TRI-CITY & COUNTY
REGIONAL PARK AND
OPEN SPACE GROUP

Solano County
Cities of Benicia,
Fairfield & Vallejo

Figure 6

4.3 RECREATION AREA GUIDELINES

Each recreation area is unique and presents potential users with a wide range of possible recreational experiences. A recreation area guideline, a description of the area, and its possibilities for recreational use are described below.

Lynch Canyon

4.3.1 Lynch Canyon Recreation Guideline. The recreational uses for Lynch Canyon could include family and small group picnicking, natural area study and interpretive displays, equestrian and pedestrian trail use, and ranger residence.

Recreation Area Description. Located west of Interstate 80, Lynch Canyon is separated from the rest of the Cooperative Planning Area by the freeway. It is highly accessible from I-80 via the Red Top Road or American Canyon Road exits and McGary Road. Lynch Road crosses under the freeway and ends at a cul-de-sac where a gated, unpaved private road leads to Lynch Canyon. This recreation area was initially identified in the Phase II Study as the northernmost valley of two valleys in the area. However, due to the presence of a lake, this valley is used year-round for cattle operations. The landowners also plan to continue their ranching operation in the future.

Because ranching is an important, established open space use and a vital element in the vegetation management component of the open space preservation aspect of the Plan, the designated recreational use area was shifted to the southern valley. This valley possesses many of the same characteristics as the northern valley, except for the presence of year-round water. An intermittent spring-fed stream lined with riparian vegetation consisting of willows, Interior Live Oaks, California Bays and blackberries, winds through the valley. Steep, grass-covered hills that rise to elevations over 800 feet surround the valley. Spectacular panoramic views are afforded from the ridges. A few windsculpted oaks are scattered along drainages and up on the ridgelines amidst rock outcroppings.

As wildlife habitat, Lynch Canyon is a wintering and nesting habitat for several species of hawks and golden eagles. The canyon's relative isolation, ridgeline trees, riparian areas for roosting, grassland habitat, proximity to Suisun Marsh for foraging, and winds that facilitate foraging activity make this area attractive to raptors (Final EIR, Lynch Canyon Class II-1 Sanitary Landfill, EarthMetrics, 1984).

A ranch house and a few out buildings are located along the dirt road at the intersection of the two valleys. A family farmstead dating back to the 1870s is located near the west end of the valley. Structural remains and associated cultural debris, such as ceramic fragments, bottle glass, buttons, etc. can be found there (EarthMetrics, 1984).

Recreational Use Description. Lynch Canyon encompasses about 125 acres suitable for recreational uses. The stream corridor, surrounding ridgelines and existing ranch roads provide the framework for a loop trail system that takes trail users through a variety of landforms and vegetation types, and provides both short-range and distant panoramic views. A portion of the trail could be incorporated into the Bay Area Ridge Trail system. A staging area could be located at the ranch house area with parking available for hikers and horse trailers and restroom facilities, probably chemical toilets. Picnicking for small groups could occur along the riparian corridor where trees provide shade, and along the trails where a few tables could be placed at scenic outlooks. Informal picnicking would also be appropriate at rock outcroppings. Because Lynch Canyon has been identified as a wintering and nesting habitat for raptors (EarthMetrics, 1984), the effect of the presence of humans picnicking and using nearby trails needs to be determined before allowing such uses. Other amenities could include signage and possible interpretive displays. Because grazing would continue on the lands adjoining the designated recreation area, the trail and the picnic areas would be fenced and signage posted to discourage trail users from entering grazing areas.

Creekside

4.3.2 Creekside Recreation Guideline. The recreational uses for Creekside could include family and small group picnicking, trail use, trap shooting, fishing and equestrian rental.

Recreation Area Description. In the Phase II Study, an area encompassing over 400 acres was identified for recreational use. However, subsequent environmental suitability analysis revealed that a majority of the site had landslides which do not preclude development for recreation, but would add an additional cost for slide repair. Other factors, such as exposure to the wind, and lack of trees, except along the riparian corridors, made the larger area less attractive for recreational activities.

Recreation use in this area is appropriate near the creeks which run along the west side of McGary Road from Lynch Road downstream for approximately 1.5 miles, and along the northeast boundary of the Guyan property. Both creek corridors are densely vegetated with riparian trees and willows.

The area is accessed from McGary Road, approximately 4000' west of the Red

Top Road exit via a private unpaved road through the adjacent property to the west. A wooden bridge provides access over the creek. Current use of the property is cattle grazing. The creek along McGary Road provides water for cattle all year. As discussed below, the landowners are considering development of a trap shooting course.

Recreational Use Description. Recreation use along the creek adjacent to McGary Road could be concentrated on flatter portions of the creek bank. Uses would be limited to family or small group uses. The property owners have plans to develop a clay pigeon trap shooting course in the wooded riparian canyon along the northeast edge of the property. The proposed 1/2-mile sporting clay trail would follow an existing dirt road. Other site improvements would include a mobile home to provide office space, restrooms, and living quarters for a caretaker, leach field and 24-space gravel parking lot with landscaping. The existing bridge over the creek would be renovated with new planking and metal railings. Picnic tables may be installed near the parking lot. This area would serve as the staging area for the sporting clay trail users.

It may be possible to combine the use of this staging area to include use by regional park trail users. The feasibility of expanding the proposed parking lot or adding additional parking nearby needs to be explored. This site could serve as the trail access point to the Perimeter Loop Trail along the creek and to the Ridge Trail. The trail along the creek would need to be on the west side of the creek, i.e. between McGary Road and the creek, to allow cattle access to the water from the east side; this location may be infeasible, however, due to steep slopes on the west side of the creek. A portion of the proposed Ridge Trail would run adjacent to the proposed sporting clay pigeon course, a lateral distance of approximately 800' and vertical distance of approximately 200' above the facility. Whether or not these distances are safe, and the impact of shotgun noise on trail users needs to be determined.

King Ranch

4.3.3 King Ranch Recreation Guideline. The recreational uses for King Ranch could include picnicking for groups up to 100 people, camping, trail use, interpretive center and/or amphitheater, and interpretive displays.

Recreation Area Description. The 50-acre King Ranch area, located just south of and above Cordelia Village, is a grass-covered valley surrounded by hills which reach elevations over 600 feet. Access to the area from Lopes Road is via an unpaved private road which winds around the north side of the prominent hill and up the east side to the valley. A 1-acre reservoir sits in the center of the valley surrounded by grassland. The area lacks trees except for a few north of the reservoir, and along a drainage corridor at the southern end of the valley. Currently, the land is used for cattle grazing. Plans for the

property, owned by PG&E, are to develop wind energy.

Recreational Use Description. The proximity of this area to Cordelia Village and I-680 combined with its sense of remoteness due to its location behind the hills makes this an attractive area for recreational use. The reservoir and drainage corridor are natural features that add to the uniqueness of this site. The area is quite exposed, and the lack of trees could be a drawback to developing the area for recreation. The activities that would be appropriate for this area if lack of trees is not a problem are picnicking, camping, interpretive center, and trail use. The area around the reservoir could be improved by planting drought-tolerant turf to create a large grassy area for picnicking. Groves of trees could also be planted to provide shade in the picnic areas. If the area were developed for camping, additional trees would be needed. They could be planted a few years prior to development of the campground to allow time to mature.

An interpretive center that explains the role of the Cooperative Planning Area for Agriculture and Open Space, supporting open space uses, such as ranching and wind energy generation, and the ecology of the area could also be located here.

Lopes Road Valley

4.3.4 Lopes Road Valley Recreation Guideline. The recreational uses for the Lopes Road Valley Recreation Area have the potential to serve regional active recreation uses, as well as day use picnic and overnight camping uses. These could include such active use recreation activities as a multi-use sport complex with softball, baseball and soccer fields, batting cages, and food concessions, family to large group (100+) picnic facilities, a golf course and driving range, administrative offices, and maintenance area. These active sports facilities could be commercial operations capable of providing positive park revenues.

Recreation Area Description. This 440-acre recreation area lies on the eastern side of the Cooperative Planning Area adjacent to Lopes Road. The flat, grass-covered land is bounded to the north, west and south by hills rising to over 600 feet, and to the east by Lopes Road. The area is practically devoid of trees, except a few around a caretaker's residences. Two intermittent streams cross the site and drain to the marsh east of the freeway. An I-680 interchange is located within the site. Access to the site is currently from an unpaved private road off of Lopes Road, approximately 2,300 feet south of the interchange.

The site, owned by the City of Santa Clara, is currently used for cattle ranching from October to May. A large barn on the property is leased for feed storage

and distribution, and a caretaker leases the residences. The City originally purchased the land for wind energy development, but this flat portion was eliminated as an area for wind turbines. They plan to use the land for possible residential and commercial development. The remainder of their holdings in the hills west of the flat area has plans for wind generation, a pumped hydro facility, ranching, possible quarrying, and possible residential development.

Recreational Use Description. The large flat acreage, high visibility and easy access make this site conducive to more active use recreational uses, such as sports fields, golf course and driving range. The windy conditions of the site may not be appropriate for certain activities, however, fast-growing trees could be strategically and creatively planted to provide more favorable conditions.

Paddy Creek Valley

4.3.5 Paddy Creek Valley Recreation Guideline. The recreational uses for Paddy Creek Valley could include family and small group picnicking, walk-in camping, and trail use.

Recreation Area Description. This 110-acre recreation area, currently used for cattle ranching, is surrounded by grass-covered hills with a few trees rising 800-1,100 feet in elevation. A one-acre reservoir used by cattle, is located in the center of the site. Paddy Creek, which flows intermittently, originates in the hills to the east. Unlike the other recreation areas, Paddy Creek Valley is currently not accessible from existing public paved roads. From Lake Herman Road, Sky Valley Road is paved for 1.2 miles, then is a private unpaved road for 1.8 miles to the proposed recreation area. The landowner is considering residential development for this area.

The area immediately to the south of Paddy Creek Valley is the proposed 4,962-acre residential community of Sky Valley Benicia. A Specific Plan and EIR for the project area was initiated in 1991, and submitted to the City of Benicia in April of 1992 for public review. Currently, the project has been placed on hold by the City for at least two years. If the Specific Plan is approved, the recreation area could be accessible from the development via an emergency access road.

Recreational Use Description. The relative isolation of this area from existing residential development makes Paddy Creek Valley a suitable getaway location for picnicking and camping. Paddy Creek Valley should be planned as a low-user intensity hike-in/ride-in recreation area for hikers and equestrians. Appropriate fast-growing trees would need to be planted to provide shade.

McIntyre Ranch/Orchard

4.3.6 McIntyre Ranch/Orchard Recreation Guideline. The recreational uses for McIntyre Ranch/Orchard could include family to large group (100+) picnicking, interpretive center, conference center, day camp, amphitheater, overnight camping, trail use, animal petting farm, equestrian rental, administrative offices, maintenance area, food concession, and ranger residence.

Recreation Area Description. This 220-acre recreation area features McIntyre Ranch, a 23-acre property acquired by GVRD in 1986, and a 70-acre walnut orchard valley ("Orchard") situated at the southern boundary of Sky Valley Vallejo. The two areas are linked by a grassland valley used for cattle grazing. Two reservoirs provide water for the cattle and an intermittent western tributary of Sulphur Springs Creek flows through the valley. Steep grass-covered hills rising over 700 feet to the west and north, and over 800 feet to the east and south surround the valleys. A riparian canyon with an eastern tributary of Sulphur Springs Creek lies east of the Orchard. Cattle are generally brought into the area from the east along the roads bordering the tributaries. Cattle also enter the area from the corral at the southern end of the Orchard. McIntyre Ranch is accessed via Columbus Parkway and St. John's Mine Road, and the Orchard area is accessed from Sky Valley Vallejo via an unpaved road off Halcyon Drive.

McIntyre Ranch contains two residences - a main house in fairly good condition and used occasionally by GVRD staff for meetings, and a second house which needs major structural repair and is not worth saving. There is a swimming pool in need of maintenance with outdoor barbecue facilities adjacent to the main house. The property also possesses equestrian facilities which are currently used for boarding horses.

The Orchard site possesses an active English and black walnut orchard which covers approximately 20 acres of the valley floor. Sulphur Springs Creek, which runs north to south along the west side of the orchard, contains significant riparian vegetation consisting of willow, bay trees, and Coast Live Oak. A man-made stilling pond located at the northern end of the orchard collects runoff from the Sky Valley development and gradually releases it into Sulphur Springs Creek. Wetland vegetation surrounds the pond.

The current Sky Valley Specific Plan designation for the Orchard site is Open Space and School/Park Site. The property owner has submitted a Specific Plan amendment to the City of Vallejo to enable him to develop single-family residences on the southern half of the site and an elementary school/park on the northern half. The Draft Supplement to the Environmental Impact Report for the project has been submitted to the City of Vallejo for public review.

Recreational Use Description. The McIntyre Ranch/Orchard area has the

potential to provide the greatest range of recreational opportunities due to the variety of existing facilities, terrain and vegetation areas. The activities would generally be passive in nature, including use of McIntyre Ranch for small-scale conferences, meetings, day camps, special events, equestrian and hiking staging area, picnicking, nature study, animal petting farm, or established as a working ranch to teach children about cattle and ranching. The School site contemplated by the Sky Valley Specific Plan would be consistent with these uses.

The numerous trees within the Orchard area provide an ideal location for walk-in camping and picnicking. Sulphur Springs Creek and its tributaries provide a scenic trail corridor through the heart of the Cooperative Planning Area. Since the valley between McIntyre Ranch and Orchard is an important area for cattle operations, recreational use within this area should be minimized. See East-West Connector Alternatives discussion under 4.4.3 below.

4.4 REGIONAL TRAILS GUIDELINES

The Regional Trail System

A multi-use regional trail system is generally designated on the Trail and Recreation Concept Plan Map. The trails would provide a variety of non-motorized trail opportunities and experiences for all park users, including walkers, hikers, equestrians and mountain bikers. Trails would link designated recreation areas and connect to other existing and planned trails outside the Cooperative Planning Area. Ultimately the trail system would permit regional access from many different trailhead locations along the perimeter of the regional trail system and would afford trail users a variety of trail opportunities including half day and full day excursions.

In establishing the regional trail system, specific guidelines shall be developed to determine criteria to be used in siting pedestrian, bicycle, equestrian and multi-use trails wherever feasible.

The specific alignment of individual trails would be developed over many years and would require establishment of individual trail links by coordinating trail alignments with the operational needs of local landowners and cattle grazing lease arrangements. The Plan shows the established corridors along which trails are desirable, as well as trail segments which are compatible with the plan and acceptable to local property owners. In many instances alternative alignments are identified in an interim basis which would require further project planning. In particular, trails are intended to be located along fenced ranch property lines, on ridge lines, or in specific alignments where there is agreement that these will not impact or unduly disrupt cattle operations. The following guidelines are set forth to identify specific trail corridors and alternative connector trail alignments to be considered in further planning.

4.4.1 Perimeter Loop Trail Corridor and Alternatives Guideline. A Perimeter Loop Trail Corridor designated on the Trail and Concept Plan Map, which generally follows the perimeter of the park and connects to Lake Herman on the south and to Lynch Canyon on the north, shall be established. Existing trails and other planned trails, such as the Bay Area Ridge Trail, shall be incorporated into the Perimeter Loop wherever possible. The route should provide a variety of terrain, habitat and viewing experiences for the trail user.

Perimeter Loop Corridor. Starting at the Creekside Staging Area and travelling clockwise, the Perimeter Loop would follow the creek then connect with the existing and planned paved trail (which would be accessible to the disabled) along the Green Valley fault zone on the west side of Cordelia Village. At the end of the paved segment, the trail would cross the intermittent stream, then progress over the hill to the Lopes Road Valley Recreation Area.

The trail would then follow an existing unpaved road through the Santa Clara property up to the ridgeline. From here, the trail would lead to Paddy Creek and generally follow the creek to the Lake Herman Recreation Area. It would follow Lake Herman Road to Blue Rock Springs Golf Course and Park and tie into the planned Bay Area Ridge Trail route along the crest of Sulphur Springs Mountain to Interstate 80. From here the Perimeter Loop could be located on either side of the freeway back to Creekside Staging Area. A route that borders the creek is preferable; however, the terrain along the western side of the creek may be too narrow and steep to accommodate a trail. An alignment on the north side of the freeway would take the trail outside the boundaries of the Cooperative Planning Area. The ultimate alignment of the trail will require further consideration and resolution in future planning. Total distance of the Perimeter Loop would be approximately 19 miles.

4.4.2 North-South Ridge Trail Corridor and Alternatives Guideline. A trail corridor which links the Lynch Canyon Recreation Area to Lake Herman along the westernmost north-south trending ridgeline shall be established. The trail should use existing ranch roads and trails where feasible.

North-South Ridge Trail Corridor. Starting at the Lynch Canyon Staging Area, the route would follow the creek northeast (downstream) to the Creekside Recreation Area, then climb to the crest of the ridgeline to the east of American Canyon Creek. The trail corridor would then drop down into the canyon at some point, cross the creek, and generally follow the adjacent property lines to the ridgeline at the northeast corner of Sky Valley Vallejo. The trail would drop down into Sky Valley Vallejo, pass near the golf course, then climb up to the ridge along the east side of the development. At the southern end of Sky Valley Vallejo, the trail would drop down to the McIntyre Ranch/Orchard Recreation Area and cross the eastern tributary of Sulphur Springs Creek, then climb the slope to the ridgeline along the east side of the Orchard area. The trail would continue along the ridge to Lake Herman. The distance of the ridge route would be approximately 10 miles.

Connector Alternative. This trail would connect the Bay Area Ridge Trail at the northwest corner of Sky Valley Vallejo to the North-South Ridge Trail at the northeast corner of Sky Valley Vallejo.

4.4.3 East-West Trail Corridor and Alternatives Guideline. A trail corridor which links Blue Rock Springs Park at the western edge of the Cooperative Planning Area to the McIntyre Ranch/Orchard, Paddy Creek Valley, King Ranch and Lopes Road Valley Recreation Areas shall be established. The trail should use existing ranch roads and trails where feasible.

East-West Trail Corridor. The route for this trail corridor takes advantage of the existing unpaved roads that follow Sulphur Springs Creek's tributaries

for most of its length. From the staging area at Blue Rock Springs Park, the trail would climb Sulphur Springs Mountain then drop down to the McIntyre Ranch/Orchard Recreation Area where it would follow the western tributary of Sulphur Springs Creek to the Orchard, then wind along the eastern tributary of the creek to the Paddy Creek Recreation Area. The route would then generally follow existing unpaved roads north to the King Ranch Recreation Area, then follow the drainage corridor southeast to the Lopes Road Valley Recreation Area. Total distance of the route would be approximately 6 miles.

Connector Alternatives. In response to cattle ranching concerns that the East-West Trail Corridor is also a primary migration route for cattle, this connector alternative attempts to minimize the potential conflict between trail users and cattle by following a route along the ridgelines at the southern boundary of the Cooperative Planning Area rather than the creek's tributaries. The proposed route would still link McIntyre Ranch to the Orchard, then climb east to the ridge and intersect the North-South Ridge Trail. The East-West Corridor could also connect to the Perimeter Loop along the Santa Clara/PG&E property line and/or along the major ridgeline in Santa Clara property.

4.4.4 Bay Area Ridge Trail Guideline. The regional trail system should incorporate existing planned routes of the Bay Area Ridge Trail System.

4.4.5 Connector Trails Guideline. Trails which connect segments of the main trails or recreation areas should be established as conditions allow. Exact routes shall be determined during future phases of the planning process.

4.4.6 Staging Area and Rest Stop Guideline. Major staging areas and trailhead facilities should be established at each of the regional recreation areas to provide efficient utilization of: Lynch Canyon, Creekside, Lopes Road Valley, McIntyre Ranch and Orchard. Each staging area should include a gravel parking lot for autos and horse trailers, restroom facilities, picnic tables, and potable water. A trail rest stop should be provided approximately every two or three miles at locations accessible by park personnel vehicles. Included would be a chemical toilet, drinking water, if possible, bench(es), a hitching post, equestrian water source, and trash receptacle.

4.4.7 Property Owner Rights Policy. Property owners' rights shall be respected during the process of defining trail alignments and acquiring trail rights-of-way. Public access will be allowed only with the consent of the property owner.

4.4.8 Multi-Use Trails and Americans With Disabilities Act (ADA) Compliance Policy. Trails shall be established for pedestrian, bicycle, equestrian and/or multi-use where appropriate. These trails shall be accessible to the disabled wherever feasible.

5.0 Cooperative Plan for Agriculture and Open Space Preservation Implementation Objectives & Policies

The effect of this Plan on the preservation of open space and the establishment of recreational opportunities can only be realized to the degree that the objectives, policies, and guidelines can be consistently implemented. The strategy developed for the systematic implementation of this Plan consists of a combination of regulatory, financing, and administrative actions to be carried out by the Group. This implementation program intends to forge a partnership for joint public and private sector action and will require a continuous and on-going process of refinements and adaptations to economic opportunities. The purpose of this chapter is to establish a set of implementation policies which address 1) plan administration through inter-jurisdictional planning, implementation, and management, 2) regional park development and open space preservation implementation program, and 3) park operations, maintenance, and public education.

5.1 INTER-JURISDICTIONAL PLANNING, MANAGEMENT AND IMPLEMENTATION OBJECTIVE. Continue inter-jurisdictional cooperation and coordination of joint planning, implementation, and management of the Cooperative Planning Area through the continued operation of the Tri-City and County Cooperative Planning Group.

The following set of policies establishes how the Cooperative Planning Area becomes designated and recognized as a permanent open space area.

5.1.1 Cooperative Planning Area Boundary Policy. The Cooperative Planning Area Boundary designated on the Cooperative Plan for Agriculture and Open Space Preservation Policy Map (refer to Figure 2) delineates the Permanent Open Space Boundary to be designated by the members of the Group. The mutual designation of these lands as permanent open space shall be achieved through joint incorporation of the Cooperative Planning Area Boundary into the respective General Plans of each jurisdiction and by the agreement of the parties to the JPA that Members of the Group shall not allow urban development to encroach into the Cooperative Planning Area Boundary.

5.1.2 The LAFCO Open Space Designation Policy. It is recommended that LAFCO designate the properties within the Cooperative Planning Area as Open Space.

Discussion: Under the LAFCO 1973 Guidelines for establishing spheres of influence in Solano County, provisions were made for further defining the areas for urbanization and open space protection. Within the existing city spheres of influence, LAFCO may designate "Urban Open Space" areas which have "value for parks and recreation purposes, conservation of land and other natural resources, historic or scenic purposes." Annexation of an area designated "Urban Open Space" requires the city to demonstrate to LAFCO how the area is to be protected and maintained by the City and/or other conservation agencies as permanent open space or public use. "Permanent Open Space" areas may also be designated outside city spheres of influence in those areas which are to be maintained in permanent open space and protected from urban development. City spheres of influence would not be extended into these areas.

5.1.3 LAFCO Annexation Policy. The Group should request that LAFCO revise its standards and procedures for annexation and designation of Spheres of Influence to be consistent with the policies of the Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation.

5.1.4 Cooperative Planning Area Continuing Planning Policy. Continuing planning responsibilities of the Group include the preparation of a Draft Comprehensive Master Plan and integrated environmental review, adoption of a final plan including certification of a final EIR, if one is required, and continuing administration of the plan by an annual review and report and program of actions to carry out the objectives, policies, and program of the plan. Amendments to the comprehensive master plan shall be coordinated with the general plan amendment process of the member jurisdictions.

Administrative Actions

The following administrative actions will be required to carry out the objectives and policies set forth in this Plan:

1. **Plan Adoption Steps.** See Chapter 1.0, Section 1.3 Planning Program & Process, Plan Review and Adoption for a description of the review process for adoption of the Plan.
2. **LAFCO Actions.** Policies 5.1.2 and 5.1.3 address the actions required by LAFCO to ensure permanent open space.
3. **Specific Plan/Master Plan Phase Actions.** The Group will initiate the

development of a Specific Plan/Master Plan for the Cooperative Planning Area when funding becomes available.

4. **Continuing Administration.** The Group will seek out funding sources and move forward with the implementation of the Plan as quickly as possible.

5.1.5 Mitigation Monitoring Policy. Prior to approving any land acquisition, facility development, or other project pursuant to this Plan, the approving entity shall prepare and approve a report describing the project's consistency with policies 3.3.3(3)(d) (Wind Turbine Glare), 3.5.1 (Wildlife Habitat), 3.5.6 (Revegetation), 3.5.11 (Noise Exposure), 3.5.12 (Light and Glare), 5.3.9 (Wildlife Habitat Management), 5.3.12 (Emergency Response), 5.3.13 (Transportation Facilities), 5.3.14 (Public Health/Hazardous Substances), 5.3.15 (Public Health/Electromagnetic Fields), and 5.3.16 (Public Health/Wildfires).

5.2 OPEN SPACE PRESERVATION AND REGIONAL PARK DEVELOPMENT AND IMPLEMENTATION OBJECTIVE. Develop a phased program of park facilities development and management structure through preparation of a Comprehensive Master Plan.

The Plan recognizes that the pace of parkland acquisition, development and open space preservation will be contingent upon implementation opportunities, available land, capital funds and other resources, but should proceed in parallel with continuing planning activities based on the policies set forth in this Plan and as opportunities permit. The following set of policies provides for the programming and development of the park facilities during the preparation of the Comprehensive Master Plan.

5.2.1 Regional Park Development Implementation Programming and Phasing Policy. A phased program of park improvements, including utility and visitor facilities, should be based on priorities of available funding, acquisition and development opportunity, primary user need, and public policy requirements. In general, park improvements at each of the designated public recreation areas could be phased as follows:

- Phase 1 - Lynch Canyon; McIntyre Ranch/Orchard
- Phase 2 - Creekside; King Ranch
- Phase 3 - Paddy Creek Valley; Lopes Road Valley

5.2.2 Regional Trail Improvements Phasing Policy. Development of the Regional Trail System shall be implemented when trail easements and/or property is dedicated or acquired, and adequate funding is available.

5.2.3 Revenue Generating Recreation Activities Policy. The following activities and/or facilities could be considered for potential revenue generation to recover the costs of on-going park maintenance and operations, such as:

- Parking/day use fees
- Group picnic reservation fees
- Family camping fees
- Group camping fees
- Golf course and driving range fees
- Sports park facilities

5.2.4 Wind Energy Revenue Policy. Local revenues (such as increased property tax revenues) associated with power generation within the Cooperative Planning Area may be utilized within the Cooperative Planning Area to fund parkland and open space operations and management costs.

Administrative Actions

The following administrative actions will be required to implement the policies set forth in this section:

1. **Specific Plan/Master Plan Improvement Program.** The Group will include a detailed, phased improvement program in the Specific Plan/Master Plan.
2. **Interim Actions.** Opportunities for the implementation of interim improvements at Lynch Canyon, McIntyre Ranch and on the regional trail system should be evaluated on a regular basis and acted on as conditions permit.

5.2.5 Facility Management Policy. Prior to undertaking construction of any improvements (e.g. trails, visitor facilities, staging areas) on lands or interests in land held by the Group, the Group shall designate an entity or entities to be responsible for construction, operation, and maintenance of the improvements and to work with adjoining landowners to avoid any conflicts with adjoining land uses.

5.3 OPEN SPACE AND REGIONAL PARK OPERATIONS, MAINTENANCE AND PUBLIC EDUCATION OBJECTIVE. A program for park operation, maintenance and public education shall be developed. The Comprehensive Master Plan should incorporate standards for efficient park operations and maintenance and should provide guidelines for continual monitoring of park operations.

Park maintenance, operations and education of the public are critical to the provision of safe, quality recreation facilities that fully serve their intended function. The following set of policies provides guidelines for developing efficient programs for these important needs.

5.3.1 Park Administration Policy. To ensure efficient park operations and public safety, the level of park administration and maintenance staff required for plan implementation should be determined and continually updated based on the specific recreation facilities expected to be developed and anticipated park user capacity.

5.3.2 Security/Police Policy. Park security shall be provided by park ranger staff.

5.3.3 Fence Maintenance Program Policy. A system of fencing to facilitate public access and to separate public and private uses shall be developed cooperatively with private property owners, and continually monitored and maintained by park staff and/or authorized volunteers.

5.3.4 Vegetation Control/Fire Management Policy. Parkland should be planned and operated to minimize fire hazard risks consistent with park activities being provided and adjacent land uses. Development of recreation areas should include appropriate fire prevention and containment plans for active/passive public areas. Development of a fire protection plan for interface areas (buffer zones), and development and maintenance of natural-appearing fuelbreaks should be established.

5.3.5 Low Maintenance Design Policy. Design of park elements and amenities should emphasize low-maintenance, low water and energy requirements while providing a quality park experience in keeping with the natural setting of the park.

5.3.6 Maintenance Program Policy. A full maintenance program should be developed and adapted by park staff to meet park needs as they evolve over the years.

5.3.7 Maintenance Area Policy. An area for maintenance staging, in proximity to areas with heavier use is important for efficient park maintenance.

This area should be sized for adequate office space, circulation, and equipment and supplies storage, and located for efficient maintenance while minimizing impact on park aesthetics.

5.3.8 Public Education Policy. An interpretive program which educates park users on the ecology, history and culture of the area shall be developed.

5.3.9 Wildlife Habitat Management Policy. A program for the management of the natural resources should be developed to establish and enhance all sensitive wildlife habitat of local and regional importance, as defined in Policy 3.5.1, and protect all environmentally sensitive areas of local or regional importance.

5.3.10 Liability and Insurance Policy. In connection with development of trails and recreation areas the Group shall assume liability for public access on Cooperative Planning Area lands and shall establish a means of providing liability insurance to the membership.

5.3.11 Voluntary Role Policy. The participation of volunteers in a manner that supplements the work of permanent park staff should be encouraged.

Discussion: Volunteer services, including in-kind donations of materials, may be secured through local community and scout groups for special projects, particularly environmental concerns such as trail development, revegetation and habitat restoration. Volunteer services may also contribute to interpretation and education programs. Such groups as the California Conservation Corps provide free labor for trail development and maintenance, if materials and equipment are provided.

Administrative Actions

The following administrative actions will be required to implement the policies set forth in this section:

- 1. Specific Plan/Master Plan Operations/Maintenance Program.** The Group will include a detailed operations and maintenance program in the Specific Plan/Master Plan.
- 2. Interim Actions.** Opportunities for interim operations and maintenance at Lynch Canyon, McIntyre Ranch and along regional trails should be evaluated on a regular basis and acted on as conditions permit.

5.3.12 Compatibility with Applicable Emergency Response Plans. Cluster housing should be sited in a manner that is compatible with applicable

emergency response plans and emergency evacuation plans.

5.3.13 Adequacy of Transportation Facilities. Circulation, parking, and alternative transportation facilities incorporated into the future planning of specific projects should adequately provide for any potential level of usage contemplated by the project, and individual jurisdictions' standards for Levels of Service (LOS) shall not be exceeded.

5.3.14 Public Health Policy (IT Panoche). Land use decisions in the Cooperative Planning Area (e.g. development of recreational facilities and/or clustered housing) should take into account conditions at the IT site and the status and effects of future remediation activities at that site. No proposed land uses shall be approved if present or future risks emanating from activities on the IT site on people associated with the proposed land use are in excess of those risks deemed acceptable for human exposure.

5.3.15 Public Health Policy (Electromagnetic Fields). Prudence should be practiced in the selection of sites for future clustered housing so as to obtain the greatest feasible distance between home sites and the sources of EMFs.

5.3.16 Public Health Policy (Wildfires). Prudence should be used in the siting of any proposed clustered housing to avoid siting such clustered housing in the probable paths of potential wildfires.

5.3.17 Cost Sharing Policy. To the extent that public access opportunities established by the Group in the Cooperative Planning Area contribute to increased costs to the County or other public agencies for fire protection, law enforcement, or other public services, the Group shall enter an equitable cost sharing arrangement with the County or other public entity.

6.0 Appendices

6.1 REFERENCES

1. **Zoning Regulations**, Solano County Dept. of Environmental Management, Compiled from Ch. 28 of the Code of Solano Co., 1992.
2. **Health and Safety Element, Seismic Safety, Safety, Noise, A Part of the Solano County General Plan**, Sedway/Cooke, 1977.
3. **Solano County Land Use and Circulation Element**, A Part of the Solano County General Plan, Solano Co. Planning Dept., 12/89-9/91.
4. **Solano County Park and Recreation Element**, a Part of the Solano County General Plan, Solano Co. Planning Dept., 1983.

Solano County Park and Recreation Map, Solano Co. Planning Dept., 1983.
5. **Resource Conservation & Open Space Plan (Phase 2), Solano County, California**, a Part of the Environmental Resources Management Element of the Solano Co. General Plan, 1973, amended 1981.

Resource Conservation & Open Space Plan Diagram 'A' (Phase 2), Grunwald Crawford Assoc.

Resource Conservation & Open Space Plan Diagram 'B' (Phase 2), Grunwald Crawford Asso.
6. **Final EIR for the Lynch Canyon Class II-1 Sanitary Landfill**, Earth Metrics Inc., 1984.
7. **Draft EIR for the Lynch Canyon Class II-1 Sanitary Landfill**, Earth Metrics Inc., 1983.
8. **Landslide Hazards in the Benicia-Vallejo Area, Solano County, CA**, Landslide Hazard Identification Map No. 8, **Relative Landslide Susceptibility Map, Landslides and Related Features Map, Geologic Map, Relative Debris-flow Susceptibility Map**, Calif. Dept. of Conservation, Division of Mines and Geology, 1987.

9. **Landslide Hazards in the Cordelia-Vallejo Area, Landslide Hazard Identification Map No. 13, Relative Landslide Susceptibility Map, Landslides and Related Features Map, Geologic Map, Relative Debris-flow Susceptibility Map, Calif. Dept. of Conservation, Division of Mines and Geology, 1987.**
10. **Cordelia Hills WTG Project Final EIR, Environmental Science Asso., 1982.**
11. **Sky Valley Project, Vallejo, Draft EIR, ESA Planning and Environmental Services, 1986.**
12. **Sky Valley Project, Vallejo, Final EIR, Response to Comments Addendum, ESA Planning and Environmental Services, 1987.**
13. **Wind Turbine Siting Plan & EIR, Solano County, Wagstaff and Brady, 1987.**
14. **Cordelia Area Specific Plan, An Element of the City of Fairfield General Plan, Dept. of Environmental Affairs, City of Fairfield, 1986.**
15. **Solano Wind Energy/Open Space Concept, PG&E, 7/92.**
16. **Vallejo-Benicia-Fairfield Open Space Planning Study, Brady and Associates, 1/91.**
17. **DRAFT - Summary: Identifying the Tri-City and County Regional Park and Open Space Management Area, 2M Associates, 8/92.**
18. **Sky Valley Benicia Specific Plan Public Review Draft, SWA Group, 4/92.**
19. **Solano Wind Park Concept, PG&E, 11/92.**
20. **Solano Wind Park Concept Preliminary Visual Analysis, PG&E, 11/92.**
21. **Draft Supplement to the EIR for the Sky Valley Orchards Project (Administrative Draft), Wagstaff and Asso., 10/92.**
22. **GVRD Adult Softball Complex Feasibility Study, Progress Report, Callander Asso., 12/90.**
23. **Vallejo General Plan, 1990.**

24. **Air Quality Element, Vallejo General Plan, 1990.**
25. **Housing Element, City of Vallejo, 1990.**
26. **Educational Facilities Element of the Vallejo General Plan, 1990.**
27. **Sky Valley Specific Area Plan, Vallejo, Sky Valley Company, 9/87; adopted by the Vallejo City Council on 9/15/87.**



6.2 PERSONS CONTACTED

Art Henriquez, City of Santa Clara
Bill Reichmann, City of Santa Clara
John Schwartz, City of Santa Clara
Don Kennady, PG&E
Lu de Silva, PG&E
Mary Ilyin, PG&E
John Newman, PG&E
Byron Woertz, PG&E
Jim Schmitt, PG&E Properties
Ron Azevedo, Property Owner
Ralph Azevedo, Property Owner
Sally Brittain, Property Owner
Roland Ellsworth, Property Owner
Albert Guyan, Property Owner
Ronald Halterman, Property Owner
Gary Mangles, Property Owner
Bill & Crowell Sinclair, Property Owners
Marshall Tuttle, Property Owner
Al Stanley, Seeno Construction Company
Don Brown, Sky Valley Company
Dan Osbourne, Sky Valley Company
Nicholas Petredis, Sky Valley Company
Jim Syar, Syar Industries
Malcolm Carpenter, Syar Industries
John Perry, Syar Industries
Bill Robbins, Syar Industries

LEGEND

I. REGIONAL RECREATION OPPORTUNITIES

- EXISTING AND PLANNED PUBLIC RECREATION AND OPEN SPACE 
- REGIONAL RECREATIONAL OPPORTUNITY AREAS 
- CAPABILITY UNITS 

II. REGIONAL TRAILS OPPORTUNITIES

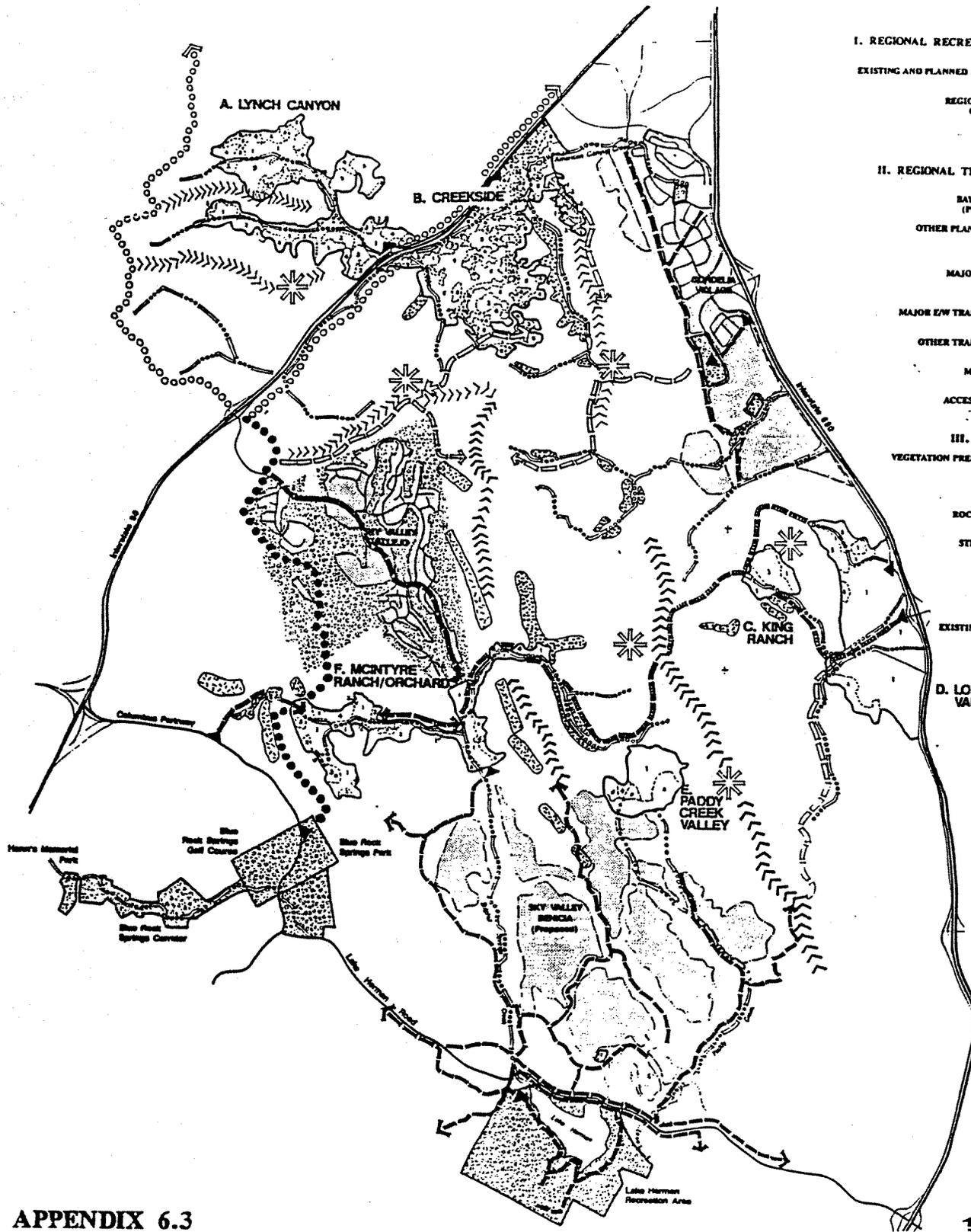
- BAY AREA RIDGE TRAIL (Planned and Underbuilt) 
- OTHER PLANNED AND EXISTING TRAILS 
- MAJOR N'S RIDGE TRAIL OPPORTUNITIES 
- MAJOR E/W TRAIL OPPORTUNITIES 
- OTHER TRAIL OPPORTUNITIES 
- MAJOR VIEWPOINTS 
- ACCESS OPPORTUNITIES 

III. NATURAL FEATURES

- VEGETATION PRESERVATION AREAS
 - Riparian Vegetation 
 - Oak Woodland 
 - Eucalyptus Groves 
- ROCK OUTCROPPINGS 
- STREAM CORRIDORS 
- MINOR RIDGES 

IV. DEVELOPMENT

- EXISTING AND PLANNED RESIDENTIAL 



APPENDIX 6.3 PARK & OPEN SPACE OPPORTUNITIES

Tri City and County Cooperative Plan For Agriculture and Open Space



Prepared for:
THE TRI-CITY & COUNTY
REGIONAL PARK AND
OPEN SPACE GROUP

Solano County
Cities of Benicia
Fairfield & Vallejo

LEGEND

PRIMARY VISUAL IMPACT AREAS 

LANDSLIDES 

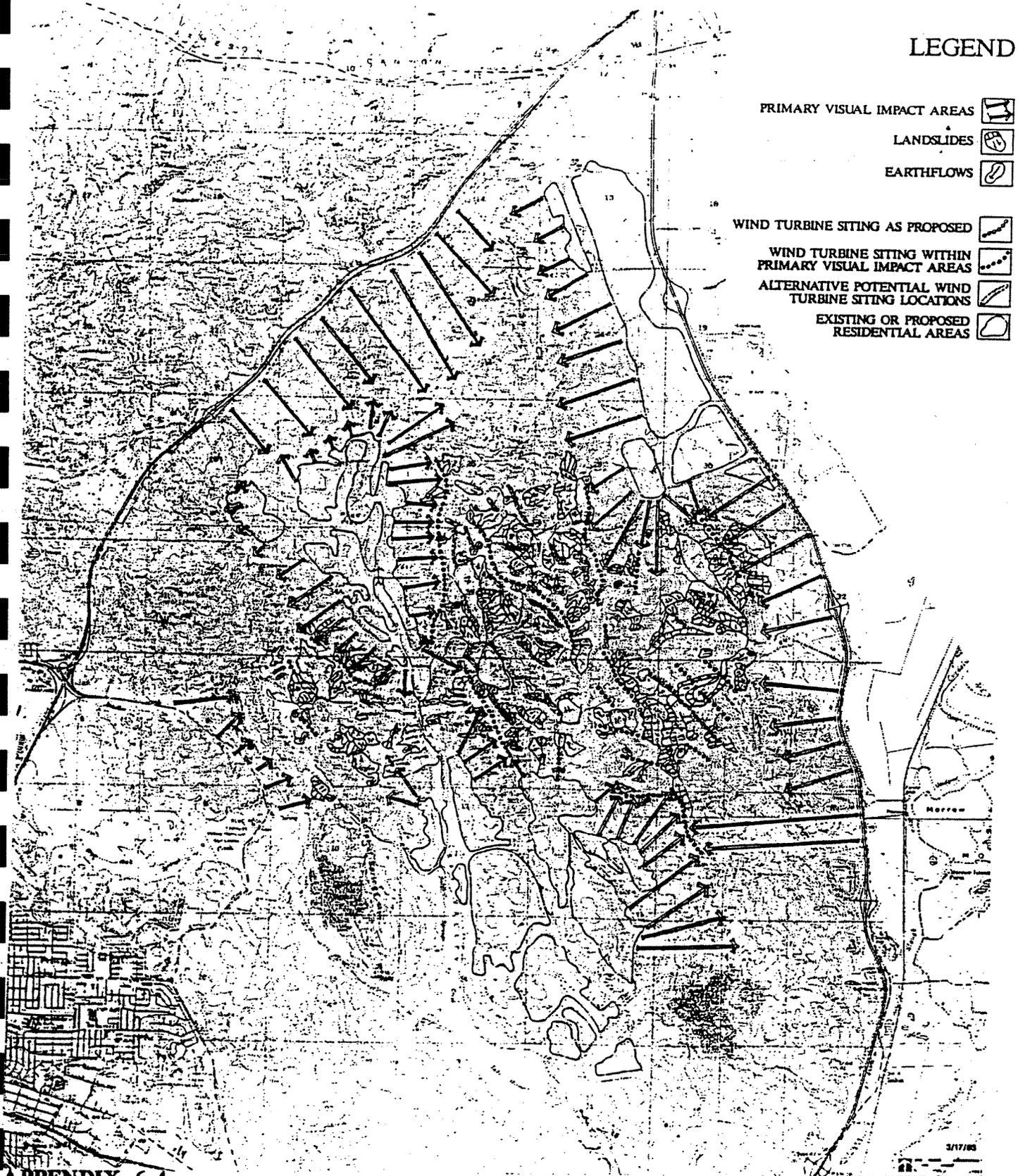
EARTHFLAWS 

WIND TURBINE SITING AS PROPOSED 

WIND TURBINE SITING WITHIN
PRIMARY VISUAL IMPACT AREAS 

ALTERNATIVE POTENTIAL WIND
TURBINE SITING LOCATIONS 

EXISTING OR PROPOSED
RESIDENTIAL AREAS 



**APPENDIX 6.4
PRELIMINARY WIND TURBINE
SITING CONSTRAINTS ANALYSIS**

**Tri City and County
Cooperative Plan For
Agriculture and Open Space**



Prepared for:
THE TRI-CITY & COUNTY
REGIONAL PARK AND
OPEN SPACE GROUP

Solanc County
Cities of Benicia,
Fairfield & Vallejo

**APPENDIX 6.5
RECREATION ACTIVITIES AND FACILITIES**

ACTIVITY/FACILITY	POSSIBLE LOCATIONS					
	Lynch Canyon	Creekside	King Ranch	Lopes Road Valley	Paddy Crk Valley	McIntyre/ Orchard
Picnic						
Walk-in						
Family/Small Group						
Medium Group (25-100)						
Large Group (100+)						
Group Assembly						
Amphitheater						
Meetings & Classes						
Special Events						
Day Camp						
Interpretive Center						
Conference Center						
Field Sports & Events						
Overnight Uses						
Walk-in Camping/Family						
Walk-in Camping/Group						
Car Camping-Tents						
Car Camping-RV's						
Group Camping						
Equestrian Camping						
Trail Uses						
Hiking						
Backpacking						
Interpretive Trail						
Mountain Bikes						
Equestrian						
Special Events/Races						
Other Uses						
Animal Petting Farm						
Equestrian Camp						
Working Ranch						
Trap Shooting						
Archery Range						
Swim Facility						
Fishing						
Golf Course						
Supporting Activities						
Equestrian Rental						
Bicycle Rental						
Food Concession						
Administrative Offices						
Maintenance Area						
Ranger Residence						
Entry/Access Control						

6.6 DEFINITION OF OPEN SPACE

Under General Plan law in California, open space is defined as follows (California Government Code 65560 a, b1, b2, b3, b4):

Open space land is any parcel or area of land or water which is essentially unimproved and devoted to an open space use...and which is designated on a local, regional, or state open space plan as any of the following:

- 1) **Open space for the preservation of natural resources**, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams and watershed lands.
- 2) **Open space used for the managed production of resources**, including but not limited to forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fibre; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- 3) **Open space for outdoor recreation**, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- 4) **Open space for public health and safety**, including but not limited to, areas which require special management of regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

APPENDIX 6.7

Sec. 28-21. EXCLUSIVE AGRICULTURAL (A) DISTRICTS.

- (a) The board of supervisors finds that agriculture is a major industry of the county, and that for the protection of agriculture and in order to prevent further encroachment upon it by incompatible uses of property and for the general welfare of the county as a whole, there is hereby created a zone classification within which agriculture shall be encouraged to the exclusion of such other uses of land as may be in conflict therewith. Therefore, the provisions of this section shall be liberally interpreted insofar as they apply to agricultural pursuits and services to the end that no other use shall be permitted, and no regulations shall be deemed or constructed to interfere with any normal accessory use conducted in conjunction therewith. It is the intention of this section to deter developers from considering lands in an A-20, A-40, A-80 or A-160 exclusive agricultural zone as potential urban or suburban property, to provide maximum protection to existing and future agricultural enterprises from restrictions instituted at the request of present or future residents, and to encourage in every way the highest and best agricultural use of the lands so classified, including the necessary residences for farm labor and other similar uses necessary and incidental thereto.

It is expressly understood that areas A-20, A-40, A-80 or A-160, exclusively agricultural in accordance herewith, shall be used exclusively for agriculture. It is further understood that there is no reasonable probability of the removal or modification of this zoning restriction within the near future.

Use permits may be issued authorizing use of part of the land in such zones for recreational, educational, religious or necessary public service purposes as provided herein, where and to the extent that such are necessary to serve such zones or the community where alternate sites are not available; and provided, such issuance and use shall not in any sense invalidate such exclusive zoning classification or designation.

The purpose and intent of the A district is to preserve lands best suited for permanent agricultural use from the encroachment of incompatible uses. Changes of zones from A-20, A-40, A-80 or A-160 to another classification are to be made only where such uses are in accord with the general plan, and where it has been clearly demonstrated that such agricultural land is needed for urban expansion and there is no other land available; and that utilities, road access and public facilities are readily available so that orderly development may occur.

- (b) Uses allowed:

- (1) Agriculture, except that those uses indicated in subsection (c) of this section may be established only after a use permit shall have first been secured.

- (2) Roadside stand for the sale of agricultural products grown or produced on the premises when located not less than eight feet from the centerline of the street.
 - (3) Processing of products produced on the premises.
 - (4) Buildings and uses clearly accessory or incidental to any permitted use located on the premises, including a one-family dwelling or manufactured dwelling, a companion living unit, barns, private stable, shed and other farm buildings.
 - (5) Three on-site signs with a total combined area of sixty square feet appurtenant to any permitted use; provided, that no sign shall be permitted to overhang the public right-of-way, nor shall any sign be permitted which moves, blinks, flashes, oscillates, rotates, pulses in sequence, or is wind-driven or otherwise animated.
 - (6) Signs not exceeding six square feet in area for each building site advertising the sale or lease of property upon which displayed.
- (c) Uses permitted, provided the conditions for a use permit as set forth in section 28-53 are fulfilled:
- (1) Animal feed yard.
 - (2) Processing of agricultural products other than those produced on the premises, but not including commercial or industrial enterprises not in harmony with the agricultural environment.
 - (3) Dumping, disposal, incineration, or reduction of refuse.
 - (4) Farm labor quarters or labor camp.
 - (5) Commercial kennel for dogs or cats.
 - (6) Cemetery, crematory, mausoleum, columbarium.
 - (7) Airport and heliport.
 - (8) Public stable, horse show, lodge, club or resort for swimming, boating, fishing, hunting or shooting, and similar types of uses as may be determined by the planning commission.
 - (9) Public service facility, nursery school, church or nursing home.
 - (10) Repealed.
 - (11) Roadside stand for the sale of agricultural products grown or produced on the premises when located within eighty feet of the centerline of the street.

(12) Rural resident enterprises.

(13) Agriculture service uses, provided such uses are limited to:

- a. Bulk storage and/or sale of products such as fertilizers, chemicals for weed and insect control, petroleum products, seeds, animal feeds, fencing material, pipe, and stakes, the primary purpose of which clearly serves commercial agriculture.
- b. Corporation yard for storage and maintenance of equipment and/or supplies used in the conduct of services peculiar to agriculture, such as trucking of farm crops and products, including milk, grain, tomatoes, sugar beets and the like, or conduct of a custom farm service, including spraying, land leveling, harvesting, and irrigation operations.
- c. Farm machinery repair, including all those services normally conducted in a machine, general repair or welding shop, the primary purpose of which clearly serves commercial agriculture.
- d. Animal hospitals and/or veterinarian services.

(14) Additional one-family dwellings or manufactured dwellings for persons employed on the premises when such residential use is clearly accessory or incidental to the agricultural use of the property.

(15) Fertilizer plant and yards, including composting.

(d) Minimum parcel area required:

<u>ZONE</u>	<u>MINIMUM PARCEL AREA</u>
A-20	20 acres
A-40	40 acres
A-80	80 acres
A-160	160 acres

(e) Minimum front yard required: Thirty feet, except that buildings shall not be less than fifty feet from the centerline of the street, and unless otherwise indicated by building lines on the zoning map.

(f) Minimum side yard required: Twenty feet.

(g) Minimum rear yard required: Twenty-five feet.

(h) Special yards and distances between buildings required: Accessory buildings shall not be less than sixty feet from the front property line nor less than twenty feet from any side or rear property line, nor less than ten feet from any dwelling unit on the property.

(i) Maximum building height: Twenty-five feet; provided, that additional height may be permitted for non-dwelling structures, including windmills, silos, private water tanks; and provided further, that no such structure shall exceed the heights allowed in section 28-59 is located in an airport flight obstruction area.

APPENDIX 6.8

ENVIRONMENTAL SUITABILITY EVALUATION

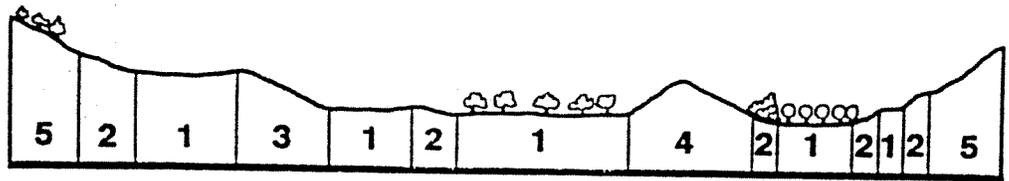
CAPABILITY MATRIX

VEGETATION FACTORS	TERRAIN FACTORS (% Slope)					
	0-15%	0-15% Slides	15-20%	15-20% Slides	20-30%	Over 30%
Grassland	1	3	2	4	4	5
Oak Woodland	1	3	2	4	4	5
Riparian Woodland	2	3	4	4	4	5

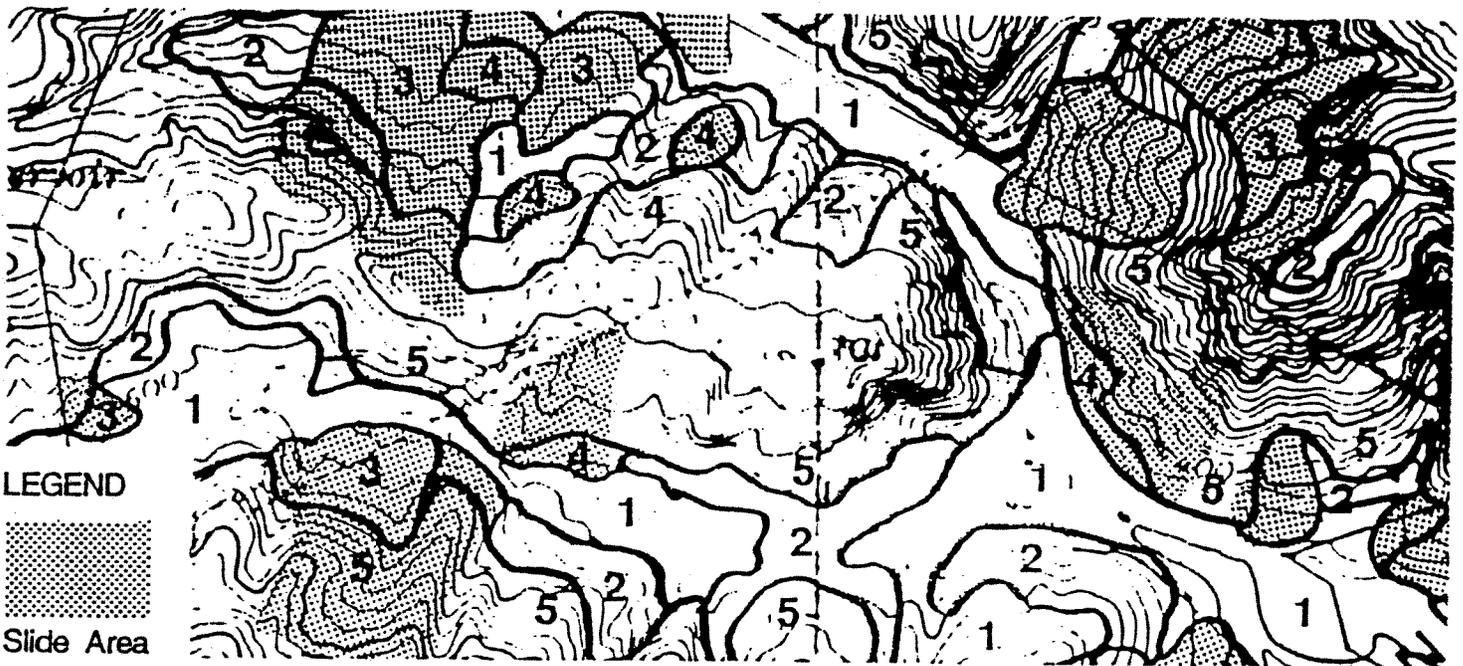
LEGEND

Degree of Development
1 - Intensive
2 - Moderate
3 - Selective
4 - Minimal
5 - Restricted

TYPICAL SITE SECTION



RECREATION CAPABILITY MAPPING



PRESERVATION PLAN AMENDMENT PROCESS

