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Public Hearing to consider amendments to the Middle Green Valley Specific Plan No. **SP-20-01**, located north of the Fairfield city limits, near Green Valley and Mason Roads; An Addendum to the Middle Green Valley Specific Plan EIR was prepared pursuant to the California Environmental Quality Act (CEQA). The proposal does not result in any new significant impacts and no additional environmental review is required.

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Published Notice Required? Yes  X  No    
Public Hearing Required? Yes  X  No

**RECOMMENDATION:**

The Department of Resource Management recommends that the Planning Commission:

1. Conduct a public hearing to consider amendments to the Middle Green Valley Specific Plan, SP-20-01; and
2. Adopt a resolution, recommending that the Board of Supervisors:
  - a. Consider the proposed Addendum to the Middle Green Valley Specific Plan Environmental Impact Report (EIR), together with that EIR.
  - b. Adopt amendments to the Middle Green Valley Specific Plan including a reduction in number of units from 400 to 390 and a transfer of development rights from the Three Creeks neighborhood to the Elkhorn neighborhood to transfer units, realignment of roadways and the relocation of the proposed fire station.

**EXECUTIVE SUMMARY:**

The Middle Green Valley Specific Plan (MGVSP) was adopted in October 2016 and last amended in August 2017. The MGVSP area is comprised of approximately 1,900 acres, the majority of which is represented by seven participating landowners. The approved Plan provides for development of up to 400 residential units and some neighborhood commercial uses and agricultural uses in the area north of the Fairfield city limits near Green Valley and Mason Roads. The proposed amendments to the MGVSP respond to site specific technical studies which have recently been completed. The studies recommend avoiding the Green Valley Fault earthquake zone that has been mapped in the hillside area. In order to avoid this fault, the transfer of units away from the hillside to neighborhoods in the valley is being requested. Additional amendments include a minor realignment of planned roadways, and the relocation of the optional fire station location are proposed. Minor revisions to the Design Review section of the plan are proposed as well, to reflect the changes and update/clarify information pertaining to the role of the Green Valley Agricultural Conservancy. The overall land uses, and commercial square footage will remain the same, though the number of residential uses will be reduced by ten units.

**PROPERTY INFORMATION:**

- A. Applicant:**  
 Charity Wagner  
 Wagner Enterprises LLC  
 148 Madison Avenue  
 San Rafael CA 94903

- B. General Plan Land Use Designation/Zoning:**  
General Plan: Middle Green Valley SSA-Specific Project Area  
Zoning: Various zones delineated in the MGVSP
- C. Existing Use:** Agricultural and Rural Residential

## **Background**

The primary goal of the General Plan for this area is to maintain the rural character of Middle Green Valley while allowing opportunities for compatible residential development in accordance with the Plan's goals and policies. The General Plan directs that land use tools, such as clustering and transfers of development rights are to be utilized to limit the effects of residential development on the rural character of the valley, including protection of the existing viewsheds, wildlife habitat, and agricultural activities.

The intent of the Specific Plan has always been to guide the long-term vision of the Middle Green Valley area in which conservation of agriculture is accomplished along with the development of connected and sustainable rural neighborhoods. The Plan was the result of community, landowner, and County consensus building and cooperation, recognizing the need to protect the unique rural qualities of the area, while providing the means for strategically site development to take place.

The Specific Plan was originally adopted in 2010 along with the certification of an EIR. The EIR was challenged in court and, as a result of the court's direction, the County updated the EIR and conducted additional environmental analysis on the options for supplying the area with potable water. A Revised Recirculated EIR was certified in 2016 that included an evaluation of water options and the potential for impact on riparian vegetation. Minor revisions were further approved to the Specific Plan in 2017.

The previously approved Specific Plan and Environmental Impact Report documents are available online at: [Solano County - Middle Green Valley Specific Plan](#).

## **ENVIRONMENTAL SETTING:**

Approximately 1,490 acres (about 78 percent) of the Specific Plan area is designated for future permanent open lands, of which approximately 440 acres will be preserved as working agriculture. The remainder of the planning area (approximately 415 acres or about 22 percent) is designated for development in a "*neighborhood framework*," with each of four proposed neighborhood areas having a designated informal pattern of rural roads, residential building types, and community buildings.

Technical studies were prepared by the Applicant recently that address Traffic Circulation, Air Quality, Geology, Greenhouse Gas Emissions, Biology, Noise, and Fire Safety. As a result of this information, refinements to the Specific Plan are proposed.

### **A. Project Description**

The specific plan amendment includes a request to reapportion units from the Three Creeks neighborhood to the Elkhorn neighborhood. As a result, the overall total number of new homes would be reduced from 400 to 390. The following provides a description of proposed changes within each area. The proposed revisions can be found online at:

[https://www.solanocounty.com/depts/rm/planning/middle\\_green\\_valley\\_specific\\_plan.asp](https://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp). The following provides a summary of each proposed change.

### **Green Valley Road Corridor**

Proposed refinements to the Green Valley Road Corridor neighborhood include the shift of the roadway alignment, land use change to one existing residence, and relocation of the proposed fire station:

**GV-1.** The southern access roadway would be shifted south to align closer with the existing Terminal Reservoir Road. The shifted alignment will maintain the existing entry driveway and creek crossing location; however, the shifted alignment will also include a substantive landscape setback from the existing homes to the south. Aligning this local roadway with a portion of the existing roadway would minimize physical impacts, reduce impacts to the creek corridor by modifying an existing creek crossing instead of creating a new creek crossing, which therefore reduces the associated habitat impacts, and reduces the total amount of paved roadway within the Plan Area. The shifted roadway will maintain alignment with the entrance of the East Ridge development and will still include a new round-about at the intersection with Green Valley Road. The existing residential structure will be removed to accommodate the road realignment and replaced with a Rural Farm (RF) lot located to the north of the relocated roadway.

**GV-2.** An existing residence located north of the southern access roadway would be modified from the Agriculture-Residential (AG-R) to the Rural-Farm (RF) land use designation.

**GV-3.** The potential fire station location is proposed to be relocated to the corner of Mason Road and Green Valley Road. This location provides a more centralized location for the fire district to provide fire service to the region.

### **Nightingale Neighborhood**

Proposed refinements to the Nightingale neighborhood include the following three items (NG-1 through NG-3): avoidance of an earthquake fault zone, realignment of a neighborhood access road, and realignment of the Agricultural-Preserve designation as described below.

**NG-1.** Based on updated geotechnical studies, the Green Valley Fault Zone was confirmed on the property and the results of the study recommend an earthquake fault “no build” zone. Therefore, the specific plan amendment will facilitate changes to reduce potential seismic hazards including changes to the Community Service (CS), Rural Neighborhood (RN) and Neighborhood Commercial Overlay (NCO) land use designations. The total acreage of these land use designations remains unchanged, but the precise location of each designation in the land use plan is shifted to accommodate the no-build zone.

**NG-2.** The neighborhood access road that extends south of Mason Road would be shifted east to align with the existing farm road. This shift will also minimize physical disturbance and, more importantly, allow for a more usable agricultural area south of Mason Road by eliminating a second roadway connection through the fields.

**NG-3.** The Agriculture-Preserve (AG-P) land use designation within the middle of the neighborhood is shifted slightly north to align with the existing barn and agricultural operations. This internal agricultural operation is an important component, and this shift would increase the viability for continuing a sustainable agricultural operation.

## **Elkhorn Neighborhood**

Proposed refinements to the Elkhorn neighborhood include the following 5 items (EH-1 through EH-5 below); land use changes, relocation of the fire station to this neighborhood, realignment of the foothill access road, and transfer of residential units from the earthquake/constraints areas.

**EH-1.** The land use designation for the area north of the sports field is proposed to be changed from RF (Rural Farm) to AG-P (Agriculture Preservation) to allow for increased agricultural use in that area.

**EH-2.** The PS (Public Services) land use designation boundary is proposed to be deleted from the Elkhorn neighborhood and replaced with RN (Rural Neighborhood). The potential for a future fire station at the corner of Mason Road and Green Valley Road will be indicated by an asterisk. The Fire District has indicated that the original location within the Plan Area is not a suitable location for a fire station (see attached). The district's preference is at the corner of Green Valley Road and Mason Road to provide optimal response times. The District has no immediate plans to move to this location, but would like to keep this as a future option.

**EH-3.** The foothill access road provides access from Elkhorn to the Elkhorn foothills and is proposed to be relocated. The relocated roadway would reduce the length of the overall roadway, reducing the grading required to construct the road, and is a better alignment that limits the overall disturbance area for development of the foothills. The former location of the Elkhorn Foothills access road may be utilized as an emergency vehicle access route. The landowners of the Elkhorn and Elkhorn Foothills are in support of this change.

**EH-4.** The MGVSP allows for a maximum of 225 units in Elkhorn, including a maximum of 43 units in the Elkhorn Foothills. To reduce impacts to the hillsides, the 29 homes anticipated for development in the Three Creeks Foothills would be replaced with two compound lots, which can be carefully sited to avoid physical impacts to the hillside. All other land will be deed restricted to not allow any new residential development in the Three Creek Foothills. Elkhorn would absorb 18 of the units that were otherwise slated for development in the Three Creeks Foothills, in part through relocation of the fire station, thereby modifying the neighborhood unit maximums to 243 for Elkhorn and 15 for Three Creeks neighborhood. Relocating units from Three Creeks Foothills to the Elkhorn valley floor takes units from a steep, sensitive hillside area and moves them to an already disturbed portion of the valley, and ultimately reduces the overall total number of units in the Plan Area. The character of Elkhorn remains with a mix of unit types with a rural mixed-use center all organized around the Town Green. This reallocation of units results in an overall decrease of nine units that will not be relocated or replaced within the Plan Area.

## **Elkhorn Foothills**

**EH-5.** The location of RM (Rural Meadow) land use designations in the Elkhorn Foothills would be shifted to account for topography, landslides, wetlands, creeks, and trees. The Constraints Analysis helped to fine tune the development area in the Elkhorn Foothills to minimize impacts to physical features. There are no changes to the number of units (43) in the Elkhorn Foothills.

## **Three Creeks**

**TC-1.** The MGVSP allows for development of 55 units in Three Creeks neighborhood, including the Three Creeks Foothills. As amended, due to site constraints, build out of Three Creeks will be limited to 15 total residential units and ag tourism/commercial development. Both landowners in the lower portion of Three Creeks (Hager and Volkhardt) participated in the Transfer of Development Rights (TDR) Program which reduced their Three Creeks development potential from 20 units to 9 units. Due to site constraints, the Mason/Lindemanns will reserve only two

compound lots within the Three Creeks foothills; and the non-participating owners that are part of Three Creeks (Del Castillo and De Domenico) are allotted a total of four units.

The lower portion of the Three Creeks Neighborhood is an important component of the Plan. Anchored by the existing winery, Three Creeks provides for a Neighborhood Commercial pocket with new Rural Neighborhood (RN) homes surrounding a neighborhood Green. Three Creeks offers a smaller neighborhood charm with a neighborhood commercial component that is unique to this portion of the Plan Area. All participating landowners are committed to ensuring the economic viability of Three Creeks. Realizing the Three Creeks neighborhood will be smaller, it still needs to be served with public water, sewer, and new public road improvements along Mason Road. The costs of these improvements would be shared with the development of the Elkhorn valley neighborhood. This concept of cost sharing is consistent with Section 4.1.2 of the approved Master Development Agreement.

### **Green Valley Conservancy Tax Exempt Status Clarification**

The Green Valley Agricultural Conservancy (Conservancy) was formed in 2011 as a federal IRS 501(C)(4) non-profit corporation. The Plan anticipated that the Conservancy would be a nonprofit per Internal Revenue Code Section 501(C)(3), tax exempt organization. To eliminate any confusion, the Plan will be amended to reflect the Conservancy's 501(C)(4) designation. This change does not affect the Conservancy's ability to oversee the management of the Open Lands by the landowners and the Conservation Easement holder to ensure appropriate stewardship and conservation.

### **Emergency Vehicle Access**

Standards and regulations related to wildfire prevention have increased significantly since the Plan was adopted. A significant portion of the Plan Area is in the State Responsibility Area (SRA) and future development will be subject to compliance with applicable SRA requirements.

Compliance with all SRA requirements will be reviewed in detail with future applications for subdivision maps; however, as part of this amendment application, the design team reviewed the SRA requirements and recommends adding emergency access links within the Plan Area in response to the heightened regulations in the SRA. The two emergency access links provide for use of existing farm roads within the Elkhorn foothills and Three Creeks foothill neighborhoods.

### **Clarification of Maximum Units by Neighborhood**

In addition to the above noted neighborhood specific plan refinements, an adjustment is needed to rectify inconsistencies between the Sales Participation Agreement/Master Development Agreement and the MGVSP maximum units permitted in each neighborhood. Currently, the MGVSP and the Sales Participation Agreement do not include the same number of maximum units by neighborhood. Table 1 shows the total number of units by Participating Landowner, including adjustments for TDRs. In some cases, the TDR program took units from one neighborhood and moved them to another; however, the maximum unit count by neighborhood in the MGVSP was not updated to reflect these moves.

Table 1 shows the relationship of maximum units by landowner within each neighborhood. This application includes an amendment to the maximum number of units by neighborhood to address inconsistencies within the MGVSP and the SPA, as well as the request to reapportion units from Three Creeks to Elkhorn. As a result, the overall total number of new homes is reduced from 400 to 390.

**TABLE 1: COMPARISON BETWEEN EXISTING AND PROPOSED UNITS**

<b>Participating Landowner</b>	<b>Allowed Unit Count in MGVSP Table 4-1</b>	<b>Proposed Adjustments for Transfer of Development Rights</b>	<b>Proposed Unit Count</b>
B+L Properties	63	+9	72
Engell	13	-9	4
Hager	10	-5	5
Mason/Lindemann	75	+136	211
Mason/Lawton Trust	121	-121	0
Maher	37	+6	43
Ragsdale	43	0	43
Siebe James (Frei)	5	-5	0
Siebe (Jean)	6	-5	1
Volkhardt	10	-6	4
Wiley	4	0	4
Biggs	6	0	6
DeDomenico	1	0	1
Del Castillo	3	0	3
Wirth	1	0	1
Parenti	0	0	0
Sweeney	1	0	1
<b>Total</b>	<b>399</b>		<b>399</b>

**TABLE 2: AMENDMENT NEW UNITS BY NEIGHBORHOOD**

<b>Neighborhoods and All Landowners (Participating and Non-Participating)</b>	<b>Proposed Unit Count (Including TDRs)</b>
<b>Green Valley Corridor</b>	
Engell	4
Siebe James (Frei)	0
Siebe Jean	1
Wiley	4
B+L Properties (homes already approved)	2
Maher (Home already approved)	1
Biggs	6
Wirth	1
Sweeney	1
<b>Total Green Valley Corridor</b>	<b>20</b>
<b>Elkhorn</b>	
Mason/Lindemann (includes Mason/Lawton)	200
Ragsdale	43
<b>Total Elkhorn</b>	<b>243</b>
<b>Nightingale</b>	
B&L Properties (Russo)	70
Maher	42
<b>Total Nightingale Neighborhood</b>	<b>112</b>
<b>Three Creeks</b>	
Hager	5
Volkhardt	4
Mason/Lindemann	2
Del Castillo	3
De Domenico	1
<b>Total three Creeks Neighborhood</b>	<b>15</b>
<b>Total Proposed Units with Specific Plan Amendment</b>	<b>390</b>

**Other revisions to the specific Plan:**

- Update maps and figures to correspond with the transfer or units and realigned roadways (see attached).
- Update text to address amendments related to: 1) physical site constraints; and 2) updates to outdated text (i.e., the specific plan has been adopted and the conservancy has been established etc.).

There are no proposed changes to infrastructure including potable water, septic system, irrigation water, access, drainage, or stormwater retention. However, the applicant group has been in contact with the City of Vallejo concerning potential water supply.

## **Technical Studies**

The Applicant group has prepared the following technical studies in preparation of future development including an updated traffic analysis, air quality, geotechnical, fire response, biology, and an environmental checklist. As a result of these studies refinements to the specific plan area are proposed.

### *Geotechnical*

On May 20, 2020, ENGEO, technical engineers, prepared a peer review of a Fault Rupture Hazard Evaluation prepared by Quantum Geotechnical Inc. (QG) for the proposed Elkhorn and Nightingale Neighborhoods within the Middle Green Valley Specific Plan boundary. The results of the Quantum study identified a portion of the Green Valley Seismic Fault Zone that traverses the Plan area. The Green Valley Fault (GVF) has had surface displacement within Holocene time (about the last 11,000 years) and thus is considered to be seismically active by the State of California (Hart and Bryant, 1997).

The GVF is generally a narrow zone of vertical and near vertical right-lateral strike-slip faulting that runs along the west side of Suisun Bay and continues northwest along the west side of Green Valley. The GVF is thought to connect with the Concord Fault to the south forming a right stepping shear system creating a pull-apart basin occupied by Suisun Bay. To the north, the GVF may link to the northwest-striking Hunting Creek Fault near Lake Berryessa, and other northwest striking faults near Clear Lake and beyond including the Bartlett Springs Fault and the Lake Mountain Fault (Bryant, 1982 and 1991). Several miles of right-lateral offset has occurred along the fault since Pliocene time, and an early estimate of the fault creep rate is on the order of 3 mm per year, based on offset of man-made features across the fault. The criteria for a fault zone to be mapped and included within the AP-zone act regulatory framework are that the fault is sufficiently active within the Holocene and is well-defined. The fault rupture regulatory zone is established for areas located within 500 feet of a recognized (mapped) surface trace of a potentially active fault. As such the site is in the near-field of the Holocene active Concord - Green Valley Fault, which produces 6 mm of slip per year on average and is capable of a maximum magnitude 6.9 earthquake (Seismic Source Type B) (ICBO, 1998).

It is recommended that residential development be reduced in this area to avoid the fault. As a result, the Applicant is requesting that the hillside units in this fault location be transferred to the valley floor away from the fault and is the primary reason for the Specific Plan Amendment request.

### *Fire Safety and Fire Station Location*

The Cordelia Fire Protection District (CFPD) district serves 56 square miles of southern Solano County including the MGVSP area. According to the CFPD there are currently two fire stations that serve the area. Station #31 is located at 2155 Cordelia Road and Station #29 is located at 1624 Rockville Road in Fairfield. The CFPD is reviewing its current operations and is considering a consolidation of the two existing stations into one main station centrally located in Green Valley. According to the District the ideal location would be at or near the intersection of Mason Road and Green Valley Road. The fire station currently identified within the MGV SP is internal to the MGVSP area and would not provide adequate response times and therefore, would be relocated as part of this amendment. The relocated site would provide increased access to not only the MGVSP area, but also areas outside the MGVSP area.

A portion of the Plan Area is within the State Responsibility Area (SRA), an area in which the financial responsibility of preventing and suppressing wildfire fires has been determined by Cal Fire to be primarily the responsibility of state government. Language has been added to the

Specific Plan to acknowledge this. The Applicant group hired XMF Fire Consultants to review the proposed amendments related to roadway width, access, and grade in the planned SRA areas which determined fire access was adequate (letter dated March 22, 2021). The proposed amendment reduces units and roadways within the SRA hillside area, which will reduce wildfire risk.

### *Traffic*

Based on an analysis performed by Abrams Associates, traffic engineers, dated May 11, 2021, the proposed amendment to the Specific Plan would result in a net *reduction* to the overall trip generation of 7 trips during the AM peak hour and 10 trips during the PM peak hour. Therefore, the amendment would have no impact on traffic.

### *Air Quality, Greenhouse Gas and Noise Analyses*

An air quality, greenhouse gas, and noise analyses were prepared by LSA dated March 17, 2021.

### *Air Quality*

The results of the air quality analysis indicate that the proposed amendment is substantially similar to the Project evaluated in the MGVSP EIR. The amendment would result in a reduced development footprint; increase the amount of Open Lands designation; and result in an overall decrease of the total number of primary residential units within the Plan Area. In addition, the proposed amendment will shift the location of land use designations to minimize impacts to physical features, including shifting the Green Valley Road Corridor neighborhood southern access roadway. Overall, the proposed amendment will reduce the total number of units from 400 to 390. The proposed amendment will have a negligible effect on the analysis outcome for air quality emissions. In addition, the Bay Area Air Quality Management District (BAAQMD) 2017 Clean Air Plan is based on the latest Solano County General Plan land use provisions. Therefore, it is assumed that the MGVSP and proposed amendment will be consistent with the 2017 Clean Air Plan. In addition, MGVSP-facilitated development will be required to implement Mitigation Measures, 5-1 (Construction reduction measures), 5-2 (agricultural odor reduction measures) and 5-3 (operational reduction measures). As such, the proposed amendment will not result in any new or more severe impacts related to consistency with applicable clean air plans compared to those previously identified in the MGVSP EIR, and no new mitigation is required.

### *Greenhouse Gas Emissions*

Overall, the proposed amendments will reduce the total number of units from 400 to 390, which result in a decrease in project related emissions. The proposed amendments will not result in an increase in the generation of vehicle trips or vehicle miles traveled that would increase GHG emissions. As such, the proposed amendments will have a negligible effect on the analysis outcome for operational GHG emissions. In addition, the proposed amendments would be required to implement Mitigation 7-1 (greenhouse reduction strategies). As such, the proposed amendments will not result in any new or more severe impacts related to operational GHG emissions compared to those previously identified in the MGVSP EIR, and no new mitigation would be required.

### *Noise*

As identified above, the proposed amendment will shift the Green Valley Road Corridor neighborhood southern access roadway closer to the existing residences south of Reservoir Lane along Dynasty Drive and Pavilion Drive. The southern access roadway will be located

approximately 100 feet from these existing residences. This analysis conservatively estimates that the southern access roadway will generate noise levels similar to the Green Valley Road noise levels of 60 dBA Ldn at 100 feet and 65 dBA Ldn at 50 feet, as identified in the MGVSP EIR. Therefore, as the existing residences will be located approximately 100 feet from the southern access roadway, traffic noise levels will be approximately 60 dBA Ldn at the nearest residences. These residences have a concrete masonry unit (CMU) wall separating the backyards from Reservoir Lane, which would reduce noise levels associated with the southern access roadway by at least 5 dBA. Therefore, the closest sensitive receptors may be exposed to a traffic noise level of approximately 55 dBA Ldn, which is within the County's normally acceptable noise standard of 60 dBA Ldn or less for residential development. As such, the proposed amendment will not result in any new or more severe impacts related to traffic noise compared to those previously identified in the MGVSP EIR, and no new mitigation is required.

### *Biology*

Stantec environmental services consultants prepared an analysis that summarizes the results of field surveys for sensitive species and aquatic resources in the Project area. Surveys were conducted in 2019 and 2020 for the Project following state and/or Federal guidelines and consisted of pedestrian surveys to document observations within all portions of the Plan Area.

Preliminary results discussed in this memo are associated with the following surveys:

- Aquatic resources delineation surveys
- California red-legged frog (*Rana draytonii*) surveys
- Botanical surveys for special-status plants
- Callippe silverspot butterfly (*Speyeria callippe callippe*) host plant surveys (*Viola pedunculata*)
- Swainson's hawk (*Buteo swainsoni*) nesting surveys
- Western burrowing owl (*Athene cunicularia*) assessment

Approximately 60.946 acres of wetlands subject to federal jurisdiction and approximately 56.460 acres of wetlands subject to state jurisdiction were identified.

Based on the results of the aquatic resources delineation, impacts to potential state and federal waters will require the appropriate permits from the regulatory agencies. These include a 404-permit issued by the US Army Corps of Engineers, a 401 Water Quality Certification issued by the Regional Water Quality Control Board RWQCB, and a 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW). This was an identified impact in the Final EIR for the Project and Mitigation Measure 6.1 will ensure that impacts are reduced.

The sensitive species surveys also confirmed the presence of several sensitive animal/insect species in the Project area including the potential for red-legged frog, Swainson's hawk, and habitat to support the Calippe silverspot butterfly. This was an identified impact in the Final EIR for the Project and Mitigation Measure 6-8 will ensure that impacts are reduced.

Plant species also identified in the Plan area include: pappose tarplant, Jepson's coyote thistle, Diablo helianthella, Northern California black walnut, coast iris, and bristly Leptosiphon. This was an identified impact in the Final EIR for the Project and Mitigation Measure 6-6 will ensure that impacts are reduced.

The technical studies referenced above are also appendices to the EIR Amendment and can be found online at:

[https://www.solanocounty.com/depts/rm/planning/middle\\_green\\_valley\\_specific\\_plan.asp](https://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp)

### C. General Plan Consistency

The primary goal of the General Plan and Specific Plan for this area is to maintain the rural character of Middle Green Valley while allowing opportunities for compatible residential development in accordance with the Plan's goals and policies. The General Plan directs that land use tools, such as clustering and transfers of development rights are to be utilized to limit the effects of residential development on the rural character of the valley, including protection of the existing viewsheds, wildlife habitat, and agricultural activities. The Plan was originally adopted in July 2010 with certification of an EIR. In response to court direction, further amendments were incorporated in 2016 utilizing a recirculated EIR. Minor amendments were approved in 2017.

The proposed Specific Plan Amendment application is consistent with the General Plan and policies of the specific plan in that due to constraints, additional units will be clustered on the valley floor that would provide additional protection for viewsheds, wildlife habitat, and preserve agricultural activities.

**Transfer of Development Rights (TDR) Program (Section 4.2.3, page 4-18 of the Specific Plan):** In general, the concept of traditional TDR programs is to serve as a land use regulatory tool where development rights can be severed from one parcel(s) and transferred or sold to other parcels. The parcels that give up their rights (sending areas) are then permanently restricted by easements and the parcels receiving the rights (receiving areas) are provided with a greater density for development. This technique is generally used to relocate development away from sensitive natural resource areas, important farmland, historic resources, or areas within viewsheds. Traditional TDR programs are market-based and rely on the negotiation of private, one-by-one transactions for eventual implementation.

For the Specific Plan, a constraints map was generated which identified the location of areas in which development should be avoided as much as possible. These areas include flood zone, dam inundation areas, areas within viewsheds, creek corridors, steep slopes, prime agricultural areas, etc. These sensitive areas became sending areas, while lands outside these sensitive areas became receiving areas. Primary areas for development are located and clustered in the receiving areas, encouraging more of a neighborhood type of development and land use pattern.

The number of development rights (credits) that each property owner has was calculated based on a total of 400 new residential units allowed pursuant to the General Plan. A landowner's percentage of new units is strictly proportional to the ratio of land they own in the study area. Because of the constraints identified with more site-specific technical studies the number of units in the Plan area is being reduced to 390.

**Neighborhood Design Code:** (Chapter 5 of the Specific Plan) The Neighborhood Design Code (NDC) provides Development Standards, Design Guidelines, and the design review process which will guide and direct the development of the neighborhood areas. The development plan focuses on the primary goal of preserving rural character while defining appropriate development patterns. The patterns draw from settlement traditions of small California towns. Different Building Types are assigned to each Transect Zone, consistent with the nature of the permitted development in those areas. The Building Types include: Agriculture/Community, Courtyard, Bungalow, Farmstead, Meadow, Compound, and Secondary Units/Ancillary Structures. Each Type includes its own placement, form, and other development standards. The Building Types and Standards are described in Section 5.4 of the Specific Plan. None of the proposed designs are affected by this Specific Plan amendment.

## **Master Development Agreement**

As noted above in the discussion on the TDR program, the Specific Plan also requires the County's approval of a Master Development Agreement to implement the TDR portion of the plan. The Master Development Agreement vests provisions of the Specific Plan for the duration of the agreement, so that those provisions do not change for those landowners who sign the agreement. The term of the agreement is 25 years. The Master Development Agreement would promote and encourage the orderly development and conservation of the plan area by providing a greater degree of requisite certainty. Landowners not signing the Master Development Agreement will not obtain the vesting that it provides but will still be subject to land use restrictions in the Specific Plan.

The Master Development Agreement (and the Sales Participation Agreement incorporated in it) also establish a transfer of development rights ("TDR") program discussed above. The TDR program makes it possible for significant acreages of agricultural land to be conserved in an area of fragmented ownership, through the clustering of non-agricultural uses. By means of the TDR program, a mechanism is instituted for specified landowners to voluntarily commit to forgoing development on their property, while being compensated by other landowners whose properties will be designated for higher development densities.

The proposed amendments to the Specific Plan include an update to the number of units by neighborhood and participating landowner in order to be consistent with the MDA. There are no changes to the MDA proposed at this time. It also includes clean up language suggested by County Counsel to bring the document up to date in addition to text that clarifies the roles and responsibilities of the Conservancy's design review process. These changes are consistent with the General Plan and Specific Plan policies and do not substantially change the intent of the document.

### **D. Agency Review**

As part of the Department of Resource Management development review process, the application materials have been reviewed by various County Divisions, as well as Local and Regional Agencies.

The County has consulted with the Yoche Dehe Wintun Nation tribe relating to any potential for impact from the proposed amendments on historical tribal resources. Tribal staff have indicated that they want to continue to be included in the implementation of the Specific Plan including future tentative map review applications.

The Green Valley Agricultural Conservancy and the Green Valley Landowners Association have submitted letter in support of the proposed amendments (attached).

### **ENVIRONMENTAL ANALYSIS:**

Pursuant to CEQA Guidelines section 15164, the County shall prepare an Addendum to a previously certified EIR if some changes or additions to that document are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Those conditions include significant changes to the project, significant new information, or substantial changes to circumstances under which the project will be undertaken. In this case, none of those conditions requiring preparation of a subsequent EIR are present because the EIR for the MGVSP assumed that the Project site would be developed with residential and commercial uses and associated infrastructure as proposed here.

An Addendum need not be circulated for public review but can be included in or attached to the final EIR. The decision-making body shall consider the Addendum with the final EIR prior to making a decision on the project.

An Addendum to the MGVSP EIR (attached) has been prepared pursuant to CEQA Guidelines section 15164 and Public Resources Code (PRC) sections 21083 and 21166. The Addendum for the proposed specific plan amendments uses an environmental checklist to evaluate each environmental topic area within Appendix G of the CEQA Guidelines to determine if the changes to the MGVSP Project would result in any new or substantially more severe significant impacts than those identified in the certified Final EIR. This Addendum applies to the current action only; future development proposals will be subject to their own consistency determinations and potential subsequent CEQA review if the future development is found to be outside the scope of what was analyzed in the MGVSP EIR.

Several previous environmental documents have been prepared in relation to the MGVSP. Those relevant to this Project are listed below and incorporated herein by reference. All are available for review at the Solano County Department of Resource Management, and some are available online, as indicated below:

- Recirculated Draft (June 2016) and Final EIR (October 2016) for Middle Green Valley Specific Plan EIR and other supporting documents are available online at [Solano County - Middle Green Valley Specific Plan](#)

The proposed Addendum can be found online at: [https://www.solanocounty.com/depts/rm/planning/middle\\_green\\_valley\\_specific\\_plan.asp](https://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp)

Applicable mitigation measures are referenced throughout the Addendum and are incorporated by reference in the environmental analysis. The Applicant will be required, to comply with each of those mitigation measures. Staff has reviewed the Addendum and determined there are no new impacts not previously analyzed in the MGVSP Final EIR (2016) and recommends that the Planning Commission consider and approve the Middle Green Valley Specific Plan Project Addendum.

### **Comment Letters**

The Green Valley Agricultural Conservancy has submitted letters of support for the proposed amendments. The Green Valley Landowners Association also submitted a letter of support.

Charity Wagner, representing the applicants and many of the property owners, has submitted an email to the Planning Commission providing information on the proposed amendments. She references some attachments, however those are not provided as exhibits to her email since they are embedded within the project description and attachments already included in this report. Ms. Wagner's email, and a related memo from County Counsel are attached.

### **Staff Recommended Changes**

A resolution is attached, recommending that the Board of Supervisors adopt the Addendum and approve the amendments to the Middle Green Specific Plan. The resolution includes its own exhibit which provides staff recommended revisions to the draft Specific Plan.

### **ATTACHMENTS:**

- A. Draft Planning Commission Resolution
- B1. Addendum to the MGV EIR
- B2. Technical Studies and Addendum Appendices

- C1. Applicant proposed revisions to the MGV Specific Plan
- C2. County Proposed Amendments to the MGV Specific Plan
- D. Cordelia Fire Protection District Letter
- E. Green Valley Agricultural Conservancy letters dated January 25, 2021 and August 11, 2021 and GVLA letter, dated January 15, 2021.
- F. Wagner Email to PC members and County Counsel memo

**SOLANO COUNTY PLANNING COMMISSION  
RESOLUTION NO. XX**

---

**WHEREAS**, an application (SP-20-01) was submitted by the Applicant Group represented by Wagner Enterprises, LLC, in December 2020, to amend the Middle Green Valley Specific Plan to reduce the number of units from 400 to 390, transfer residential units from the Three Creeks neighborhood to the Elkhorn neighborhood, realign roadways, relocate the proposed fire station, and associated text changes (as shown in Exhibit A); and

**WHEREAS**, the Solano County Planning Commission, after proper notice, conducted a public hearing on August 19, 2021, related to Application No. SP-20-01; and

**WHEREAS**, the Planning Commission reviewed the staff report of the Department of Resource Management and heard testimony relative to the subject application (SP 20-01) at the duly noticed public hearing held August 19, 2021; and

**WHEREAS**, after due consideration the Planning Commission makes the following findings regarding said proposal:

- A. Notice of the Public Hearing has been given at the time and in the manner required by State law and County Code.
- B. The proposed amendment is consistent with the General Plan.
- C. The County as Lead Agency previously certified an Environmental Impact Report for the Middle Green Valley Specific Plan (State Clearing Housing No. 2009062048) in 2016.
- D. An Addendum to the Middle Green Valley Specific Plan Final Environmental Impact Report was prepared in accordance with the California Environmental Quality Act (CEQA) CEQA Guidelines Section 15164.
- E. None of the circumstances described in Public Resources Code Section 21166 or CEQA Guidelines Section 15162 requiring the preparation of a Subsequent Environmental Impact Report exist in this case.
- F. None of the proposed changes or revisions to the Middle Green Valley Specific Plan would result in significant new or substantially more severe environmental impacts and do not require any mitigation measures in addition to those in the certified Final Environmental Impact Report.
- G. The Planning Commission has considered the Addendum with the Final Environmental Impact Report before making a decision on the application.

**BE IT, THEREFORE, RESOLVED**, that the Planning Commission of the County of Solano does hereby recommend that the Solano County Board of Supervisors consider the Addendum and approve the proposed amendments to the Middle Green Valley Specific Plan, including a reduction in number of units from 400 to 390, a transfer of housing units from the Three Creeks neighborhood to the Elkhorn neighborhood, realignment of roadways, and the relocation of the proposed fire station.

\*\*\*\*\*

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on August 19, 2021 by the following vote:

AYES: Commissioners \_\_\_\_\_  
NOES: Commissioners \_\_\_\_\_  
EXCUSED: Commissioners \_\_\_\_\_

By: \_\_\_\_\_  
Terry Schmidtbauer, Secretary

DRAFT

**Middle Green Valley Specific Plan  
Application for Specific Plan Amendment to the Specific Plan  
Redline of Specific Plan Amendments**

Below is an itemized list of all proposed amendments by Chapter. New text is shown in underline and removed text is shown in ~~strikeout~~. Proposed amendments to Figures are identified within each Chapter and updated Figures are attached Exhibit A.

**Chapter 1, Vision:** There are no amendments in Chapter 1.

**Chapter 2, Plan Purpose:** There are no amendments in Chapter 2.

**Chapter 3, The Neighborhood Plan:** Following are the specific amendments in Chapter 3.

Figure 3-23 (Page 3-36)

Figure 3-23: Gray Fabric, is amended to show the relocation of the Elkhorn Foothills access road and the southern most local road within the Plan Area. See revised Figures in Exhibit A.

Table 3-3 (Page 3-50)

Table 3-3 Land Use Summary is amended to show the increased in Agriculture Designations by reducing the acreage of Residential Designations within the foothills.

Table 3-3: Land Use Summary

Open Lands Designations	Area (ac)	Density Range	% of Plan Area
 OL-N Open Lands- Natural	170	n/a	
 OL-H Open Lands- Recreation	22	n/a	
Subtotal	192 ac.		10%
<b>Agriculture Designations</b>			
 AG-WS Agriculture- Watershed	<del>851</del> <u>861</u>	n/a	
 AG-P Agriculture- Preserve	450	n/a	
 AG-R Agriculture- Residential	69	5 ac/units	
Subtotal	<del>1,370</del> <u>1,400</u>		73%
<b>Residential Designations</b>			
 RF Rural Farm	130	1-5 acres per unit	
 RM Rural Meadow	<del>39</del> <u>29</u>	1-4 ac/units	
 RN Rural Neighborhood	56	1-4 ac/ac	
 RC Rural Mixed-Use Center	15	1-8 ac/ac	
Subtotal	<del>240</del> <u>239</u>		13%
<b>Community Services Designations</b>			
 CS Community Services	16	n/a	
 PS Public Services	2	n/a	
Subtotal	18 ac.		1%
<b>Overlay Designations</b>			
 ATO Agriculture Tourism Overlay			
 NCO Neighborhood Commercial Overlay			
<b>Roads and Infrastructure</b>			
	56		3%
<b>Project Total:</b>	<b>1,905 ac.</b>	<b>400 max. new units</b>	

*"D. Community Paths: A network of trails, paths, and trailheads knits this community together and provides links to regional open space and adjacent residential areas. This Specific Plan shall not be interpreted to preclude the future extension of any trail, bike path or transit connection. A hierarchy of trail types provides many alternative routes. Refer to Section 5.7.4 for specific requirements and details. Trail design principles include:*

- *Ensure safe, high quality walking environments along streets by utilizing plantings, appropriate street widths, and street parking to encourage slower driving speeds and to separate the pedestrian from travel-ways.*
- *Utilize rustic, simple treatments for hiking trails and associated improvements that blend into the topography and minimize disruption to the foothill landscape.*
- *Maximize the use of pervious trail and path treatments to the extent feasible to increase water filtration and reinforce the rural design aesthetic.*
- *All trails within conservation easement areas may be modified as required per state and federal permits including but not limited to location, construction, size and allowed uses.*
- *Site constraints may prevent construction of Potential Trails."*

Figure 3-44 (Page 3-51)

Figure 3-44: The Built Fabric – The Land Use Plan is revised to reflect the various neighborhood amendments that are itemized in the Narrative description. See revised Figures in Exhibit A.

Figure 3-45 (Page 3-58)

Figure 3-45: Green Valley Corridor Neighborhood is revised to show the two proposed revisions that are detailed in the Narrative Description. See revised Figures in Exhibit A. These three changes are: 1) the southern access road shifting; 2) the RF land use designation for the existing home; and 3) identification of the potential fire station location.

Table 3.5 (Page 3-59)

Table 3.5: Maximum New Units per Neighborhood is revised to allocate new units as shown below. Table 3.5 repeats on pages 3-61, 3-63, 3-65 and the same edit will apply. Please also refer to the Narrative Description for a detailed discussion on units by neighborhood.

Neighborhood	Max. New Units
Green Valley Corridor	20
Elkhorn	<del>225</del> 243
Nightingale	<del>400</del> 112
Three Creeks	<del>55</del> 15
Total	<del>400</del> 390

Figure 3-46 (Page 3-60)

Elkhorn Neighborhood is revised to show the proposed amendments to the Elkhorn neighborhood detailed in the Narrative Description: 1) increasing AG-P designation near the sports field; 2) removing the public services designation since it is relocated out to the corner of Mason Road and Green Valley Road at the request of CFPD; 3) relocation of the foothills access road; and 4) modification of the RM designations in the foothills to better accommodate site constraints. See revised Figures in Exhibit A.

Page 3-61

*"This neighborhood is located in the central portion of the Plan Area and its primary access is from the existing Mason Road. The maximum number of new residential units that may occur in the Elkhorn neighborhood is ~~225~~ 243."*

Figure 3-47 (Page 3-62)

Nightingale Neighborhood is revised to show the proposed amendments to the Nightingale neighborhood detailed in the Narrative Description: 1) adjustments to land use designations to accommodate fault zone setbacks; 2) shifting the northern access road; and 3) shifting the AG-P designation to be adjacent to existing barn. See revised Figures in Exhibit A.

Page 3-63

*"This neighborhood is located in the southerly portion of the Plan Area, and its main access is from the new local road originating at Green Valley Road. The maximum number of new residential units that may occur in the Nightingale Neighborhood is ~~100~~ 112."*

Figure 3-48 (Page 3-64)

Figure 3-48: Three Creeks Neighborhood is revised to show the proposed amendment to the location of the units in the Three Creeks Foothills, as detailed in the Narrative Description. See revised Figures in Exhibit A.

Page 3-65

*"This neighborhood is located in the northerly portion of the Plan Area and its primary access is from Mason Road. The winery in this neighborhood provides the anchor in this area to establish complimentary community, commercial and agricultural tourism uses. The maximum number of new residential units in the Three Creeks neighborhood is ~~55~~ 15."*

Page 3-68

*"Accessory Dwelling Units may ~~only~~ occur with specific Building Types and where consistent with State Law, while Accessory Structures may occur with all Building Types. Accessory Structures may include the use of Temporary Structures or facilities, such as portable sanitation, and temporary research, food or event facilities/structures. Refer to Section 5.4.1 - Building Types for specific details and Appendix A for specific definitions."*

Page 3-69

*"To meet the spirit of the Housing Element and to achieve a diverse community both socially and economically, this Specific Plan ~~designates specific standards, uses and size limitations for~~ allows for Accessory Dwelling Units, to occur ~~only~~ with specific Building Types and in locations permitted by State Law within the Plan Area. Refer to Building Types - Section 5.4.1, for additional information regarding where Accessory Dwelling Units are allowed."*

**Chapter 4 Implementation: Finance, Infrastructure and Execution:** Following are the specific amendments in Chapter 4.

Page 4-10

*"The Conservancy offers a strategic and powerful land conservation tool that promises a more certain future for the ability to shape and manage the growing community, protect working agriculture and help define the community character and stewardship ethic. The Conservancy will be a nonprofit Internal Revenue Code Section 501(C)(34), tax exempt organization. The Conservancy shall be committed to implementing the applicable Land Trust Standards and Practices (Land Trust Alliance) which describes the ethical management and technical guidelines for agricultural conservation easements.*

*This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized ~~under the Nonprofit Public Benefit Corporation Law for charitable~~ to promote agricultural and social welfare purposes."*

Page 4-11

*"The Conservancy will be formed to oversee the conservation lands, and potentially operate and/or manage certain areas of the agricultural land for the benefit of the community as well as manage the community design review process. The level and type of management and responsibility will vary depending on the needs and plans of each landowner; however, the Conservancy will not act as a Conservation Easement Holder."*

Table 4-1 Unit Allocation (Page 4-18)

The following clarifications are added to the notes on Table 4-1

*"NOTES*

*Mason/Lawton Trust sends all 118 unit to Mason/Lindemann "46 acre" parcel  
3 units have been approved/constructed within the Plan Area since adoption in 2017 (2 B+L Properties and 1 Maher)"*

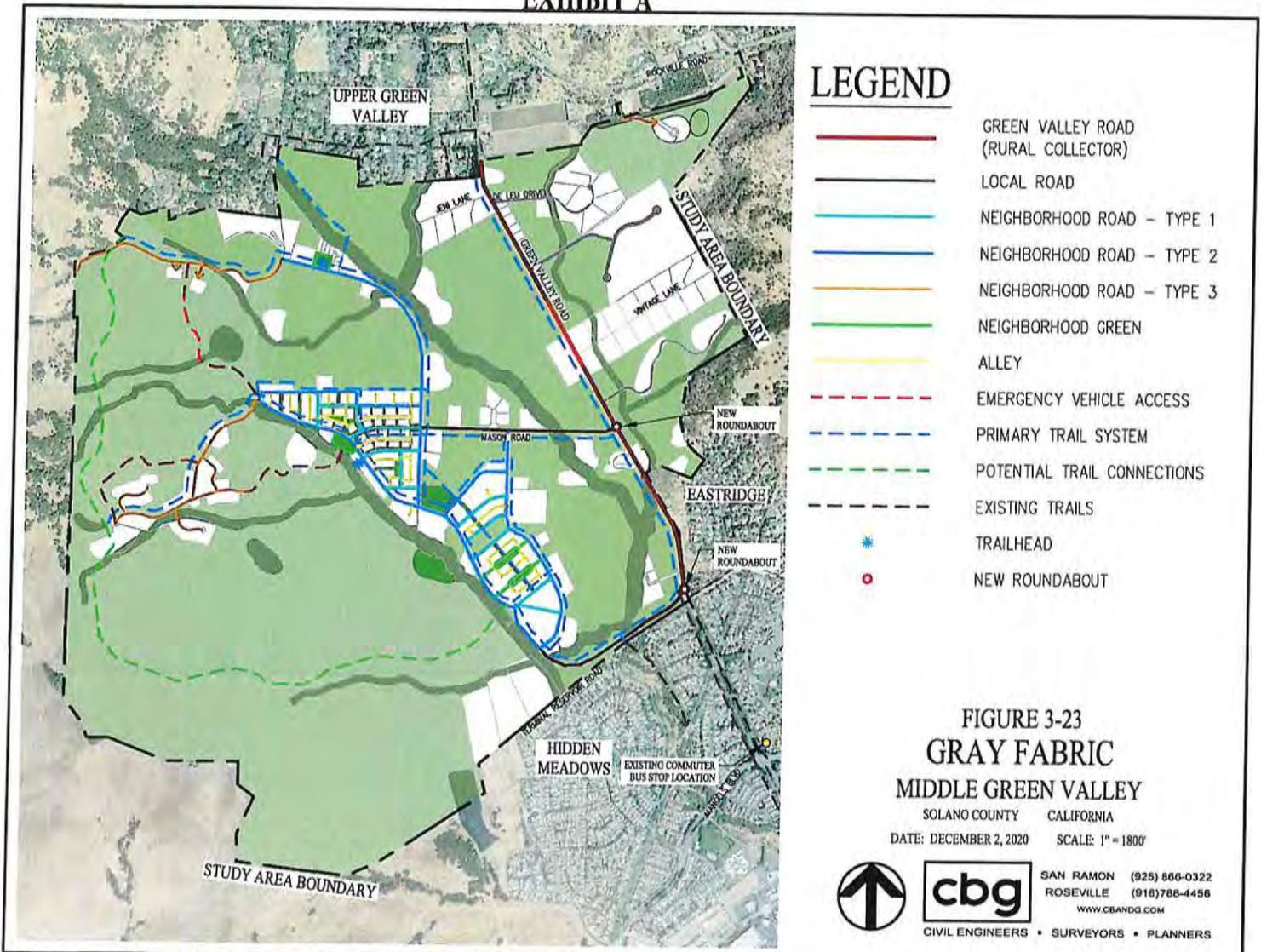
## **Chapter 5 The Neighborhood Design Code**

There are no specific amendments proposed in Chapter 5. However, for clarity and ease of use, Figure 5-1, Figure 5-66, and Figure 5-82 are updated for confirming revisions to ensure consistency with Figure 3-44 (see Exhibit A) and the following clarification is also added on page 5-36 as a conforming revision for consistency with edits made to Chapter 3, page 3-68 and 3-69.

Page 5-36

*"Accessory Structures are allowed with each Building Type, while the Accessory Dwelling Unit is ~~only~~ permitted with the Compound, Meadow and Farmstead Building Types, and in locations otherwise permitted by State Law."*

# EXHIBIT A



## LEGEND

- GREEN VALLEY ROAD (RURAL COLLECTOR)
- LOCAL ROAD
- NEIGHBORHOOD ROAD - TYPE 1
- NEIGHBORHOOD ROAD - TYPE 2
- NEIGHBORHOOD ROAD - TYPE 3
- NEIGHBORHOOD GREEN
- ALLEY
- - - EMERGENCY VEHICLE ACCESS
- - - PRIMARY TRAIL SYSTEM
- - - POTENTIAL TRAIL CONNECTIONS
- - - EXISTING TRAILS
- \* TRAILHEAD
- o NEW ROUNDABOUT

FIGURE 3-23  
**GRAY FABRIC**  
 MIDDLE GREEN VALLEY

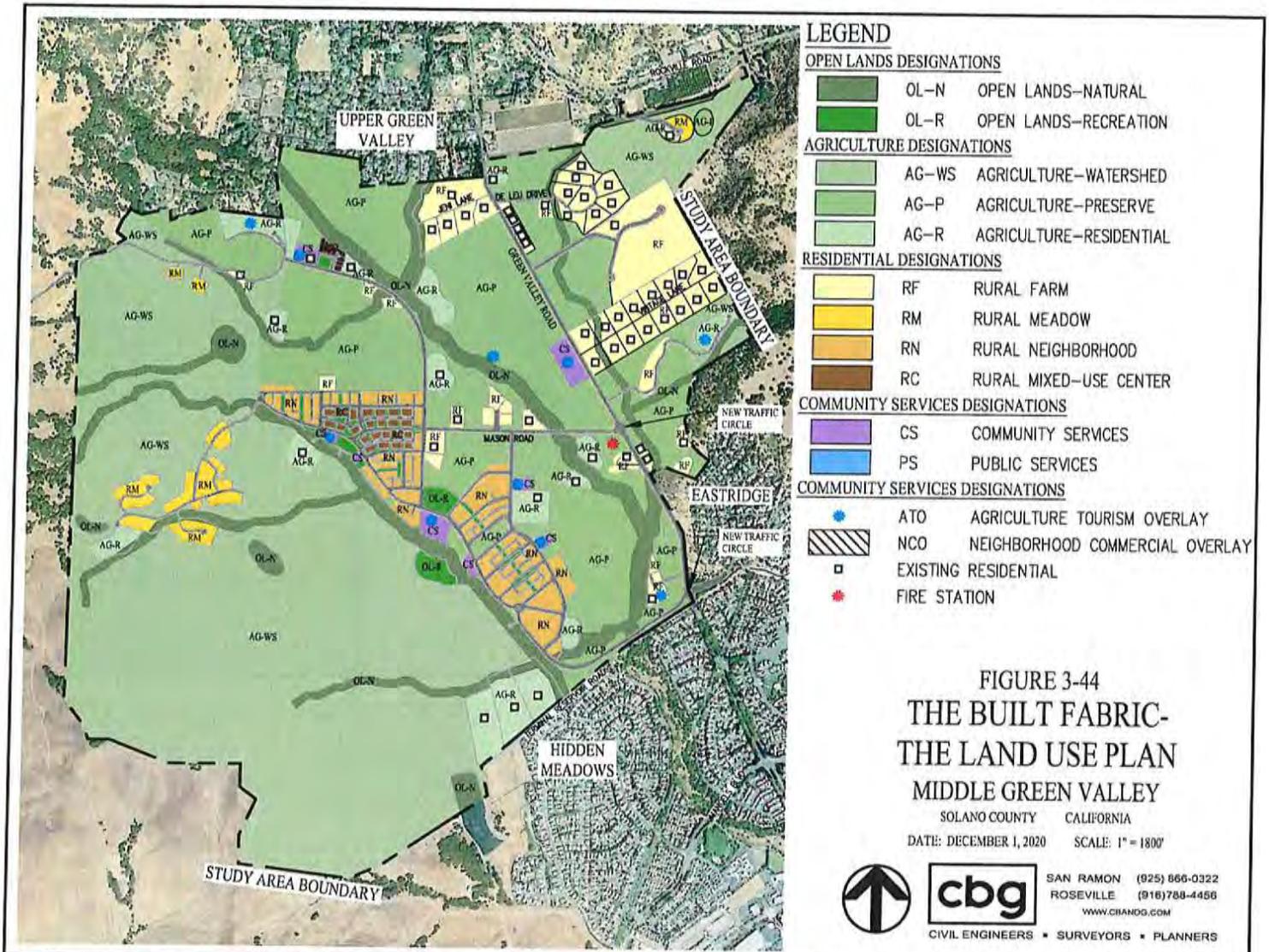
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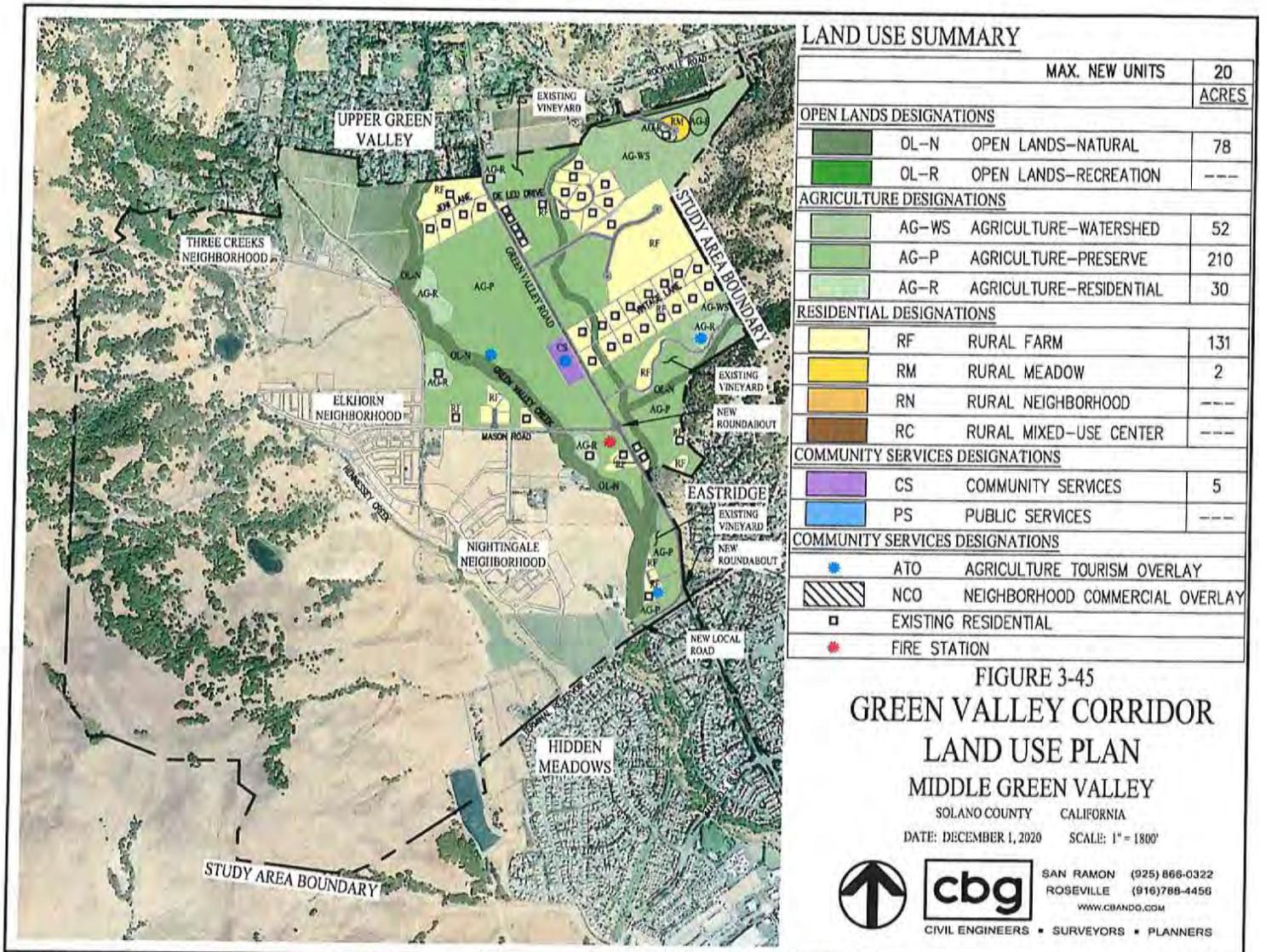


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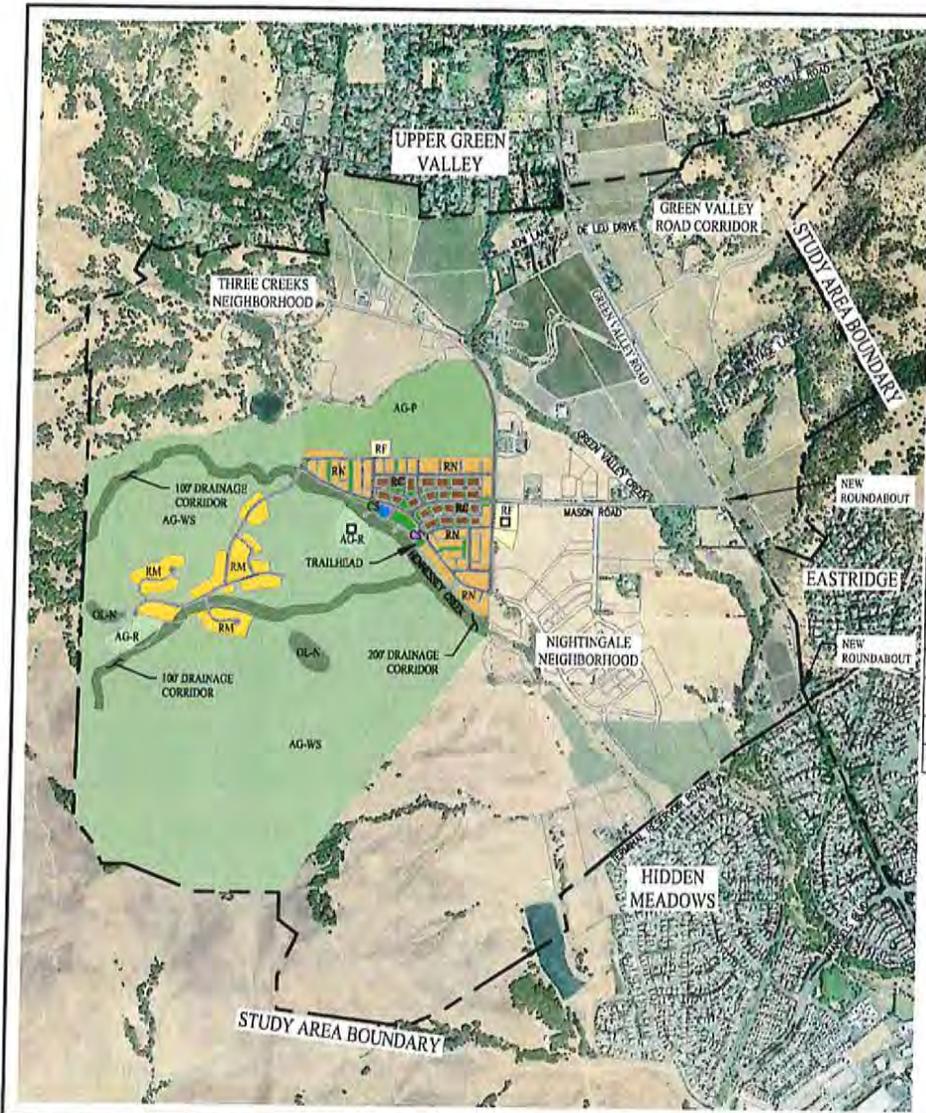
**LAND USE SUMMARY**

		MAX. NEW UNITS	20
			ACRES
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	78
	OL-R	OPEN LANDS-RECREATION	---
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	52
	AG-P	AGRICULTURE-PRESERVE	210
	AG-R	AGRICULTURE-RESIDENTIAL	30
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	131
	RM	RURAL MEADOW	2
	RN	RURAL NEIGHBORHOOD	---
	RC	RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	5
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
		EXISTING RESIDENTIAL	
		FIRE STATION	

**FIGURE 3-45  
GREEN VALLEY CORRIDOR  
LAND USE PLAN  
MIDDLE GREEN VALLEY**

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**LAND USE SUMMARY**

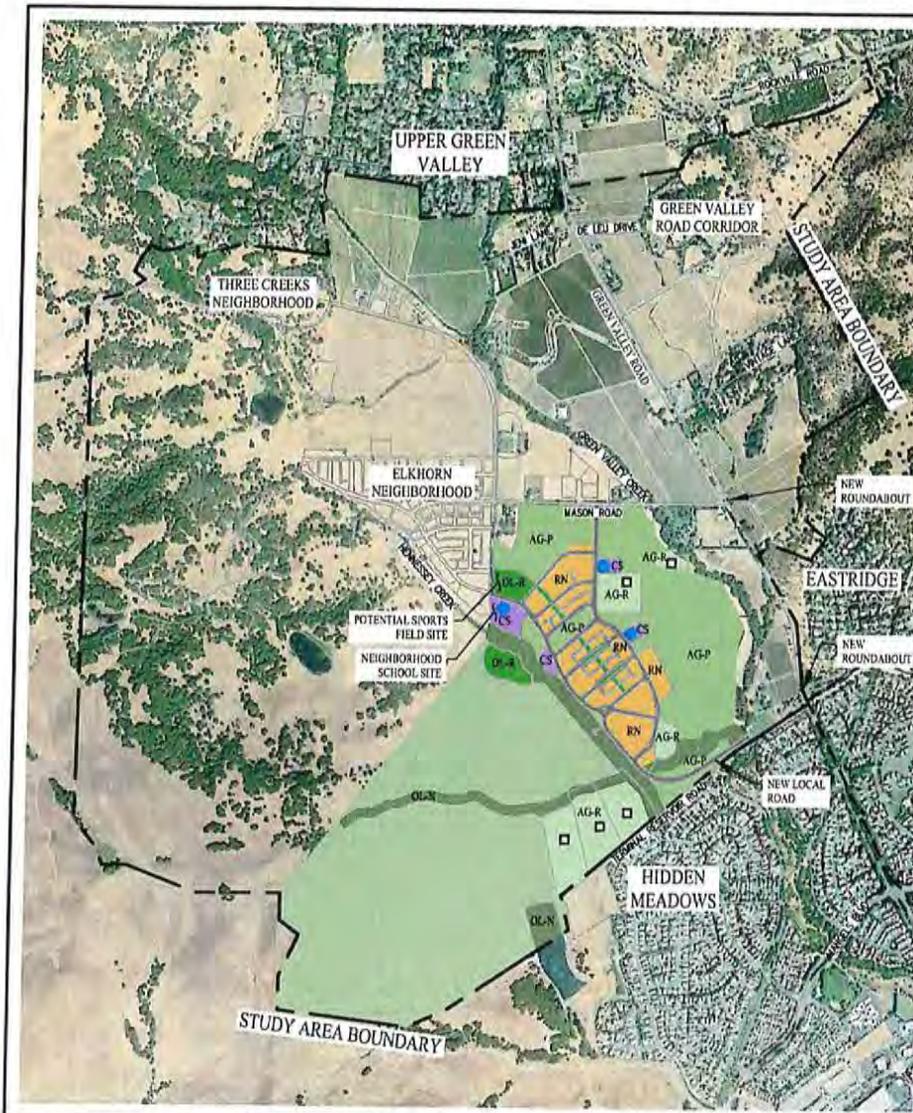
		MAX. NEW UNITS	243
		ACRES	
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	41
	OL-R	OPEN LANDS-RECREATION	5
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	401
	AG-P	AGRICULTURE-PRESERVE	46
	AG-R	AGRICULTURE-RESIDENTIAL	8
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	5
	RM	RURAL MEADOW	23
	RN	RURAL NEIGHBORHOOD	26
	RC	RURAL MIXED-USE CENTER	15
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	1
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
	EXISTING RESIDENTIAL		
	FIRE STATION		

**FIGURE 3-46**  
**THE ELKHORN NEIGHBORHOOD**  
**LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

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### LAND USE SUMMARY

	MAX. NEW UNITS	112
	ACRES	
<b>OPEN LANDS DESIGNATIONS</b>		
	OL-N OPEN LANDS-NATURAL	31
	OL-R OPEN LANDS-RECREATION	16
<b>AGRICULTURE DESIGNATIONS</b>		
	AG-WS AGRICULTURE-WATERSHED	280
	AG-P AGRICULTURE-PRESERVE	94
	AG-R AGRICULTURE-RESIDENTIAL	36
<b>RESIDENTIAL DESIGNATIONS</b>		
	RF RURAL FARM	---
	RM RURAL MEADOW	---
	RN RURAL NEIGHBORHOOD	32
	RC RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	CS COMMUNITY SERVICES	8
	PS PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	ATO AGRICULTURE TOURISM OVERLAY	
	NCO NEIGHBORHOOD COMMERCIAL OVERLAY	
	EXISTING RESIDENTIAL	
	FIRE STATION	

FIGURE 3-47  
**NIGHTINGALE NEIGHBORHOOD**  
**LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

SOLANO COUNTY CALIFORNIA  
 DATE: DECEMBER 1, 2020 SCALE: 1" = 1800'



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### LAND USE SUMMARY

	MAX. NEW UNITS	15
	ACRES	
<b>OPEN LANDS DESIGNATIONS</b>		
	OL-N OPEN LANDS-NATURAL	20
	OL-R OPEN LANDS-RECREATION	1
<b>AGRICULTURE DESIGNATIONS</b>		
	AG-WS AGRICULTURE-WATERSHED	128
	AG-P AGRICULTURE-PRESERVE	101
	AG-R AGRICULTURE-RESIDENTIAL	15
<b>RESIDENTIAL DESIGNATIONS</b>		
	RF RURAL FARM	2
	RM RURAL MEADOW	4
	RN RURAL NEIGHBORHOOD	2
	RC RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	CS COMMUNITY SERVICES	2
	PS PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	ATO AGRICULTURE TOURISM OVERLAY	
	NCO NEIGHBORHOOD COMMERCIAL OVERLAY	
	EXISTING RESIDENTIAL	
	FIRE STATION	

FIGURE 3-48  
**THREE CREEKS NEIGHBORHOOD**  
**LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

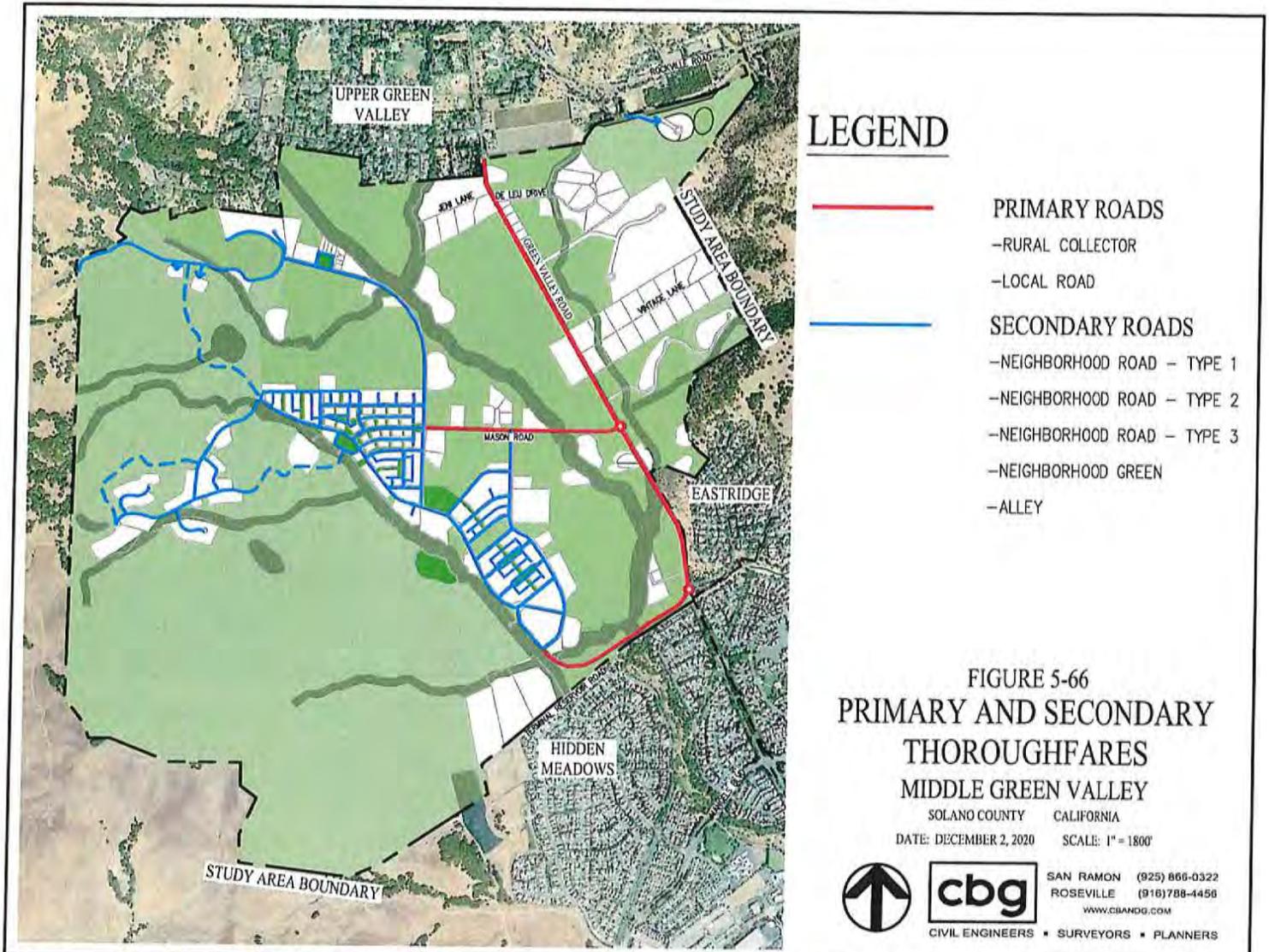
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### LEGEND

- PRIMARY ROADS
  - RURAL COLLECTOR
  - LOCAL ROAD
- SECONDARY ROADS
  - NEIGHBORHOOD ROAD - TYPE 1
  - NEIGHBORHOOD ROAD - TYPE 2
  - NEIGHBORHOOD ROAD - TYPE 3
  - NEIGHBORHOOD GREEN
  - ALLEY

FIGURE 5-66  
 PRIMARY AND SECONDARY  
 THOROUGHFARES  
 MIDDLE GREEN VALLEY

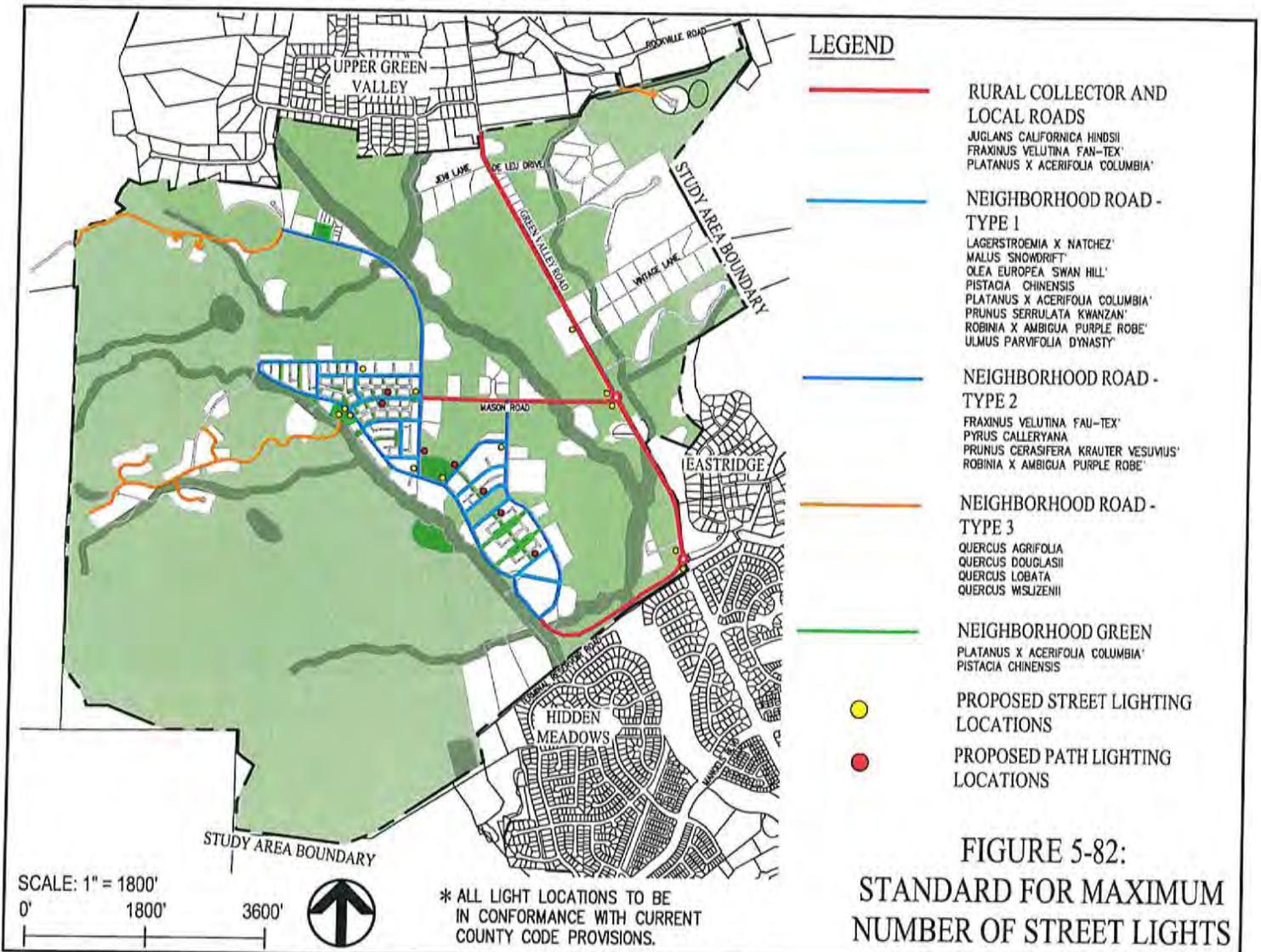
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**Middle Green Valley Specific Plan  
Redline of Specific Plan Amendments Proposed by County Resource Management Department**

The County Resource Management Department proposes the following amendments and clarifications to Specific Plan Section 5.9 Design Review. These County-initiated amendments were reviewed by the Green Valley Conservancy Design Review Committee (CRC). The CRC provided input and the following amendments incorporate suggested edits by the County and the CRC.

**Section 5.9 Design Review (Page 5-124)**

Included in the Conservancy goals of promoting conservation, education, agricultural awareness and community building is the establishment of an effective design review process for all improvements within the Plan Area that ensures that a small-town aesthetic is realized.

~~The following~~This section sets out Guidelines and Standards for the establishment and organization of the Conservancy Design Review Committee (CRC) and a design review process for ~~all~~-built improvements within the Plan Area.

The Conservancy ~~established the CRC in 2011 and prepared a written~~ shall prepare a document that outlines the Middle Green Valley design review process that ~~meets-is consistent with~~ the goals and ~~meets the~~ Guidelines and Standards ~~as~~ set out in this section ~~and as described throughout this Specific Plan~~.

**5.9.1 HOW THIS SECTION IS ORGANIZED**

This section is organized in two parts as follows:

1. **CRC Organization** – Section 5.9.2 ~~provides a description of~~describes the structure and functions of the CRC, through which the Conservancy's design ~~and construction~~ review process operates. It describes the composition of the CRC, its function ~~and jurisdiction~~, as well as its responsibility to uphold the Principles, Goals, Standards and Guidelines set out in this Specific Plan. The purpose of this section is to provide a framework to guide the organization and maintenance of the CRC to ensure the CRC meets the intended functions outlined in this Plan. The CRC is an independent community entity operating as a committee of the Conservancy. Project approvals and permits to construct are the responsibility of the County. This Specific Plan and its incorporated Design Codes are governing regulatory documents. The CRC operates to provide input on the interpretation and enforcement of the Design Code and the Specific Plan.
2. **Design Review Process Guidelines** – Section 5.9.3 ~~provides a description of~~describes the design review goals, project types to be reviewed, and general procedures ~~and Guidelines~~ that the design review process ~~is to~~shall include. These Guidelines provide the basis for the ~~preparation of a~~ review process document that the Conservancy ~~shall prepare~~has prepared.

**5.9.2 CONSERVANCY DESIGN REVIEW COMMITTEE**

**ORGANIZATION**

The CRC ~~will be~~has been formed to oversee the design review process as set out in Section 5.9.3 within the Middle Green Valley Specific Plan Area. The CRC is a committee within the Conservancy that is focused on implementing an effective design review process for improvements in the Plan Area. #

~~advisory body to the County.~~ This review process is in addition to all County, local, state and federal approvals and/or permitting that must take place, as applicable, for any Improvement within the Plan Area.

#### A. Membership

The CRC ~~should~~will consist of at least three, but not more than five, members appointed by the Conservancy Board (Board). The Board ~~shall~~should select individuals whose occupations or education provides technical knowledge and expertise relevant to matters within the CRC's design review responsibilities~~jurisdiction.~~ ~~If a licensed Landscape Architect, Architect, and/or civil engineer do not sit on the CRC, one each shall be retained by the CRC as needed.~~ As needed, the CRC ~~may~~shall retain a ~~Commissioning Agent~~licensed landscape architect, architect, civil engineer, or other qualified consultant to advise on the design, construction and maintenance of sustainable design considerations, including, but not limited to water, resource and energy conservation, ~~in addition to indoor air quality.~~

#### B. Appointment and Term of Members

The Board ~~retains~~ the right to appoint all members of the CRC, who ~~should~~shall serve at the Board's discretion. The Board shall retain the power to remove any CRC member, at any time, with or without cause, and to appoint his or her successor.

#### C. Resignation of Members

Any member of the CRC may resign at any time, ~~resign~~ upon written notice stating the effective date of the member's resignation to the Board. The Board, with or without cause, may remove any member at any time.

#### D. Functions of the CRC

~~It will be the~~A basic function duty of the CRC is to consider and ~~advise~~act upon ~~such~~ proposals or plans ~~from time to time~~ submitted to it in accordance with the design review process as outlined in this Specific Plan; to propose ~~amendments~~ the Neighborhood Design Code as it ~~deems~~ed appropriate ~~with required approvals of the Board and Solano County;~~ and to perform any duties assigned to it by the Conservancy ~~as set forth in this document.~~ The CRC ~~should~~will meet regularly as needed to perform its duties.

#### E. Compensation

The Board ~~should~~shall determine what compensation, if any, CRC members are to receive for services performed pursuant to their duties. All members ~~should~~will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any CRC function ~~or duty.~~ The CRC ~~may~~should be able to contract and/or assign some of the CRC's administrative duties, but not ~~authority~~its advisory function, to any qualified design professional as needed.

#### F. Amendment of the Neighborhood Code

The CRC ~~from time to time may find it necessary to make adjustments~~may recommend that the County consider adjustments or amendments to the Neighborhood Design Code that are consistent with the overall Goals and Principles of the Specific Plan. Provided that the changes are consistent with the Specific Plan, the County may initiate modifications to the Neighborhood Design Code in the form of a Specific Plan amendment, ~~to be reviewed and approved by the Board. Upon approval, these changes are to be reviewed and approved by the County in accordance with Section 4.4.5 and 4.4.6 of this Specific Plan.~~

## G. Non-Liability

Provided that CRC members act in good faith, neither the CRC nor any member will be liable to the Conservancy, any Owner, or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. ~~Approving or disapproving~~ Recommending approval or disapproval of any plans, specifications and other materials, whether or not defective.
2. ~~Constructing or performing~~ Construction or performance of any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Middle Green Valley.
4. ~~Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.~~
5. Performing any other function pursuant to the provisions of this Specific Plan.

## H. Actions and Approvals

The CRC's actions on matters ~~will~~ should be by a majority vote of the CRC. Any action required to be taken by the CRC ~~may~~ should be taken regardless of its ability to meet as a quorum, if a majority of the CRC is able to review the matter individually and come to a majority opinion. In such cases, the CRC ~~shall~~ should make every effort to facilitate a discussion of the matter amongst all members through teleconferencing and/or other means of communication. The CRC ~~will~~ should keep and maintain a record of all actions taken by it. The ~~powers-functions~~ of the CRC relating to design review ~~do not supersede will be in addition to all~~ design review requirements imposed by Solano County. The design review conditions imposed by the Specific Plan are County requirements.

## I. Appeals

~~The CRC shall establish an appeals process whereby applicants may appeal decisions by the CRC to the Board and finally to Solano County as applicable.~~

### 5.9.3 DESIGN REVIEW PROCESS GUIDELINES

The design review process ~~shall be~~ developed by the Conservancy in accordance with the following Guidelines:- The Conservancy ~~shall~~ should ensure that ~~all~~ built improvements and resource and agricultural programs are consistent and complementary ~~of to~~ the mission of the Conservancy and community goals.

The Conservancy ~~shall~~ should establish a website to help expedite its goals, and ~~shall~~ should include a section on it's website for the CRC. Once an application is submitted, for review by the CRC, the Conservancy should ~~shall~~ post notice of new applications on the website with relevant descriptive summaries ~~application documents~~. The website ~~should~~ shall allow the public to submit comments via email through the website to the CRC on any pending application, and the CRC ~~shall~~ should transmit all comments received to the County together with its recommendation on the application.

## A. Design Review Process Goals

The Conservancy's design review process shall advance ~~use~~ the following goals ~~to develop in order to be a fair and effective design review process:~~

- ~~Establish a design and construction review process that e~~ Emphasizes the on-going protection of significant, scenic and agricultural lands to reinforce the concepts of community stewardship.

- ~~Provide-Advocate for~~ educational opportunities to foster understanding and awareness of the natural environment and regional food systems and how the decisions we make regarding our built environment affect those systems.
- ~~Incorporate-Include~~ incentives in the design review process that foster utilization of green technologies and innovative designs to reduce resource consumption.
- Continually improve the effectiveness and involvement of the CRC and the Board.
- Obtain and manage funds to carry out the design review process in a fiscally responsible manner.

## B. Project Types to be Reviewed

The ~~design review process shall include specific review and approval procedures for the~~ following general project types should be subject to the CRC design review process:

1. **Neighborhood Plan- Five or more Lots** - Creation of five or more Lots or units ~~in preparation for Solano County subdivision approval~~, which requires submission of a tentative subdivision map and final subdivision map to the County (refer to Section 26-31 of Article III – Map Requirements of the Solano County Subdivision Ordinance).
2. **Neighborhood Plan- Four or fewer Lots** – Creation of four or fewer Lots or units ~~in preparation for Solano County subdivision approval by the County~~, which requires submission of a tentative parcel map and final parcel map to the County (refer to Section 26-32 of Article III – Map Requirements of the Solano County Subdivision Ordinance).
3. **New Construction** - Construction of any new, freestanding structure (s) that requires a building permit, whether as a residential, commercial, mixed-use or landscape structure.
4. **Alterations, additions or rehabilitation of an existing structure** - Any new construction or rehabilitation to an existing building or structure that requires a building permit that alters the original massing, exterior finishes, window placement, roof design appearance and/or other significant design elements.
5. **Major site and/or landscape Improvements** - Any major Improvements that significantly alter an existing landscape and that requires a County permit, including, but not limited to grading involving (for any excavation, movement, and/or fill involving more than 50 cubic yards of dirt or other material); Construction or repair of private swimming pools, driveways, fencing, paving and/or drainage, which on Residential and Agriculture lots are presumed to not alter significantly alter an existing landscape.
6. **Sign work** - Any installation or alteration ~~to of commercial or residential~~ signs that require a county sign permit, may be is-subject to an abbreviated review process.
7. **Variance Requests** - Alterations to any property lines, setbacks or Building Envelopes that require a variance from the County.

## C. Design Review Process Required Steps

The CRC design review process for project types 1, 2, 3 and 4 as noted above in ~~will-should~~ include, at a minimum, the following three steps:

**Pre-Design Conference** - Prior to preparing any drawings for a proposed project, the Developer/Owner ~~or~~ Architect, ~~or~~ Landscape Architect (if applicable) and any other key project team members ~~are to~~ should meet with representatives of the CRC to discuss the proposed project and program.

**Preliminary Design Review** - The Applicant ~~shall~~ should prepare and submit to the CRC for review ~~and approval~~ a preliminary design review package, which ~~should may~~ include all of the

requested information, drawings and plans contained in the CRC design review application, including -concerning existing site conditions, constraints, Bbuilding Ttypes, building orientation, vehicular and pedestrian circulation, and streetscape design or other documents applicable to the application. as applicable and as set out in the design review process document.

**Final Design Review** - ~~Within one year of~~Following preliminary design review ~~approval~~, the Developer/Owner ~~shall~~should initiate final design review by submitting applicable application and final design documents to the CRC. This review ~~will~~may cover more detail of all items that need to be in compliance with the sustainability and aesthetic goals of the Specific Plan. Projects to be reviewed will require and be preceded by the submission of plans and specifications as set out in the CRC's design review process documents.

~~Projects to be reviewed will require and be preceded by the submission of plans and specifications as set out in the design review process document.~~ The Developer/Owner ~~shall~~should retain competent assistance

from an Architect, Landscape Architect, Arborist, Civil Engineer, and Soils Engineer, and other (Consultant(s)) as appropriate. The Developer/Owner and Consultant(s) ~~shall~~should carefully review the Specific Plan prior to commencing the design review process.

Submittals to, and ~~approvals~~recommendations by, the CRC ~~shall~~should occur prior to County ~~review and action on development proposals~~approvals. The CRC shall process design review applications in a timely fashion so as not to impact the overall development schedule of proposed construction. Having secured final approvals from the CRC, the Owner/Developer is required to meet all the submittal and approval requirements of for Solano County, as required to move forward with development of a project.

#### **D. Design ~~Approved~~ Professionals**

Developer/Owners should utilize a professional design team throughout the CRC design review process. This will help ensure timely review and coordination of all applicable plan policies and requirements.

Design teams ~~are to~~may be comprised of the following Consultants, as applicable:

1. Licensed Architect
2. Licensed Landscape Architect
3. Licensed Civil Engineer
4. Additional professional services, as required, to provide consultation regarding energy efficient and environmentally sensitive design.

~~Strong p~~Project management and teamwork ~~must~~should be maintained to assure that sustainable design measures are integrated throughout the planning, design and construction stages of any project while adhering to the aesthetic goals ~~at~~of the Middle Green Valley Specific Plan. Refer to Appendix B for the Sustainability Index.

#### **E. Sustainable Principles Training Programs**

The CRC ~~shall provide~~should advocate for programs and/or information that explain the required ~~and~~or recommended sustainable measures as set out in the Neighborhood Design Code. These measures should be ~~continually~~periodically updated and reviewed by the CRC to ensure that current methods and thresholds are being ~~used~~implemented. These programs could include training sessions, ~~one-on-one~~ meetings with Owners/Developers and ~~publishing manuals on-line~~providing information for owner's use

to increase building performance and innovative measures for ~~incorporation in building programs~~ sustainability and energy efficiency. Refer to Appendix B for the Sustainability Design Index.

#### F. Application Fees

In order to defray the expense of reviewing plans, ~~monitoring construction and related data~~ site visits and administrative functions, and to compensate consulting Architects, Landscape Architects and other professionals (as requested by the CRC), a reasonable design review fee ~~shall~~ may be established by and payable to the Conservancy CRC ~~payable~~ upon submittal of initial project application materials. ~~Fees for resubmission shall be established by the CRC on a case-by-case basis. Application fees may be amended annually, as needed.~~ Fees ~~should~~ may be structured to provide incentives to projects that include a high level of recommended green building and sustainable measures as set out in Appendix B – Sustainability Index.

#### G. Application Format

An application and information package ~~shall~~ should be available from the CRC for each type of submission. ~~Each~~ In order for the CRC to perform its intended function, each submission ~~must~~ should be accompanied by the required information, as specified in the design review process document. Submissions will not be reviewed ~~without~~ until all of the required materials have been being submitted and applicable fees paid.

#### H. County Approval

~~The Developer/Owner shall apply for required approvals from Solano County. Any adjustments to CRC approved plans required by the County review must be resubmitted to the CRC for review and approval prior to commencing development. Any County-required adjustments to CRC approved plans must be resubmitted to the CRC for review, and if applicable, comment back to the County prior to the County's approval to commence development construction. The CRC shall~~ should work with the County to ~~develop~~ provide opportunities to streamline permit processing for projects already reviewed and recommended for approval ~~approved~~ by the CRC. ~~The issuance of any approvals~~ A recommendation by the CRC for County approval of a submitted project shall not imply corresponding compliance with the legally required demands of any local, state and federal agencies. ~~The CRC's decision after County adjustment to plans previously approved by the CRC is appealable to the County, and the County's determination on appeal is not then subsequently appealable to the CRC.~~

#### I. Work in Progress Observations

During construction, the CRC ~~shall~~ may make visits to a project site to ~~establish a schedule to check construction to~~ ensure compliance with approved final design documents, as applicable, and may report its observations to the County, including observations of potential non-compliance. ~~These observations shall be specified in the design review process document. If changes or alterations have been found that have not been approved, the CRC shall utilize a "notice to comply" process in order to ensure that improvements are installed per approved plans.~~

#### J. Notice of Completion

The CRC shall establish a notice of completion process that includes the following steps:

- ~~▲ Upon completion of construction, the Owner and/or Contractor shall submit to the CRC a Construction Observation Request Form for any Improvement(s) given final design approval by the CRC.~~
- ~~▲ The CRC shall make a final inspection of the property within a set amount of working days of notification.~~

- ~~• The CRC will issue in writing a Notice of Completion within a set amount of working days of observation. The Owner, however, cannot take occupancy of any Improvement(s) until a Notice of Completion is issued or an appropriate bond is filed with the CRC.~~
- ~~• If it is found that the work was not done in compliance with the approved final design documents, the CRC shall issue a Notice to Comply within three (3) working days of observation.~~

**Middle Green Valley  
Specific Plan Amendment (SP-20-01)  
Addendum to the Certified Final EIR  
Solano County, California**

**State Clearinghouse No. 2009062048**

**Solano County**

Resource Management Department  
Planning Services Division  
675 Texas Street Suite 5500 Fairfield, CA 94533

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July 2021

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## **Section 1: Introduction**

This Addendum, checklist, and attached supporting documents have been prepared to analyze whether the proposed Middle Green Valley Specific Plan Amendment (Amendment) are within the scope of the previously certified Middle Green Valley Specific Plan Final Environmental Impact Report (Final EIR) or whether preparation of a subsequent EIR or a supplement to that previously certified EIR is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.).

### **1.1 Initial Study Checklist**

Pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subd. (a), the attached initial study/checklist (Appendix A) has been prepared to evaluate the Amendment. The attached initial study/checklist uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines but provides answer columns for evaluation consistent with the considerations listed under CEQA Guidelines Section 15162, subd. (a).

### **1.2 Environmental Analysis and Conclusions**

CEQA Guidelines Section 15164, subd. (a) provides that, prior to approving changes to a previously approved project, the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report if some changes or additions to that document are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the previously certified Final EIR (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the Final EIR prior to making a decision on the project modification (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)).

Consequently, once an EIR has been certified for a project, no subsequent EIR is required under CEQA unless, based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;<sup>1</sup>
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR. . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete . . . shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

This addendum, checklist, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR is not required prior to approval of the Amendment.

## **Section 2: Description of the Amendment**

Following is a detailed description including a discussion of the proposed Amendment to the Middle Green Valley Specific Plan.

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<sup>1</sup> CEQA Guidelines Section 15382 defines “significant effect on the environment” as “. . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also Public Resources Code, Section 21068).

## **2.1 Background**

The Board of Supervisors certified the Final EIR for the Middle Green Valley Specific Plan Project (Final EIR) and adopted the Middle Green Valley Specific Plan, together with a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan on October 25, 2016.

The Final EIR, as certified by the Board of Supervisors, consists of the following components:

- i. Draft Environmental Impact Report for the Middle Green Valley Specific Plan, December 2009;
- ii. Final Environmental Impact Report for the Middle Green Valley Specific Plan (Responses to Comments on and Revisions to the Draft EIR), April 2010 and Errata #1;
- iii. Revised Recirculated Draft Environmental Impact Report for the Middle Green Valley Specific Plan, June 2014;
- iv. Responses to Comments on and Revisions to the Revised Recirculated Draft Environmental Impact Report for the Middle Green Valley Specific Plan, November 2014;
- v. Second Revised Recirculated Draft Environmental Impact Report for the Middle Green Valley Specific Plan, June 2016; and
- vi. Responses to Comments on the Second Revised Recirculated Draft Environmental Impact Report for the Middle Green Valley Specific Plan, October 2016

On July 25, 2017, the Board of Supervisors adopted a revised Mitigation Monitoring and Reporting Plan (MMRP), a copy of which is included as Appendix B to this Addendum.

## **2.2 The Proposed Amendment**

Following is a description of the proposed Middle Green Valley Specific Plan Amendment.

### **2.2.1 Overview**

The applicants (seven of the participating landowners within the Plan Area) seek approval of an Amendment to the Specific Plan.

Upon adoption of the Middle Green Valley Specific Plan (MGVSP) in October 2016, this group of seven MGVP landowners agreed to work together on development plans within the neighborhoods established by the MGVSP. Efforts to establish development plans commenced in 2018 with hiring of civil engineers to conduct various field surveys. In 2019, this development team was expanded to include biologists and geologists with expertise in evaluating and surveying earthquake faults as well as biological resource issues. This team of civil engineers, geologists and biologists spent several months in the field preparing site-specific technical studies and surveys to help inform a Constraints Analysis of the Plan Area (Appendix A1).

When the MGVSP was approved, the document did not have the benefit of site-specific, protocol-level biological surveys, topographic surveys nor geologic surveys that form the detailed Constraints Analysis. The MGVSP does include a “Combined Constraints Analysis Map” showing general locations of known constraints at the time the Plan was approved; however, the MGVSP anticipated the level of detailed engineering, site specific biological evaluation, and planning within the Constraints Analysis would occur at subsequent stages of development. The Constraints

Analysis identified a handful of refinements to the MGVSP that are required to ensure viable development in the Plan Area.

The proposed MGVSP refinements are designed to further the goals of the MGVSP and help to ensure that its land use vision can feasibly be implemented while considering the physical site constraint issues identified during the Constraints Analysis.

The proposed amendment would result in a reduced development footprint; increase the amount of Open Lands designation; and result in an overall decrease of the total number of primary residential units within the Plan Area. The proposed amendment is consistent with the allowable land uses, density, intensity, geographic area and infrastructure planned for in the MGVSP. The proposed amendments are consistent with the Specific Plan Principles (Chapter 1) and the fundamental Neighborhood Planning Principles (Chapter 3) that guide development within the Plan Area.

Following is a discussion of the proposed MGVSP refinements.

### **2.2.3 Proposed Specific Plan Refinements**

Following is a narrative description and reasoning of the proposed refinements organized by neighborhood.

#### **Green Valley Road Corridor**

Proposed refinements to the Green Valley Road Corridor neighborhood include the following three items:

- GV-1. The southern access roadway is shifted south to align closer with the existing Terminal Reservoir Road. The shifted alignment will maintain the existing entry driveway and creek crossing location; however, the shifted alignment will also include a substantive landscape setback from the existing homes to the south. Aligning this local roadway with a portion of the existing roadway minimizes physical disturbance, allows for the new roadway to modify an existing creek crossing instead of creating a new creek crossing which therefore reduces the associated habitat impacts, and reduces the total amount of paved roadway within the Plan Area. The shifted roadway will still maintain alignment with the entrance of the East Ridge development and will still include a new round-about at the intersection with Green Valley Road. The existing residential structure will be removed and replaced with a Rural Farm (RF) lot located to the north of the relocated roadway.
- GV-2. The property upon which the existing residence located (north of the southern access roadway) is modified from the Agriculture-Residential (AG-R) to the Rural-Farm (RF) designation.

GV-3. The potential fire station location is identified at the corner of Mason Road and Green Valley Road.

### **Nightingale Neighborhood**

Proposed refinements to the Nightingale neighborhood include the following three items.

NG-1. In order to adequately reflect the identified earthquake fault 'no build' zone, changes are required to the shape of the northwest portion of the neighborhood, including changes to the Community Service (CS), Rural Neighborhood (RN) and Neighborhood Commercial Overlay (NCO) land use designations. The total acreage of these land use designations remains unchanged, but the precise location of each designation in the land use plan is shifted to accommodate the no build zone.

NG-2. The neighborhood access road that extends south of Mason Road is shifted east to align with the existing farm road. This shift will also minimize physical disturbance and, more importantly, allow for a more usable agricultural area south of Mason Road by eliminating a second roadway connection through the fields.

NG-3. The Agriculture-Preserve (AG-P) land use designation within the middle of the neighborhood is shifted slightly north to align with the existing barn and agricultural operations. This internal agricultural operation is an important component of this neighborhood and having it located adjacent to the farming operations would increase the viability for continuing a sustainable agricultural operation.

### **Elkhorn Neighborhood**

Proposed refinements to the Elkhorn neighborhood and foothills include the following 5 items.

EH-1. The land use designation for the area north of the sports field would be changed from RF (Rural Farm) to AG-P (Agriculture Preservation) to allow for increased agricultural use in that area.

EH-2. The PF (Public Facilities) land use designation has been moved out to the corner of Mason Road and Green Valley Road. The Fire District has made it clear that the original location within the Plan Area is not a suitable location for a fire station; and if a fire station is located in the Plan Area, the Fire District is only interested in a station on Green Valley Road. The District has also confirmed that if this station is needed, it should be located at Green Valley Road and Mason Road to provide optimal response times for beyond the Plan Area. Please also see Attachment E for a letter from the Fire District on this item.

EH-3. The foothill access road that provides access from Elkhorn to the Elkhorn foothills is relocated. The relocated roadway provides for more effective access by limiting the length of the overall roadway, reducing the grading required to construct the road, and is a better alignment that limits the overall disturbance area for development of the foothills. The former location of the Elkhorn Foothills access road may be utilized as an emergency

vehicle access route. The landowners of the Elkhorn and Elkhorn Foothills agree on this preferred location.

- EH-4. MGVSP allows for a maximum of 225 units in Elkhorn, including a maximum of 43 in the Elkhorn Foothills. To reduce impacts to the hillsides, the 29 homes anticipated for development in the Three Creeks Foothills is replaced with 2 compound lots, which can be carefully sited to alleviate physical impacts to the hillside. All other land will be deed restricted to not allow any new residential development in Three Creek Foothills. Elkhorn will absorb 18 of the units that were otherwise slated for development in the Three Creeks Foothills, in part through relocation of the fire station, thereby modifying the neighborhood unit maximums to 243 for Elkhorn and 15 for Three Creeks. Relocating units from Three Creeks Foothills to the Elkhorn valley floor takes units from a steep, sensitive hillside area and moves them to an already disturbed portion of the valley, and ultimately reduces the overall total number of units in the Plan Area. The character of Elkhorn remains with a mix of unit types with a rural mixed-use center all organized around the Town Green. This reallocation of units results in an overall decrease of 9 units that will not be relocated or replaced within the Plan Area.

### **Elkhorn Foothills**

- EH-5. The location of RM (Residential Meadow) land use designations in the Elkhorn Foothills are shifted to account for topography, landslides, wetlands, creeks, and trees. The Constraints Analysis helped to fine tune the ideal locations for development in the Elkhorn Foothills so as to minimize impacts to physical features. There are no changes to the number of units (43) in the Elkhorn Foothills.

### **Three Creeks**

- TC-1. MGVSP allows for development of 55 units in Three Creeks, including the Three Creeks Foothills.

As amended, due to site constraints, build out of Three Creeks will be limited to 15 total residential units and ag tourism/commercial development. Both landowners in the lower portion of Three Creeks (Hager and Volkhardt) participated in the TDR Program which reduced their Three Creeks development potential from 20 units to 9 units. Due to site constraints, the Mason/Lindemann's will reserve only 2 compound lots within the Three Creeks foothills; and the non-participating owners that are part of Three Creeks (Del Castillo and De Dominico) are allotted a total of 4 units.

The lower portion of the Three Creeks Neighborhood is an important component of the Plan. Anchored by the existing winery, Three Creeks provides for a Neighborhood Commercial pocket with new Rural Neighborhood (RN) homes surrounding a neighborhood Green. Three Creeks offers a smaller neighborhood charm with a neighborhood commercial component that is unique to this portion of the Plan Area. All

participating landowners are committed to ensuring the economic viability of Three Creeks. Realizing the Three Creeks neighborhood will be smaller, it still needs to be served with public water, sewer and new public road improvements along Mason Road. The costs of these improvements could be shared with the development of the Elkhorn valley neighborhood. This concept of cost sharing is consistent with Section 4.1.2 of the approved Master Development Agreement.

### **Clarification that GVAC is not a 501(C)(3)**

The Green Valley Agricultural Conservancy (Conservancy) was formed in 2011 as an IRS 501(C)(4) non-profit corporation. The Plan anticipated that the Conservancy would be a nonprofit Internal Revenue Code Section 501(C)(3), tax exempt organization. In order to eliminate any confusion, the Plan will be amended to reflect the Conservancy's 501(C)(4) designation. This change does not affect the Conservancy's ability to oversee the management of the Open Lands by the landowners and the Conservation Easement Holder to ensure appropriate stewardship and conservation.

### **Emergency Vehicle Access Links**

Standards and regulations related to wildfire prevention have increased significantly since the Plan was adopted. A significant portion of the Plan Area is located in the State Responsibility Area and future development will be subject to compliance with applicable SRA requirements. Compliance with all SRA requirements will be reviewed in detail with future applications for subdivision maps; however, as part of this amendment application, the design team reviewed the SRA requirements and recommends adding emergency access links within the Plan Area in response to the heightened regulations in the SRA. The two emergency access links provide for use of existing farm roads within the Elkhorn foothills and Three Creeks foothill neighborhoods.

### **Clarification of Maximum Units by Neighborhood**

In addition to the above noted neighborhood specific plan refinements, an adjustment is needed to rectify inconsistencies between the Sales Participation Agreement (Exhibit G of the Master Development Agreement) and the MGVSP maximum units permitted in each neighborhood. Currently, the MGVSP and the Sales Participation Agreement do not include the same number of maximum units by neighborhood. Table 1 shows the total number of units by Participating Landowner, including adjustments for TDRs. In some cases, the TDR program took units from one neighborhood and moved them to another; however, the maximum unit count by neighborhood in the MGVSP was not updated to reflect these moves.

Table 2 shows the relationship of maximum units by landowner within each neighborhood. This application includes an amendment to the maximum number of units by neighborhood to address inconsistencies within the MGVSP and the SPA, as well as the request to reapportion units from Three Creeks to Elkhorn. As a result, the overall total number of new homes is reduced from 400 to 390.

<b>Table 1: Max Units by Landowner</b>			
<b>Landowner</b>	<b>Allowed Unit Count MGVSP Table 4-1</b>	<b>Adjustments for TDRs</b>	<b>Final Unit Count</b>
<i>Participating Owners</i>			
B+L Properties	63	+9	72
Engell	13	-9	4
Hager	10	-5	5
Mason/Lindemann	75	+136	211
Mason/Lawton Trust	121	-121	0
Maher	37	+6	43
Ragsdale	43	N/A	43
Siebe James (Frei)	5	-5	0
Siebe (Jean)	6	-5	1
Volkhardt	10	-6	4
Wiley	4	N/A	4
Biggs	6	N/A	6
DeDomenico	1	N/A	1
Del Castillo	3	N/A	3
Wirth	1	N/A	1
Parenti	0	N/A	0
Sweeney	1	N/A	1
<b>Total</b>	<b>399</b>		<b>399</b>

Note that Sweeney is not a landowner listed in the MGVSP Table 4-1 but was added as a non-participating owner during review and approval of the Plan.

<b>Table 2: Amended Max New Units by Neighborhood</b>	
<b>Neighborhoods &amp; All Landowners (Participating &amp; Non-Participating)</b>	<b>Final Unit Count (including TDRs)</b>
<b>Green Valley Corridor</b>	
Engell	4
Siebe James (Frei)	0
Siebe Jean	1
Wiley	4
B+L Properties (homes already approved)	2
Maher (home already approved)	1
Biggs	6
Wirth	1
Sweeney	1
<b>Total Green Valley Corridor</b>	<b>20 New Units</b>
<b>Elkhorn</b>	
Mason/Lindemann (includes all Mason/Lawton)	200
Ragsdale	43
<b>Total Elkhorn</b>	<b>243 New Units</b>
<b>Nightingale</b>	
B&L Properties (Russo)	70
Maher	42
<b>Total Nightingale Neighborhood</b>	<b>112 New Units</b>
<b>Three Creeks</b>	
Hager	5
Volkhardt	4
Mason/Lindemann	2
Del Castillo	3
De Dominico	1
<b>Total Three Creeks Neighborhood</b>	<b>15 New Units</b>
<b>TOTAL NEW UNITS allowed in Amended Specific Plan</b>	<b>390 New Units</b>

<sup>1</sup> Mason family has elected to reduce total units from 211 to 202

### Section 3: Findings & Conclusion

1. There are no substantial changes proposed by the Amendment that require major revisions of the previously certified Final EIR due to the involvement of new significant environmental effects of a substantial increase in the severity of previously identified significant effects;
2. There are no substantial changes that have occurred with respect to the circumstances under which the Middle Green Valley Specific Plan project, as approved in 2016 or as modified by this Amendment, will be undertaken that require major revisions of the previously certified Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no new information of substantial importance, which was not known when the Final EIR was certified in 2016, showing any of the following:
  - a. The project will have one or more significant effects not discussed in the previously certified EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

The Solano County Board of Supervisors may approve the Specific Plan Amendment based on the previously certified Final EIR together with the changes to that document listed in Section 4 of this Addendum. The impacts of the Specific Plan project, as modified by this Amendment, remain within the impacts previously analyzed in the Final EIR (CEQA Guidelines Section 15061, subd. (b)(3)).

The proposed Amendment does not require preparation of a subsequent EIR or supplement to the Final EIR. No new significant information or changes in circumstances surrounding the project have occurred since the certification of the Final EIR in 2016. The previous analysis completed for the Middle Green Valley Specific Plan project under CEQA and included in the Final EIR therefore remains adequate under CEQA. Additionally, prior environmental review documents resulted in a set of mitigation measures to be implemented by the Middle Green Valley Specific Plan. These mitigation measures remain applicable to the project and the previously adopted Mitigation Monitoring and Reporting Program (MMRP) is incorporated within Appendix B.

## Section 4: Changes to the Certified Final EIR

Chapter 2, Page 2-14

Figure 2.5 Proposed Specific Plan Land Use is revised as shown in the attached.

Chapter 2, Page 2-21

Table 2.3

### SPECIFIC PLAN DEVELOPMENT AREA RESIDENTIAL CHARACTERISTICS

<u>Specific Plan Subarea/ Residential Designation</u>	<u>Acres</u>	<u>Maximum Number of New Primary Housing Units</u>
<b><i>Green Valley Road Corridor</i></b>		
Agriculture-Residential (5-acre minimum residential lots)	26	NS
Rural Farm (2-5 acres per unit)	121	NS
<i>Subtotal</i>	147	<del>23</del> <u>20</u> ("cap")
<b><i>Elkhorn Neighborhood</i></b>		
Agriculture-Residential (5-acre minimum residential lots)	8	NS
Rural Farm (2-5 acres per unit)	6	NS
Rural Neighborhood (1-4 units per acre)	55	NS
Rural Mixed-Use Center (4-8 units per acre)	15	NS
<i>Subtotal</i>	84	<del>225</del> <u>243</u> ("cap")
<b><i>Nightingale Neighborhood</i></b>		
Agriculture-Residential (5-acre minimum residential lots)	36	NS
Rural Neighborhood (1-4 units per acre)	33	NS
<i>Subtotal</i>	69	<del>97</del> <u>112</u> ("cap")
<b><i>Three Creeks Neighborhood</i></b>		
Agriculture-Residential (5-acre minimum residential lots)	15	NS
Rural Farm (2-5 acres per unit)	1	NS
Rural Neighborhood (1-4 units per acre)	20	NS
<i>Subtotal</i>	36	<del>55</del> <u>15</u> ("cap")
<b>TOTAL</b>	<b>336</b>	<del>400</del> <u>390</u>

NS = not specified

## Chapter 2, Page 2-23

As shown in Table 2.3, the Specific Plan designates a maximum of ~~23~~ 20 new primary housing units in this subarea. Existing residential lots off Green Valley Road, Jeni Lane, Vintage Lane, and De Leu Drive, including the already-approved six-lot Biggs subdivision on the east side of Green Valley Road in the northeastern part of the subarea, would be designated *Rural Farm*. The Specific Plan would designate existing and new *Agriculture-Residential* uses in areas that are intended to be screened or obscured from view from Green Valley Road.

The neighborhood would contain a mix of residential designations. As shown in Table 2.3, the Specific Plan designates a maximum of ~~225~~ 243 new primary housing units in this subarea. The core of the neighborhood would be *Rural Mixed-Use Center*, surrounded by a mix of detached housing in *Rural Neighborhood* and *Rural Farm* designations. The western, foothill part of the neighborhood would contain several *Rural Neighborhood* areas (see Figure 2.5).

## Chapter 2, Page 2-25

As shown in Table 2.3, the Specific Plan designates a maximum of ~~97~~ 112 new primary housing units in this subarea. Most of these units would be single-family detached houses in the *Rural Neighborhood* designation. One proposed and two existing *Agriculture-Residential* uses would be designated in this subarea (see Figure 2.5).

## Chapter 2, Page 2-28

Figure 2.11 Proposed Specific Plan Circulation System is revised as shown in the attached.

## Chapter 2, Page 2-9

As shown in Table 2.3, the Specific Plan designates a maximum of ~~55~~ 15 new primary housing units in this subarea. Most of these units would be single-family detached houses in the *Rural Neighborhood* designation. The subarea would also contain pockets of lower-density *Rural Farm* and *Rural Meadow* housing and two existing *Agriculture-Residential* uses.

Technical Studies and Addendum Appendices:

[https://www.solanocounty.com/depts/rm/planning/middle\\_green\\_valley\\_specific\\_plan.asp](https://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp)

**Middle Green Valley Specific Plan  
Application for Specific Plan Amendment to the Specific Plan  
Redline of Specific Plan Amendments**

Below is an itemized list of all proposed amendments by Chapter. New text is shown in underline and removed text is shown in ~~strikeout~~. Proposed amendments to Figures are identified within each Chapter and updated Figures are attached Exhibit A.

**Chapter 1, Vision:** There are no amendments in Chapter 1.

**Chapter 2, Plan Purpose:** There are no amendments in Chapter 2.

**Chapter 3, The Neighborhood Plan:** Following are the specific amendments in Chapter 3.

Figure 3-23 (Page 3-36)

Figure 3-23: Gray Fabric, is amended to show the relocation of the Elkhorn Foothills access road and the southern most local road within the Plan Area. See revised Figures in Exhibit A.

Table 3-3 (Page 3-50)

Table 3-3 Land Use Summary is amended to show the increased in Agriculture Designations by reducing the acreage of Residential Designations within the foothills.

Table 3-3: Land Use Summary

Open Lands Designations			Area (ac)	Density Range	% of Plan Area
	OL-N	Open Lands- Natural	170	n/a	
	OL-R	Open Lands- Recreation	22	n/a	
Subtotal			<del>192</del> <u>192</u> ac.		10%
Agriculture Designations					
	AG-WS	Agriculture- Watershed	<del>954</del> <u>861</u>	n/a	
	AG-P	Agriculture- Preserve	450	n/a	
	AG-R	Agriculture- Residential	89	5 ac min.	
Subtotal			<del>1,390</del> <u>1,400</u>		73%
Residential Designations					
	RF	Rural Farm	139	1-5 acres per unit	
	RM	Rural Meadow	<del>39</del> <u>29</u>	1/4 ac. min.	
	RN	Rural Neighborhood	56	1-4 du/ac.	
	RC	Rural Mixed-Use Center	15	4-8 du/ac	
Subtotal			<del>249</del> <u>239</u>		13%
Community Services Designations					
	CS	Community Services	16	n/a	
	PS	Public Services	2	n/a	
Subtotal			<del>18</del> <u>18</u> ac.		1%
Overlay Designations					
	ATO	Agriculture Tourism Overlay			
	NCO	Neighborhood Commercial Overlay			
Roads and Infrastructure			56		3%
<b>Project Total:</b>			<b>1,905 ac.</b>	<b>400 max. new units</b>	

*“D. Community Paths: A network of trails, paths, and trailheads knits this community together and provides links to regional open space and adjacent residential areas. This Specific Plan shall not be interpreted to preclude the future extension of any trail, bike path or transit connection. A hierarchy of trail types provides many alternative routes. Refer to Section 5.7.4 for specific requirements and details.*

*Trail design principles include:*

- *Ensure safe, high quality walking environments along streets by utilizing plantings, appropriate street widths, and street parking to encourage slower driving speeds and to separate the pedestrian from travel-ways.*
- *Utilize rustic, simple treatments for hiking trails and associated improvements that blend into the topography and minimize disruption to the foothill landscape.*
- *Maximize the use of pervious trail and path treatments to the extent feasible to increase water filtration and reinforce the rural design aesthetic.*
- *All trails within conservation easement areas may be modified as required per state and federal permits including but not limited to location, construction, size and allowed uses.*
- *Site constraints may prevent construction of Potential Trails.”*

Figure 3-44 (Page 3-51)

Figure 3-44: The Built Fabric – The Land Use Plan is revised to reflect the various neighborhood amendments that are itemized in the Narrative description. See revised Figures in Exhibit A.

Figure 3-45 (Page 3-58)

Figure 3-45: Green Valley Corridor Neighborhood is revised to show the two proposed revisions that are detailed in the Narrative Description. See revised Figures in Exhibit A. These three changes are: 1) the southern access road shifting; 2) the RF land use designation for the existing home; and 3) identification of the potential fire station location.

Table 3.5 (Page 3-59)

Table 3.5: Maximum New Units per Neighborhood is revised to allocate new units as shown below. Table 3.5 repeats on pages 3-61, 3-63, 3-65 and the same edit will apply. Please also refer to the Narrative Description for a detailed discussion on units by neighborhood.

Neighborhood	Max. New Units
Green Valley Corridor	20
Elkhorn	<del>225</del> <u>243</u>
Nightingale	<del>100</del> <u>112</u>
Three Creeks	<del>55</del> <u>15</u>
Total	<del>400</del> <u>390</u>

Figure 3-46 (Page 3-60)

Elkhorn Neighborhood is revised to show the proposed amendments to the Elkhorn neighborhood detailed in the Narrative Description: 1) increasing AG-P designation near the sports field; 2) removing the public services designation since it is relocated out to the corner of Mason Road and Green Valley Road at the request of CFPD; 3) relocation of the foothills access road; and 4) modification of the RM designations in the foothills to better accommodate site constraints. See revised Figures in Exhibit A.

Page 3-61

*“This neighborhood is located in the central portion of the Plan Area and its primary access is from the existing Mason Road. The maximum number of new residential units that may occur in the Elkhorn neighborhood is ~~225~~ 243.”*

Figure 3-47 (Page 3-62)

Nightingale Neighborhood is revised to show the proposed amendments to the Nightingale neighborhood detailed in the Narrative Description: 1) adjustments to land use designations to accommodate fault zone setbacks; 2) shifting the northern access road; and 3) shifting the AG-P designation to be adjacent to existing barn. See revised Figures in Exhibit A.

Page 3-63

*“This neighborhood is located in the southerly portion of the Plan Area, and its main access is from the new local road originating at Green Valley Road. The maximum number of new residential units that may occur in the Nightingale Neighborhood is ~~100~~ 112.”*

Figure 3-48 (Page 3-64)

Figure 3-48: Three Creeks Neighborhood is revised to show the proposed amendment to the location of the units in the Three Creeks Foothills, as detailed in the Narrative Description. See revised Figures in Exhibit A.

Page 3-65

*“This neighborhood is located in the northerly portion of the Plan Area and its primary access is from Mason Road. The winery in this neighborhood provides the anchor in this area to establish complimentary community, commercial and agricultural tourism uses. The maximum number of new residential units in the Three Creeks neighborhood is ~~55~~ 15.”*

Page 3-68

*“Accessory Dwelling Units may ~~only~~ occur with specific Building Types and where consistent with State Law, while Accessory Structures may occur with all Building Types. Accessory Structures may include the use of Temporary Structures or facilities, such as portable sanitation, and temporary research, food or event facilities/structures. Refer to Section 5.4.1 - Building Types for specific details and Appendix A for specific definitions.”*

Page 3-69

*“To meet the spirit of the Housing Element and to achieve a diverse community both socially and economically, this Specific Plan ~~designates specific standards, uses and size limitations for~~ allows for Accessory Dwelling Units, to occur ~~only~~ with specific Building Types and in locations permitted by State Law within the Plan Area. Refer to Building Types - Section 5.4.1, for additional information regarding where Accessory Dwelling Units are allowed.”*

**Chapter 4 Implementation: Finance, Infrastructure and Execution:** Following are the specific amendments in Chapter 4.

Page 4-10

*"The Conservancy offers a strategic and powerful land conservation tool that promises a more certain future for the ability to shape and manage the growing community, protect working agriculture and help define the community character and stewardship ethic. The Conservancy will be a nonprofit Internal Revenue Code Section 501(C)(34), tax exempt organization. The Conservancy shall be committed to implementing the applicable Land Trust Standards and Practices (Land Trust Alliance) which describes the ethical management and technical guidelines for agricultural conservation easements.*

*This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized ~~under the Nonprofit Public Benefit Corporation Law for charitable~~ to promote agricultural and social welfare purposes."*

Page 4-11

*"The Conservancy will be formed to oversee the conservation lands, and potentially operate and/or manage certain areas of the agricultural land for the benefit of the community as well as manage the community design review process. The level and type of management and responsibility will vary depending on the needs and plans of each landowner; however, the Conservancy will not act as a Conservation Easement Holder."*

Table 4-1 Unit Allocation (Page 4-18)

The following clarifications are added to the notes on Table 4-1

**"NOTES**

*Mason/Lawton Trust sends all 118 unit to Mason/Lindemann "46 acre" parcel  
3 units have been approved/constructed within the Plan Area since adoption in 2017 (2 B+L Properties and 1 Maher)"*

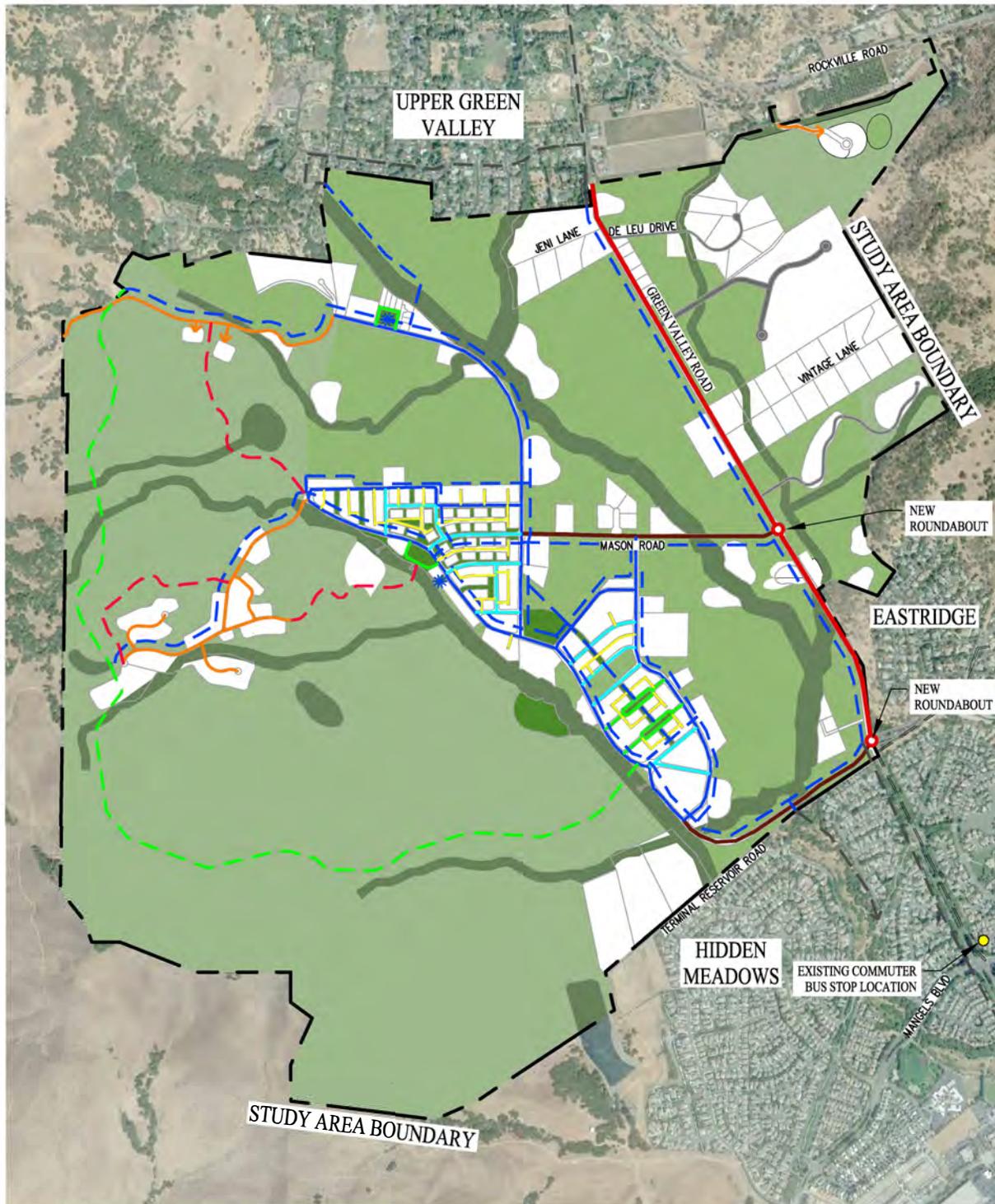
## **Chapter 5 The Neighborhood Design Code**

There are no specific amendments proposed in Chapter 5. However, for clarity and ease of use, Figure 5-1, Figure 5-66, and Figure 5-82 are updated for confirming revisions to ensure consistency with Figure 3-44 (see Exhibit A) and the following clarification is also added on page 5-36 as a conforming revision for consistency with edits made to Chapter 3, page 3-68 and 3-69.

Page 5-36

*"Accessory Structures are allowed with each Building Type, while the Accessory Dwelling Unit is ~~only~~ permitted with the Compound, Meadow and Farmstead Building Types, and in locations otherwise permitted by State Law."*

# EXHIBIT A



## LEGEND

-  GREEN VALLEY ROAD (RURAL COLLECTOR)
-  LOCAL ROAD
-  NEIGHBORHOOD ROAD – TYPE 1
-  NEIGHBORHOOD ROAD – TYPE 2
-  NEIGHBORHOOD ROAD – TYPE 3
-  NEIGHBORHOOD GREEN
-  ALLEY
-  EMERGENCY VEHICLE ACCESS
-  PRIMARY TRAIL SYSTEM
-  POTENTIAL TRAIL CONNECTIONS
-  EXISTING TRAILS
-  TRAILHEAD
-  NEW ROUNDABOUT

**FIGURE 3-23**  
**GRAY FABRIC**  
**MIDDLE GREEN VALLEY**

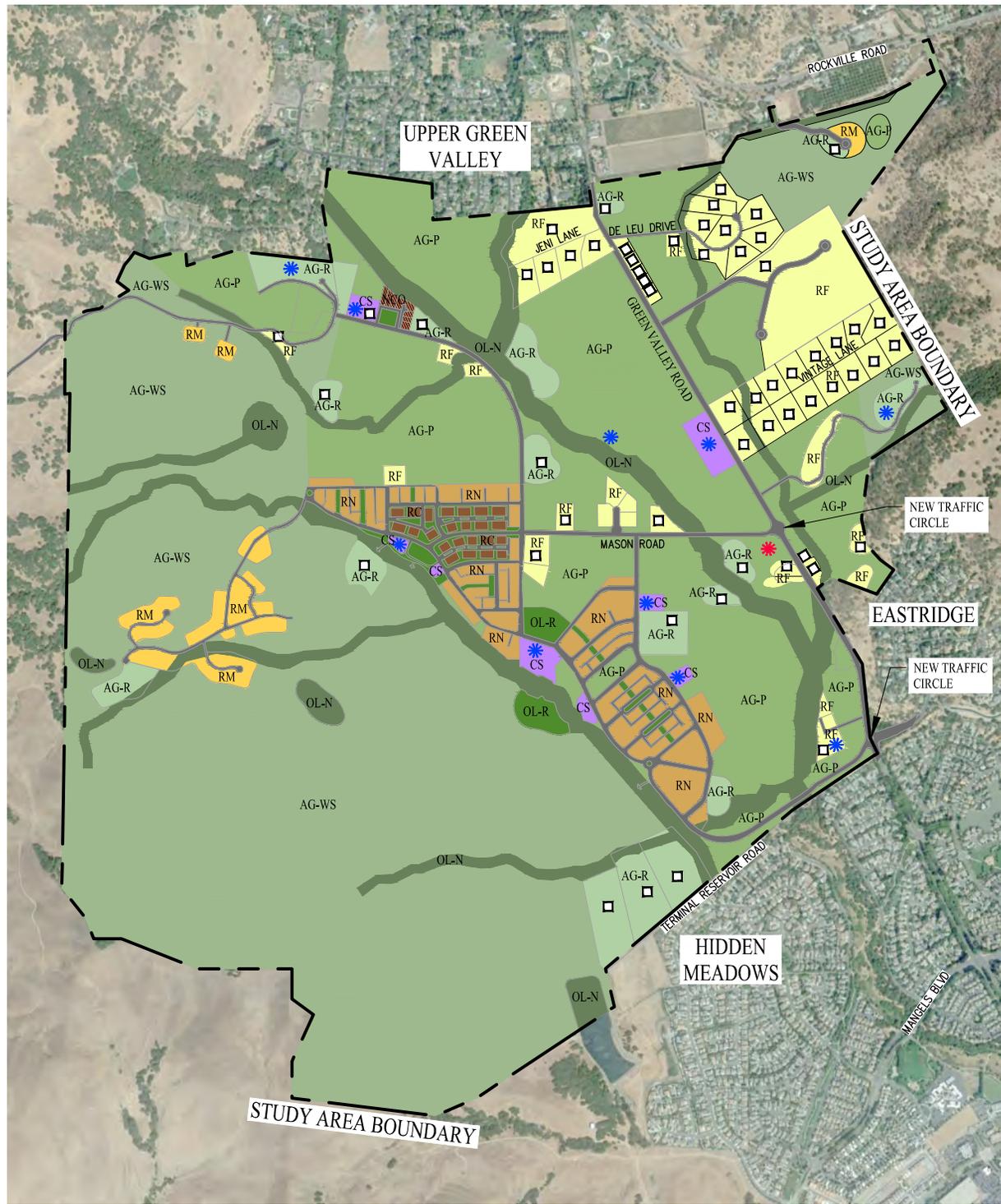
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**LEGEND**

**OPEN LANDS DESIGNATIONS**

- OL-N OPEN LANDS-NATURAL
- OL-R OPEN LANDS-RECREATION

**AGRICULTURE DESIGNATIONS**

- AG-WS AGRICULTURE-WATERSHED
- AG-P AGRICULTURE-PRESERVE
- AG-R AGRICULTURE-RESIDENTIAL

**RESIDENTIAL DESIGNATIONS**

- RF RURAL FARM
- RM RURAL MEADOW
- RN RURAL NEIGHBORHOOD
- RC RURAL MIXED-USE CENTER

**COMMUNITY SERVICES DESIGNATIONS**

- CS COMMUNITY SERVICES
- PS PUBLIC SERVICES

**COMMUNITY SERVICES DESIGNATIONS**

- \* ATO AGRICULTURE TOURISM OVERLAY
- NCO NEIGHBORHOOD COMMERCIAL OVERLAY
- EXISTING RESIDENTIAL
- \* FIRE STATION

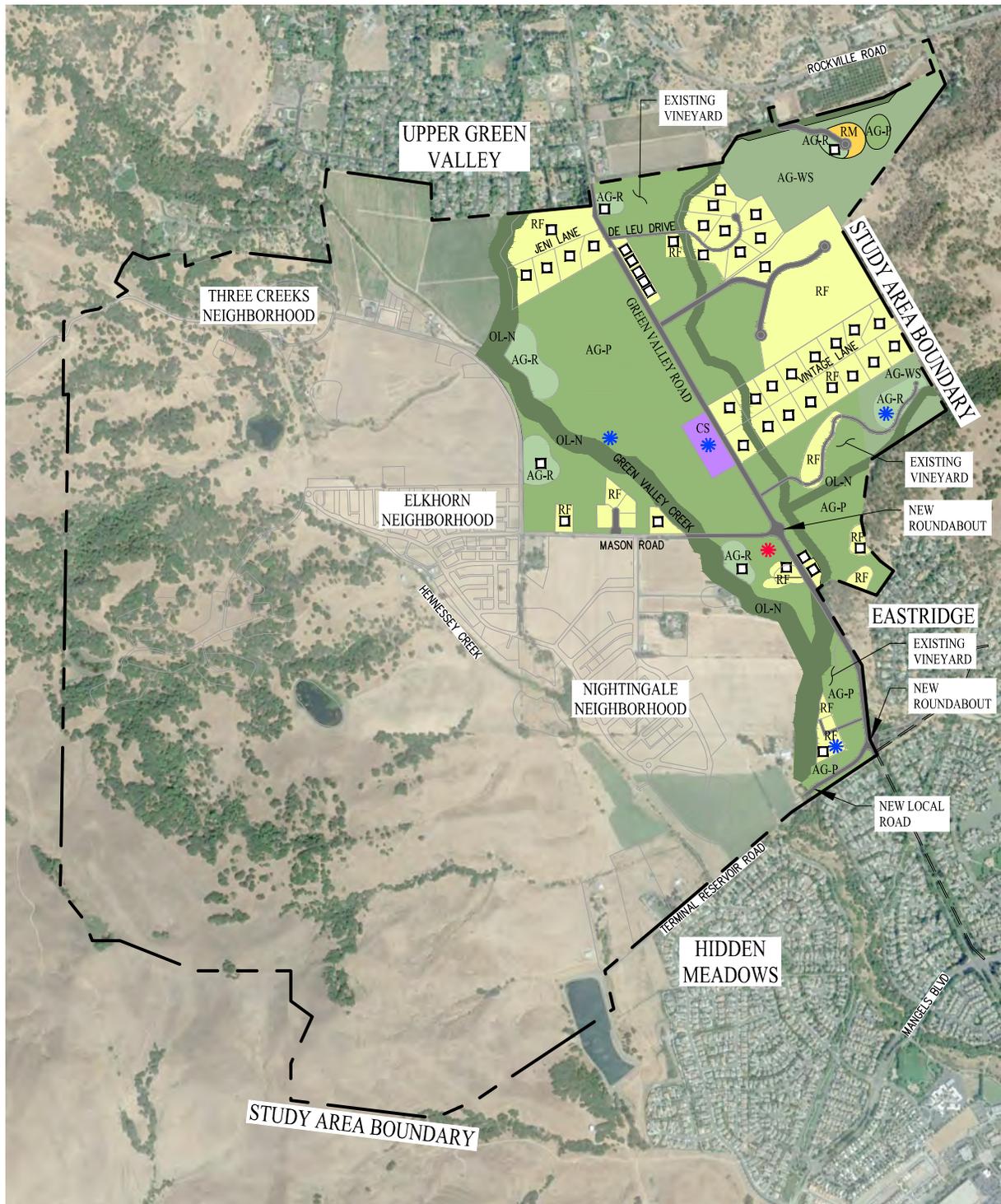
**FIGURE 3-44**  
**THE BUILT FABRIC-**  
**THE LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

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### LAND USE SUMMARY

		MAX. NEW UNITS	20
			ACRES
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	78
	OL-R	OPEN LANDS-RECREATION	---
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	52
	AG-P	AGRICULTURE-PRESERVE	210
	AG-R	AGRICULTURE-RESIDENTIAL	30
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	131
	RM	RURAL MEADOW	2
	RN	RURAL NEIGHBORHOOD	---
	RC	RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	5
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
		EXISTING RESIDENTIAL	
		FIRE STATION	

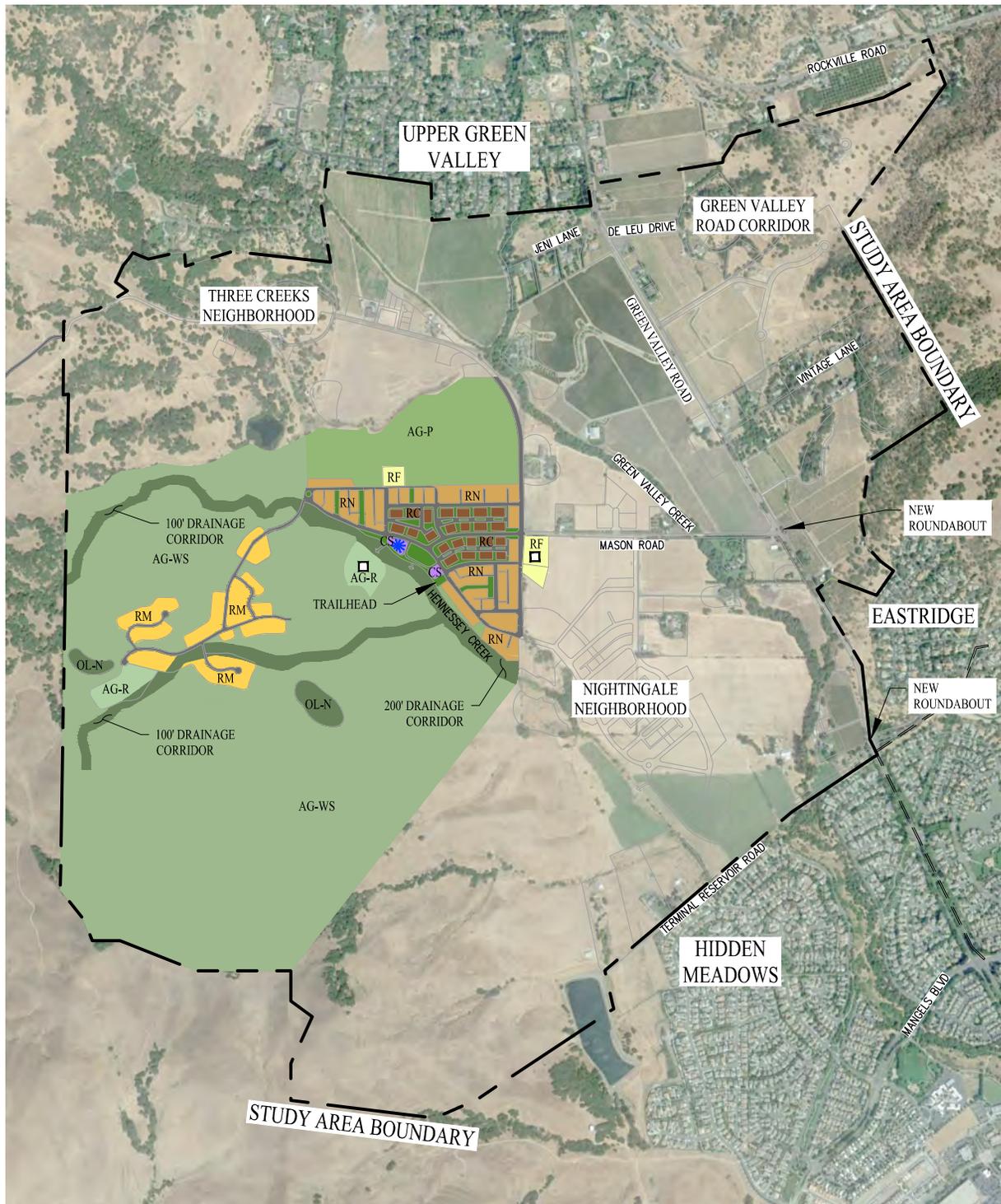
**FIGURE 3-45  
GREEN VALLEY CORRIDOR  
LAND USE PLAN  
MIDDLE GREEN VALLEY**

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### LAND USE SUMMARY

MAX. NEW UNITS		243
		ACRES
<b>OPEN LANDS DESIGNATIONS</b>		
	OL-N	OPEN LANDS-NATURAL 41
	OL-R	OPEN LANDS-RECREATION 5
<b>AGRICULTURE DESIGNATIONS</b>		
	AG-WS	AGRICULTURE-WATERSHED 401
	AG-P	AGRICULTURE-PRESERVE 46
	AG-R	AGRICULTURE-RESIDENTIAL 8
<b>RESIDENTIAL DESIGNATIONS</b>		
	RF	RURAL FARM 5
	RM	RURAL MEADOW 23
	RN	RURAL NEIGHBORHOOD 26
	RC	RURAL MIXED-USE CENTER 15
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	CS	COMMUNITY SERVICES 1
	PS	PUBLIC SERVICES ---
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	ATO	AGRICULTURE TOURISM OVERLAY
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY
		EXISTING RESIDENTIAL
		FIRE STATION

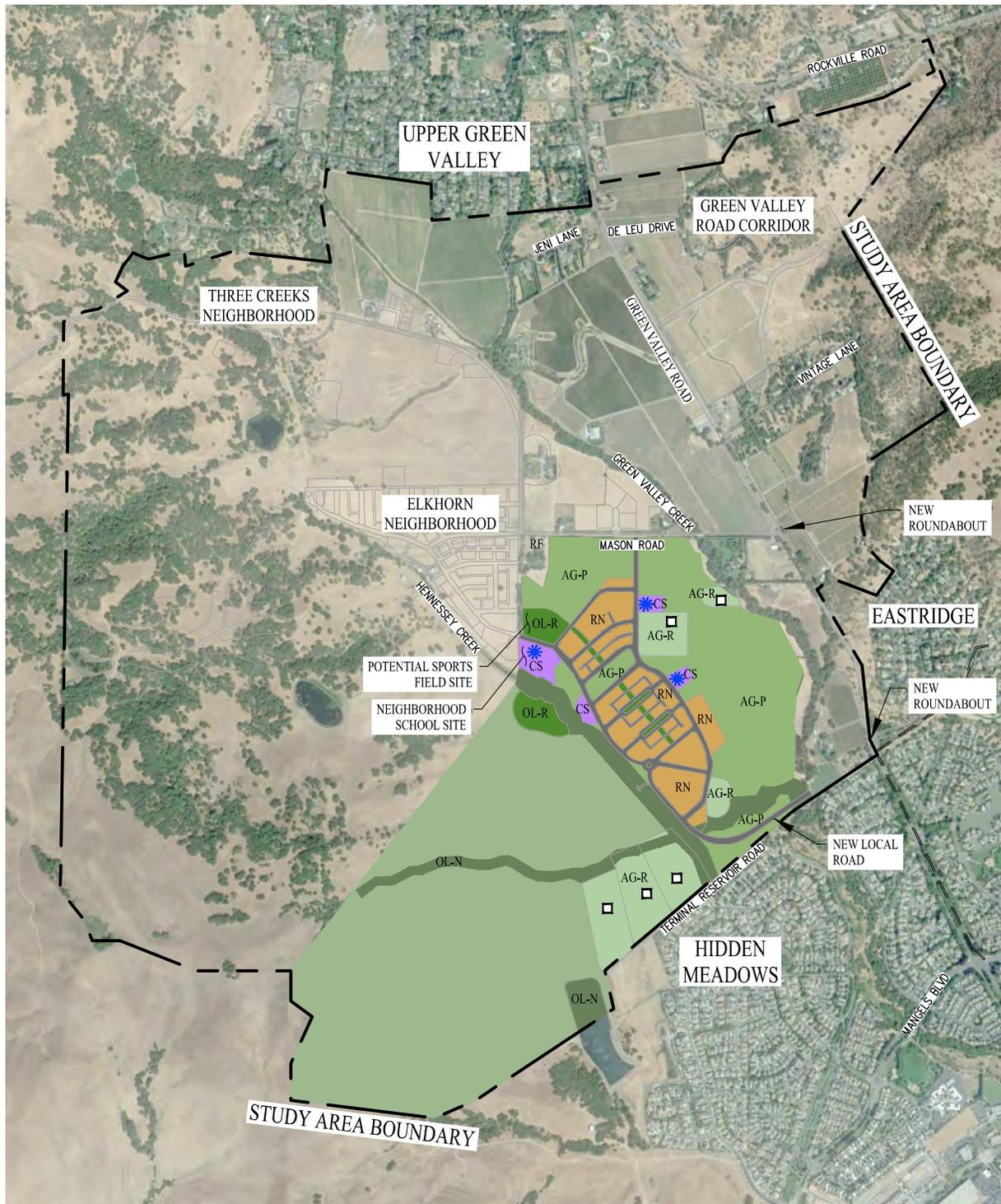
**FIGURE 3-46  
THE ELKHORN NEIGHBORHOOD  
LAND USE PLAN  
MIDDLE GREEN VALLEY**

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### LAND USE SUMMARY

MAX. NEW UNITS		112	
		ACRES	
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	31
	OL-R	OPEN LANDS-RECREATION	16
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	280
	AG-P	AGRICULTURE-PRESERVE	94
	AG-R	AGRICULTURE-RESIDENTIAL	36
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	---
	RM	RURAL MEADOW	---
	RN	RURAL NEIGHBORHOOD	32
	RC	RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	8
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
		EXISTING RESIDENTIAL	
		FIRE STATION	

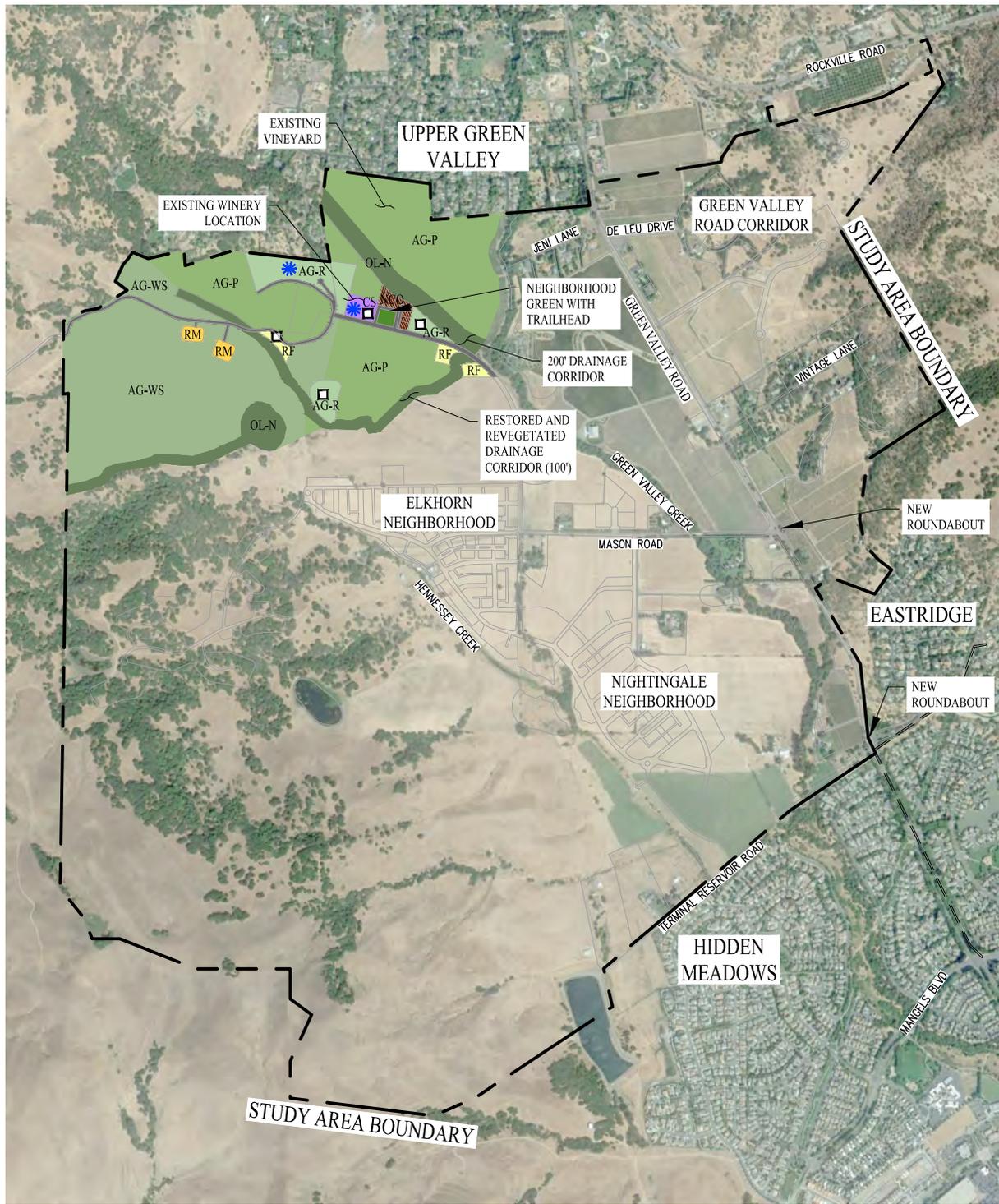
**FIGURE 3-47  
NIGHTINGALE NEIGHBORHOOD  
LAND USE PLAN  
MIDDLE GREEN VALLEY**

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### LAND USE SUMMARY

		MAX. NEW UNITS	15
			ACRES
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	20
	OL-R	OPEN LANDS-RECREATION	1
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	128
	AG-P	AGRICULTURE-PRESERVE	101
	AG-R	AGRICULTURE-RESIDENTIAL	15
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	2
	RM	RURAL MEADOW	4
	RN	RURAL NEIGHBORHOOD	2
	RC	RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	2
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
		EXISTING RESIDENTIAL	
		FIRE STATION	

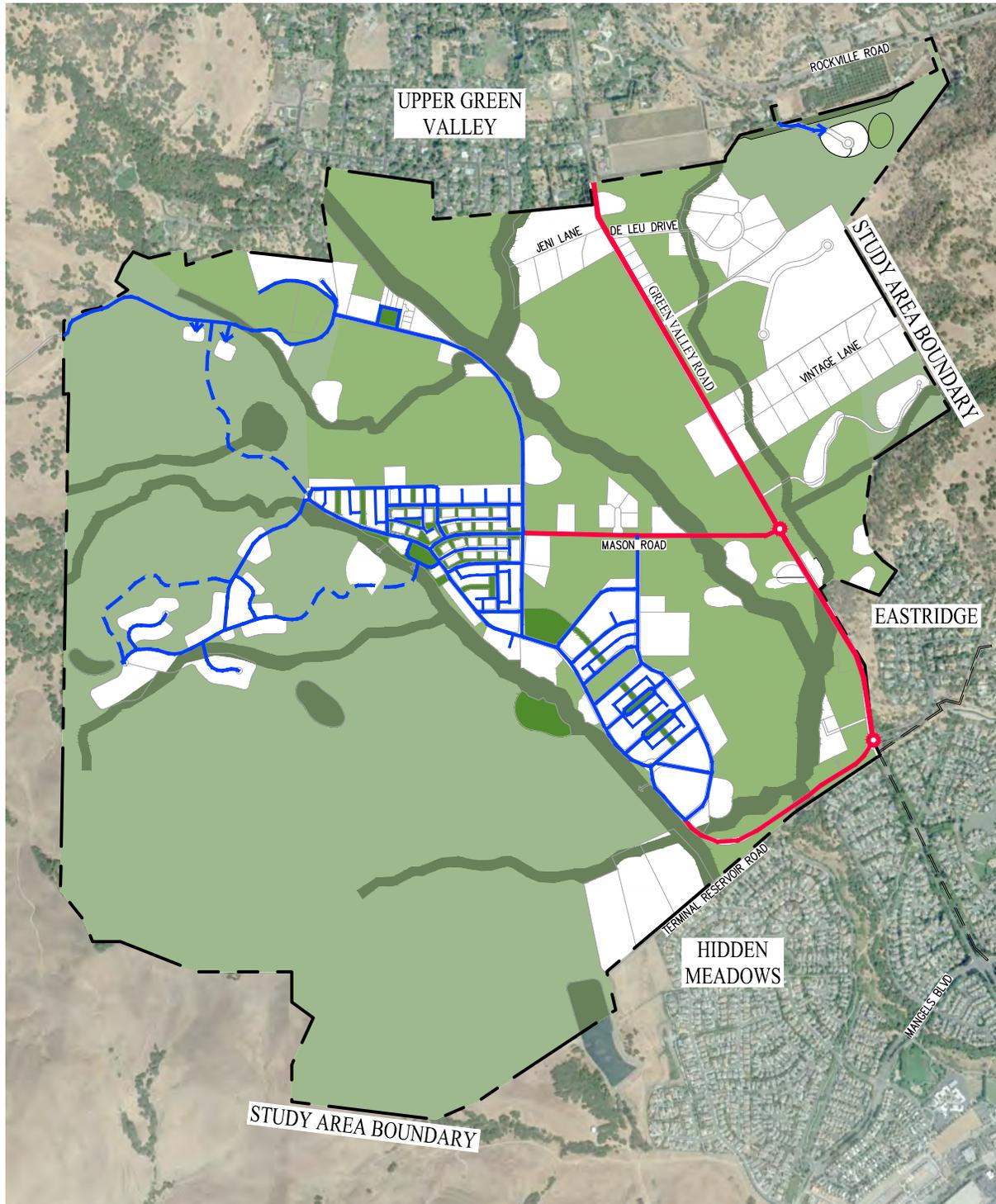
**FIGURE 3-48**  
**THREE CREEKS NEIGHBORHOOD**  
**LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

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## LEGEND



### PRIMARY ROADS

- RURAL COLLECTOR
- LOCAL ROAD



### SECONDARY ROADS

- NEIGHBORHOOD ROAD - TYPE 1
- NEIGHBORHOOD ROAD - TYPE 2
- NEIGHBORHOOD ROAD - TYPE 3
- NEIGHBORHOOD GREEN
- ALLEY

FIGURE 5-66  
**PRIMARY AND SECONDARY  
 THOROUGHFARES**  
 MIDDLE GREEN VALLEY

SOLANO COUNTY CALIFORNIA

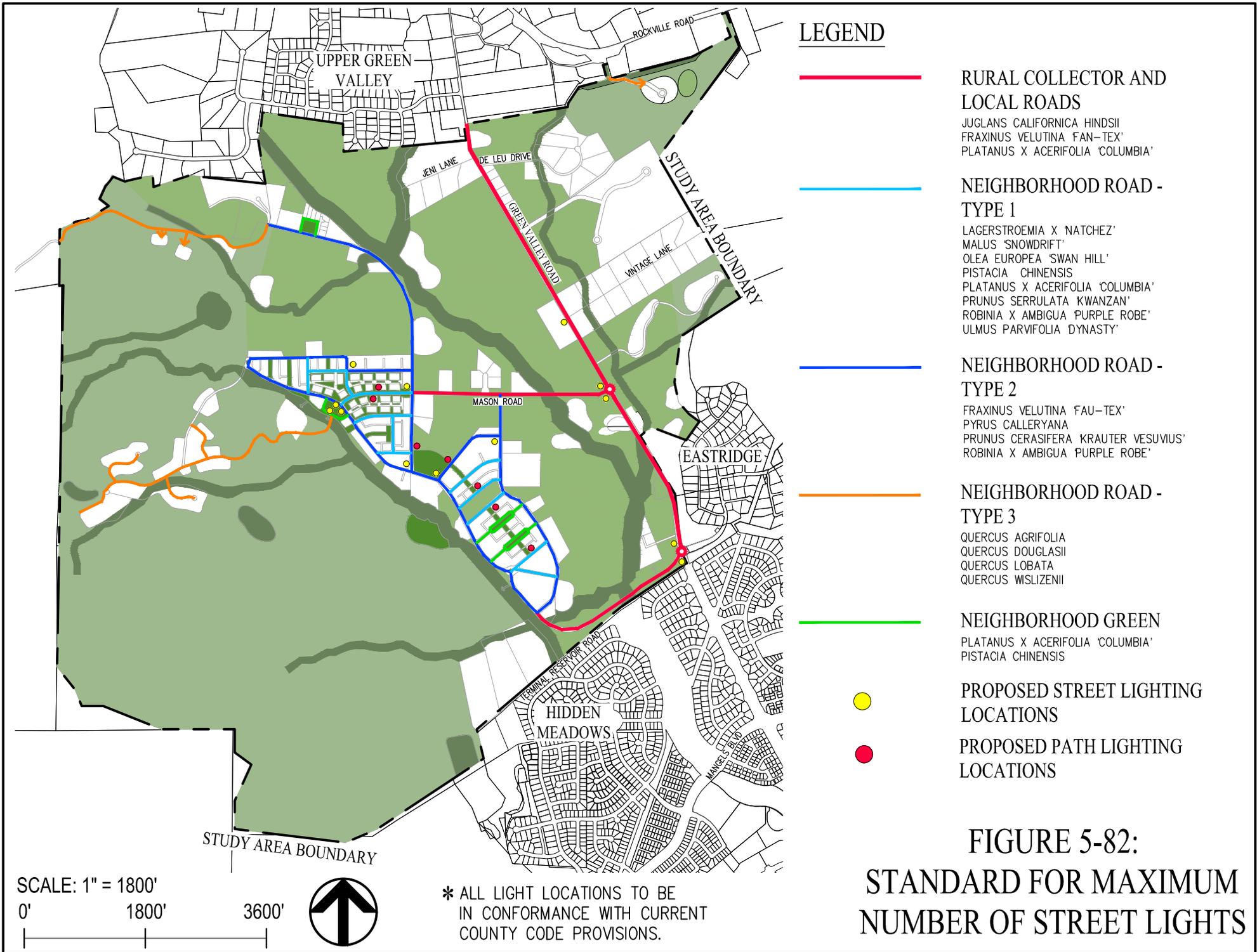
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**Middle Green Valley Specific Plan  
Redline of Specific Plan Amendments Proposed by County Resource Management Department**

The County Resource Management Department proposes the following amendments and clarifications to Specific Plan Section 5.9 Design Review. These County-initiated amendments were reviewed by the Green Valley Conservancy Design Review Committee (CRC). The CRC provided input and the following amendments incorporate suggested edits by the County and the CRC.

**Section 5.9 Design Review** (Page 5-124)

Included in the Conservancy goals of promoting conservation, education, agricultural awareness and community building is the establishment of an effective design review process for all improvements within the Plan Area that ensures that a small-town aesthetic is realized.

~~The following~~This section sets out Guidelines and Standards for the establishment and organization of the Conservancy Design Review Committee (CRC) and a design review process for ~~all~~-built improvements within the Plan Area.

The Conservancy ~~established the CRC in 2011 and prepared a written~~ shall prepare a document that outlines the Middle Green Valley design review process that ~~meets-is consistent with~~ the goals and meets the, Guidelines and Standards ~~as~~-set out in this section ~~and as described throughout this Specific Plan~~.

**5.9.1 HOW THIS SECTION IS ORGANIZED**

This section is organized in two parts as follows:

1. **CRC Organization** – Section 5.9.2 ~~provides a description of~~describes the structure and functions of the CRC, through which the Conservancy’s design ~~and construction~~ review process operates. It describes the composition of the CRC, its function ~~and jurisdiction~~, as well as its responsibility to uphold the Principles, Goals, Standards and Guidelines set out in this Specific Plan. The purpose of this section is to provide a framework to guide the organization and maintenance of the CRC to ensure the CRC meets the intended functions outlined in this Plan. The CRC is an independent community entity operating as a committee of the Conservancy. Project approvals and permits to construct are the responsibility of the County. This Specific Plan and it’s incorporated Design Codes are governing regulatory documents. The CRC operates to provide input on the interpretation and enforcement of the Design Code and the Specific Plan.
2. **Design Review Process Guidelines** – Section 5.9.3 ~~provides a description of~~describes the design review goals, project types to be reviewed, and general procedures ~~and Guidelines~~ that the design review process ~~is to~~shall include. These Guidelines provide the basis for the ~~preparation of a~~ review process document that the Conservancy ~~shall prepare~~has prepared.

**5.9.2 CONSERVANCY DESIGN REVIEW COMMITTEE**

**ORGANIZATION**

The CRC ~~will be~~has been formed to oversee the design review process as set out in Section 5.9.3 within the Middle Green Valley Specific Plan Area. The CRC is a committee within the Conservancy that is focused on implementing an effective design review process for improvements in the Plan Area. ¶

~~advisory body to the County.~~ This review process is in addition to all County, local, state and federal approvals and/or permitting that must take place, as applicable, for any Improvement within the Plan Area.

#### **A. Membership**

The CRC ~~should~~will consist of at least three, but not more than five, members appointed by the Conservancy Board (Board). The Board ~~shall~~should select individuals whose occupations or education provides technical knowledge and expertise relevant to matters within the CRC's design review responsibilities~~jurisdiction~~. ~~If a licensed Landscape Architect, Architect, and/or civil engineer do not sit on the CRC, one each shall be retained by the CRC as needed.~~ As needed, the CRC ~~may~~ shall retain a ~~Commissioning Agent~~licensed landscape architect, architect, civil engineer, or other qualified consultant to advise on the design, construction and maintenance of sustainable design considerations, including, but not limited to water, resource and energy conservation, ~~in addition to indoor air quality.~~

#### **B. Appointment and Term of Members**

The Board ~~retains~~ the right to appoint all members of the CRC, who ~~should~~ shall serve at the Board's discretion. The Board shall retain the power to remove any CRC member, at any time, with or without cause, and to appoint his or her successor.

#### **C. Resignation of Members**

Any member of the CRC may resign at any time, ~~resign~~ upon written notice stating the effective date of the member's resignation to the Board. The Board, with or without cause, may remove any member at any time.

#### **D. Functions of the CRC**

~~It will be the~~A basic function ~~duty~~ of the CRC is to consider and ~~advise~~act upon ~~such~~ proposals or plans ~~from time to time~~ submitted to it in accordance with the design review process as outlined in this Specific Plan; to propose amendments to the Neighborhood Design Code as it ~~deem~~sees appropriate ~~with required approvals of the Board and Solano County;~~ and to perform any duties assigned to it by the Conservancy ~~as set forth in this document.~~ The CRC ~~should~~will meet regularly as needed to perform its duties.

#### **E. Compensation**

The Board ~~should~~ shall determine what compensation, if any, CRC members are to receive for services performed pursuant to their duties. All members ~~should~~will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any CRC function ~~or duty.~~ The CRC ~~may~~ should be able to contract and/or assign some of the CRC's administrative duties, but not ~~authority~~its advisory function, to any qualified design professional as needed.

#### **F. Amendment of the Neighborhood Code**

The CRC ~~from time to time may find it necessary to make adjustments~~may recommend that the County consider adjustments or amendments to the Neighborhood Design Code that are consistent with the overall Goals and Principles of the Specific Plan. Provided that the changes are consistent with the Specific Plan, the County may initiate modifications to the Neighborhood Design Code in the form of a Specific Plan amendment, ~~to be reviewed and approved by the Board. Upon approval, these changes are to be reviewed and approved by the County in accordance with Section 4.4.5 and 4.4.6 of this Specific Plan.~~

## G. Non-Liability

Provided that CRC members act in good faith, neither the CRC nor any member will be liable to the Conservancy, any Owner, or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. ~~Approving or disapproving~~ Recommending approval or disapproval of any plans, specifications and other materials, whether or not defective.
2. ~~Constructing or performing~~ Construction or performance of any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Middle Green Valley.
4. ~~Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.~~
5. Performing any other function pursuant to the provisions of this Specific Plan.

## H. Actions and Approvals

The CRC's actions on matters ~~will~~ should be by a majority vote of the CRC. Any action required to be taken by the CRC ~~may~~ should be taken regardless of its ability to meet as a quorum, if a majority of the CRC is able to review the matter individually and come to a majority opinion. In such cases, the CRC ~~shall~~ should make every effort to facilitate a discussion of the matter amongst all members through teleconferencing and/or other means of communication. The CRC ~~will~~ should keep and maintain a record of all actions taken by it. The ~~powers-functions~~ of the CRC relating to design review ~~do not supersede will be in addition to all~~ design review requirements imposed by Solano County. The design review conditions imposed by the Specific Plan are County requirements.

## I. Appeals

~~The CRC shall establish an appeals process whereby applicants may appeal decisions by the CRC to the Board and finally to Solano County as applicable.~~

### 5.9.3 DESIGN REVIEW PROCESS GUIDELINES

The design review process ~~shall be~~ developed by the Conservancy in accordance with the following Guidelines: The Conservancy ~~shall~~ should ensure that ~~all~~ built improvements and resource and agricultural programs are consistent and complementary ~~of to~~ the mission of the Conservancy and community goals.

The Conservancy ~~shall~~ should establish a website to help expedite its goals, and ~~shall~~ should include a section on its website for the CRC. Once an application is submitted, for review by the CRC, the Conservancy should ~~shall~~ post notice of new applications on the website with relevant descriptive summaries ~~application documents~~. The website ~~should~~ shall allow the public to submit comments via email through the website to the CRC on any pending application, and the CRC ~~shall~~ should transmit all comments received to the County together with its recommendation on the application.

## A. Design Review Process Goals

The Conservancy's design review process shall advance ~~use~~ the following goals ~~to develop in order to be~~ a fair and effective ~~design review process~~:

- ~~Establish a design and construction review process that e~~ Emphasizes the on-going protection of significant, scenic and agricultural lands to reinforce the concepts of community stewardship.

- ~~Provide~~ Advocate for educational opportunities to foster understanding and awareness of the natural environment and regional food systems and how the decisions we make regarding our built environment affect those systems.
- ~~Incorporate~~ Include incentives in the design review process that foster utilization of green technologies and innovative designs to reduce resource consumption.
- Continually improve the effectiveness and involvement of the CRC and the Board.
- Obtain and manage funds to carry out the design review process in a fiscally responsible manner.

## B. Project Types to be Reviewed

The ~~design review process shall include specific review and approval procedures for the~~ following general project types ~~should be subject to the CRC design review process:~~

- 1. Neighborhood Plan- Five or more Lots** - Creation of five or more Lots or units ~~in preparation for Solano County subdivision approval~~, which requires submission of a tentative subdivision map and final subdivision map to the County (refer to Section 26-31 of Article III – Map Requirements of the Solano County Subdivision Ordinance).
- 2. Neighborhood Plan- Four or fewer Lots** ~~--~~ Creation of four or fewer Lots or units ~~in preparation for Solano County subdivision approval by the County~~, which requires submission of a tentative parcel map and final parcel map to the County (refer to Section 26-32 of Article III – Map Requirements of the Solano County Subdivision Ordinance).
- 3. New Construction** - Construction of any new, freestanding structure (s) that requires a building permit, whether as a residential, commercial, mixed-use or landscape structure.
- 4. Alterations, additions or rehabilitation of an existing structure** - Any new construction or rehabilitation to an existing building or structure that requires a building permit that alters the original massing, exterior finishes, window placement, roof design-appearance and/or other significant design elements.
- 5. Major site and/or landscape Improvements** - Any major Improvements that significantly alter an existing landscape and that requires a County permit, including, but not limited to grading involving (for any excavation, movement, and/or fill involving more than 50 cubic yards of dirt or other material). ~~Construction or repair of private~~ swimming pools, driveways, fencing, paving and/or drainage, which on Residential and Agriculture lots are presumed to not alter significantly alter an existing landscape.
- 6. Sign work** - Any installation or alteration ~~to of commercial or residential~~ signs that require a county sign permit, may be is subject to an abbreviated review process.
- 7. Variance Requests** - Alterations to any property lines, setbacks or Building Envelopes that require a variance from the County.

## C. Design Review Process Required Steps

The CRC design review process for project types 1, 2, 3 and 4 as noted above in ~~will should~~ include, at a minimum, the following three steps:

**Pre-Design Conference** - Prior to preparing any drawings for a proposed project, the Developer/Owner or, Architect, or Landscape Architect (if applicable) and any other key project team members ~~are to should~~ meet with representatives of the CRC to discuss the proposed project and program.

**Preliminary Design Review** - The Applicant ~~shall should~~ prepare and submit to the CRC for review ~~and approval~~ a preliminary design review package, which ~~should may~~ include all of the

~~requested information, drawings and plans contained in the CRC design review application, including concerning existing site conditions, constraints, Building Types, building orientation, vehicular and pedestrian circulation, and streetscape design or other documents applicable to the application, as applicable and as set out in the design review process document.~~

**Final Design Review** - ~~Within one year of~~Following preliminary design review approval, the Developer/Owner ~~shall~~should initiate final design review by submitting applicable application and final design documents to the CRC. This review will may cover more detail of all items that need to be in compliance with the sustainability and aesthetic goals of the Specific Plan. Projects to be reviewed will require and be preceded by the submission of plans and specifications as set out in the CRC's design review process documents.

~~Projects to be reviewed will require and be preceded by the submission of plans and specifications as set out in the design review process document.~~ The Developer/Owner ~~shall~~should retain competent assistance from an Architect, Landscape Architect, Arborist, Civil Engineer, and Soils Engineer, and other (Consultant(s)) as appropriate. The Developer/Owner and Consultant(s) ~~shall~~should carefully review the Specific Plan prior to commencing the design review process.

Submittals to, and ~~approvals recommendations~~ by, the CRC ~~shall~~should occur prior to County review and action on development proposals approvals. The CRC shall process design review applications in a timely fashion so as not to impact the overall development schedule of proposed construction. Having secured final approvals from the CRC, the Owner/Developer is required to meet all the submittal and approval requirements of for Solano County, as required to move forward with development of a project.

#### **D. Design Approved Professionals**

Developer/Owners should utilize a professional design team throughout the CRC design review process. This will help ensure timely review and coordination of all applicable plan policies and requirements.

Design teams ~~are to~~may be comprised of the following Consultants, as applicable:

1. Licensed Architect
2. Licensed Landscape Architect
3. Licensed Civil Engineer
4. Additional professional services, as required, to provide consultation regarding energy efficient and environmentally sensitive design.

~~Strong p~~Project management and teamwork ~~must~~should be maintained to assure that sustainable design measures are integrated throughout the planning, design and construction stages of any project while adhering to the aesthetic goals ~~at of the~~ Middle Green Valley Specific Plan. Refer to Appendix B for the Sustainability Index.

#### **E. Sustainable Principles Training Programs**

The CRC ~~shall provide~~ should advocate for programs and/or information that explain the required ~~and or~~ recommended sustainable measures as set out in the Neighborhood Design Code. These measures should be ~~continually~~periodically updated and reviewed by the CRC to ensure that current methods and thresholds are being ~~used~~implemented. These programs could include training sessions, ~~one-on-one~~ meetings with Owners/Developers and ~~publishing manuals on-line~~providing information for owner's use

to increase building performance and innovative measures for ~~incorporation in building programs~~ sustainability and energy efficiency. Refer to Appendix B for the Sustainability Design Index.

#### **F. Application Fees**

In order to defray the expense of reviewing plans, ~~monitoring construction and related data~~ site visits and administrative functions, and to compensate consulting Architects, Landscape Architects and other professionals ~~(as requested by the CRC)~~, a reasonable design review fee ~~shall~~ may be established by and payable to the Conservancy CRC payable upon submittal of initial project application materials. ~~Fees for resubmission shall be established by the CRC on a case-by-case basis. Application fees may be amended annually, as needed.~~ Fees ~~should~~ may be structured to provide incentives to projects that include a high level of recommended green building and sustainable measures as set out in Appendix B – Sustainability Index.

#### **G. Application Format**

An application and information package ~~shall~~ should be available from the CRC for each type of submission. ~~Each~~ In order for the CRC to perform its intended function, each submission ~~must~~ should be accompanied by the required information, as specified in the design review process document. Submissions will not be reviewed ~~without~~ until all of the required materials have been being submitted and applicable fees paid.

#### **H. County Approval**

~~The Developer/Owner shall apply for required approvals from Solano County. Any adjustments to CRC approved plans required by the County review must be resubmitted to the CRC for review and approval prior to commencing development. Any County-required adjustments to CRC approved plans must be resubmitted to the CRC for review, and if applicable, comment back to the County prior to the County's approval to commence development construction. The CRC shall~~ should work with the County to develop ~~provide~~ opportunities to streamline permit processing for projects already reviewed and recommended for approval ~~approved~~ by the CRC. ~~The issuance of any approvals~~ A recommendation by the CRC for County approval of a submitted project shall not imply corresponding compliance with the legally required demands of any local, state and federal agencies. ~~The CRC's decision after County adjustment to plans previously approved by the CRC is appealable to the County, and the County's determination on appeal is not then subsequently appealable to the CRC.~~

#### **I. Work in Progress Observations**

During construction, the CRC ~~shall~~ may make visits to a project site to establish a schedule to check construction to ensure compliance with approved final design documents, as applicable, and may report its observations to the County, including observations of potential non-compliance. ~~These observations shall be specified in the design review process document. If changes or alterations have been found that have not been approved, the CRC shall utilize a "notice to comply" process in order to ensure that improvements are installed per approved plans.~~

#### **J. Notice of Completion**

~~The CRC shall establish a notice of completion process that includes the following steps:~~

- ~~• Upon completion of construction, the Owner and/or Contractor shall submit to the CRC a Construction Observation Request Form for any Improvement(s) given final design approval by the CRC.~~
- ~~• The CRC shall make a final inspection of the property within a set amount of working days of notification.~~

- ~~The CRC will issue in writing a Notice of Completion within a set amount of working days of observation. The Owner, however, cannot take occupancy of any Improvement(s) until a Notice of Completion is issued or an appropriate bond is filed with the CRC.~~
- ~~If it is found that the work was not done in compliance with the approved final design documents, the CRC shall issue a Notice to Comply within three (3) working days of observation.~~



CORDELIA FIRE PROTECTION DISTRICT  
2155 CORDELIA ROAD, FAIRFIELD, CA 94534

TEL: 707-864-0468 • FAX: 707-864-8607

Dear Anthony and Charity,

The purpose of this letter is to memorialize our conversation on November 8, 2019, regarding a new Cordelia Fire Protection District (CFPD) fire station located in the Middle Green Valley Specific Plan (MGVSP).

CFPD currently has two fire stations. Station #31 located at 2155 Cordelia Road, Fairfield, and Station #29, located at 1624 Rockville Road, Fairfield. CFPD owns the property at 2155 Cordelia Road, and leases the land at 1624 Rockville Road from the Fairfield Suisun Unified School District (FSUSD).

CFPD recently celebrated its 100<sup>th</sup> Anniversary. We serve 56 square miles of southern Solano County with occupancies ranging from high value residential homes, to rural ranch and farmlands, to environmentally sensitive marshlands, and some mercantile businesses.

CFPD provides 24/7/365 service with a limited budget, challenging business model, and aging apparatus and facilities. Under our current staffing model, service to our constituents, including Middle Green Valley, leaves room for improvement. Development of homes in the MGVSP will put an additional burden on our already constrained resources for fire suppression and advanced, and basic life support services.

Simply stated, CFPD's current fire stations are obsolete and require significant upgrades or replacement with or without implementation of the MGVSP.

The District is reviewing current operations, operating budget, and staffing to determine how best to serve its current and future needs. One option being considered is the consolidation of the two existing stations into one main station centrally located in Green Valley. If a new station is constructed near the MGVSP, the ideal location would be at, or near the intersection of Mason Road and Green Valley Road. The location of the potential fire station identified within the MGVSP does not work because it is internal to the project and will not provide adequate response times for most of the CFPD service area.

CFPD appreciates that you reached out to us to discuss our needs and we look forward to working with you as you proceed with your project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Dittmer", written over a horizontal line.

Jeff Dittmer, Chairman of the Board

A handwritten signature in blue ink, appearing to read "Jim Frische", written over a horizontal line.

Jim Frische, Vice Chairman of the Board



Mr. Matt Walsh  
Solano County  
Department of Resource Management  
675 Texas Street  
Fairfield, CA 94534

August 11, 2021

RE: Middle Green Valley Specific Plan Amendment

Dear Mr. Walsh:

The purpose of this letter is to confirm that the GVAC Design Review Committee (CRC) has reviewed and agrees with the County-proposed revisions to Section 5.9, Design Review, of the Middle Green Valley Specific Plan as posted on August 9, 2021. We appreciate that the County provided an advance copy of these proposed revisions to the CRC so that we had a chance to review and comment. Furthermore, we are appreciative that the County incorporated the CRC's comments into the final version to be considered by the Planning Commission.

The GVAC previously provided a letter of support for the applicant-proposed revisions to the Specific Plan, and a copy of that letter is attached hereto for reference.

Thanks again for your consideration.

Sincerely,

Riley Collins  
Secretary  
Green Valley Agricultural Conservancy





Mr. Matt Walsh  
Senior Planner  
Solano County  
675 North Texas Street  
Suite 5500  
Fairfield, CA 94533

January 25, 2021

RE: Middle Green Valley Specific Plan Amendment

Dear Mr. Walsh:

The Green Valley Agricultural Conservancy (GVAC) Board of Directors is writing this letter in support of the "Application for Amendments to the Middle Green Valley Specific Plan" submitted on December 11, 2020 by Charity Wagner on behalf of seven landowners in the Middle Green Valley Specific Plan Area.

The GVAC has reviewed the proposed amendments at multiple Board meetings. In addition, the GVAC Board held a Special Meeting on October 29, 2020, at which the Board reviewed the proposed amendments in detail with the landowners' representatives, including their biologist, engineer, and project manager. This presentation included review of the technical studies that informed need for the amendment. The GVAC Board of Directors then reviewed the application package dated December 11, 2020.

After this careful review and consideration, the GVAC is in full support of the Application for Amendment as submitted on December 11, 2020. We urge the County's support of the amendment. The GVAC will continue to work cooperatively with the County and the landowners during this review process.





The GVAC is eager to see the Middle Green Valley Specific Plan come to fruition and we are committed to fulfilling our roles and responsibilities as outlined in the Plan.

If you have any questions please do not hesitate to contact me.

Sincerely,

Dennis DeDomenico  
President

CC: Charity Wagner; Mary Burczyk, President GVLA



**From:** [Mary Burczyk](#)  
**To:** [Walsh, Mathew A.](#); [Emlen, Bill E.](#)  
**Cc:** [Charity Wagner](#)  
**Subject:** GVLA Support For MGVSP Amendment Application  
**Date:** Monday, January 18, 2021 8:02:11 PM

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January 15, 2021

Mr. Matt Walsh

Principal Planner, Solano County

Resource Management Department

675 Texas Street, Suite 5500  
Fairfield, CA 94533

Dear Matt,

The Green Valley Landowners Association (GVLA) would like to state our support for approval of the Application for Amendments to the Middle Green Valley Specific Plan (MGVSP) as submitted to the Solano County Planning Department on December 11, 2020. These amendments are for the MGVSF project as approved by the Solano County Board of Supervisors on August 8, 2017.

The GVLA Board of Directors endorsed the Middle Green Valley Specific Plan in 2017 as it is consistent with GVLA's mission to maintain and enhance the rural character of Green Valley. Four GVLA Directors participated directly in the formulation of the plan from its inception, representing the GVLA members and surrounding community of existing homeowners. Members of the original working committee plus current GVLA Board Members engaged directly with the representatives of the seven landowners to review the details behind this Application for Amendments.

We appreciate the opportunity re-state our support for the MGVSF and the Application for Amendments. Please let us know if you have any questions.

Sincerely,

**Mary Burczyk**

Mary Burczyk

President, GVLA

Cell: 510-410-8411

EMAIL CC:

Mr. Matt Walsh, Principal Planner [mwalsh@solanocounty.com](mailto:mwalsh@solanocounty.com)

Mr. Bill Emlen, Assistant County Administrator [wfemlen@solanocounty.com](mailto:wfemlen@solanocounty.com)

Ms. Charity Wagner, Wagner Enterprises [charity.wagner@gmail.com](mailto:charity.wagner@gmail.com)

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OFFICE OF THE COUNTY COUNSEL  
SOLANO COUNTY GOVERNMENT CENTER  
675 TEXAS STREET, SUITE 6600  
FAIRFIELD, CA 94533

**MEMORANDUM**

TO: Planning Commission  
FROM: James Laughlin, Deputy County Counsel  
DATE: August 12, 2021  
RE: MGV Specific Plan Amendment Request (SP-20-01)

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Included in your agenda materials for this item is an email and several attachments from Charity Wagner, the applicant. I encourage you to review what she has sent and consider the information she has provided as part of your overall consideration of the amendment request.

However, her email also includes an invitation for each of you to contact her directly with any question you might have about the proposed amendment. I am advising that you should not contact her as suggested, and instead save any questions you might have until the Commission's public hearing on this item on August 19.

It is important that any questions an individual commissioner might have about the proposal, and Ms. Wagner's responses to those questions, are heard and considered by the full Planning Commission sitting as an appointed body.

## **Walsh, Mathew A.**

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**From:** Charity Wagner <charity.wagner@gmail.com>  
**Sent:** Wednesday, August 11, 2021 12:05 PM  
**To:** Planning Commission  
**Cc:** Calder, Allan M.; Walsh, Mathew A.  
**Subject:** August 19th PC Hearing, MGV Specific Plan Amendment Request  
**Attachments:** 2. Exhibit 1\_Narrative.pdf; GVLA Support Email.pdf; GVAC Support Letter.pdf

Dear Chairman Bauer, Vice Chair Calyer and Planning Commissioners,

My name is Charity Wagner. I am the project manager for seven landowners within the Middle Green Valley Specific Plan (MGVSP). I am writing in regard to next week's Planning Commission meeting when County staff will bring forward proposed amendments to the MGVSP. There are two parts of the proposed amendments:

- 1) Landowner/Applicant proposed amendments; and
- 2) County staff proposed amendments.

I have provided a brief background on these amendments below and invite you to call or email with me any comments or questions.

1) The Landowner/Applicant amendments are driven by results of site specific field work including geotechnical and landslide analysis, detailed topography mapping, earthquake fault trenching, wetland mapping and protocol-level species and plant surveys all of which are required by the MGVSP. Results of this field work have generated findings that have led to the landowners request for minor modifications to the MGVSP. A detailed description of these proposed modifications and the field studies supporting them is included in the attached application narrative.

In brief, these modifications can be summarized as:

- Relocating some of the units from the foothills to the valley due to topography and extensive grading requirements in the hills;
- Shifting internal roadways to align with existing roadways and minimize creek crossings;
- Clarify unit counts per neighborhood to match the previously approved Development Agreement and Transfer of Development Rights.

2) The County staff proposed amendments include clarifications to Section 5.9 of the MGVSP regarding the Conservancy's Community Design Review roles and functions.

The landowners have worked closely with County staff over the past year to ensure that the overall vision of the MGVSP can be successfully implemented. The MGVSP required further investigation of site-specific physical constraints. Now that those constraints are known, minor adjustments to the Plan are required. I have had several meetings with the Green Valley Agricultural Conservancy (GVAC) and the Green Valley Landowners Association (GVLA) regarding the proposed amendments. Both GVAC and GVLA are in support (letters attached).

The landowners are eager to proceed with implementing the MGVSP and these amendments are an important first step. Following consideration of this amendment application, the landowners will submit Tentative Map applications to subdivide and create the residential, open space, agriculture and neighborhood commercial lots that are envisioned in the MGVSP. These mapping applications will come back to the Planning Commission for review and consideration next year (following detailed review and recommendation from County staff).

Please feel free to contact me directly with any questions on the proposed amendments. I'd also be happy to talk via phone or in person regarding the Specific Plan in general and the process for implementation.

Sincerely, Charity

--

Charity Wagner

[charity.wagner@gmail.com](mailto:charity.wagner@gmail.com)

415-730-6718

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