

# Notice of Preparation

Form B

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subject: **Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

Agency Name Solano County  
Street Address 675 Texas St., #5500  
City/State/Zip Fairfield, CA 94533  
Contact Matt Walsh / Michael Yankovich

**Consulting Firm (if applicable):**

Firm Name Wagstaff and Associates  
Street Address 2512 Ninth St., Ste. 5  
City/State/Zip Berkeley, CA 94710  
Contact John Wagstaff

Solano County will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

Please send your response to Matt Walsh or Michael Yankovich at the address shown above. We will need the name for a contact person in your **agency**.

**Project Title:** Middle Green Valley Specific Plan & EIR

**Project Location:** Fairfield Solano  
City (nearest) County

**Project Description:** -- See Attached --

Date June 6, 2009

Signature *Matt Walsh*  
Title Principal Planner

Phone 707-784-6765



Department of Resource Management  
675 Texas Street, Suite 5500  
Fairfield, California 94533  
www.solanocounty.com

## NOTICE OF PREPARATION TO PREPARE AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING

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**Date:** June 4, 2009

**To:** Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

**Subject:** **Notice of Preparation of a Draft Environmental Impact Report for the Proposed Middle Green Valley Specific Plan<sup>1</sup>**

**From:** Solano County Department of Resource Management

**Street Address:** 675 Texas Street, Suite 5500

**City/State/Zip:** Fairfield, California 94533

**Contact:** Michael Yankovich, Planning Manager  
Telephone: (707) 784-6765

The County of Solano will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed project identified below. We are interested in the views of your agency as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities in connection with the proposed project.

The proposed project, its location, and its potential environmental effects are described below.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

Please send your response to the Solano County Department of Resource Management, Attention: Michael Yankovich, Planning Manager, 675 Texas Street, Suite 5500, Fairfield, CA 94533. Please provide a contact name for your agency with your comments.

**Project Title:** Middle Green Valley Specific Plan

**Project Proponent:** County of Solano

**Project Location:** See Figures 1 and 2. The proposed Middle Green Valley Specific Plan area is located on Green Valley Road, in unincorporated Green Valley, near the western boundary of Solano County; north of I-80, Jameson Canyon, and the Hidden Meadows subdivision (City of Fairfield); south of existing unincorporated subdivisions and the Green Valley Country Club in upper Green Valley; west of Suisun Valley and the Rockville Hills; and northwest of the East Ridge subdivision (City of Fairfield).

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<sup>1</sup>**References:** California Code of Regulations, Title 14 (CEQA Guidelines), Sections 15103 and 15375.

**Project Description:** The County of Solano is proposing to prepare and adopt a Middle Green Valley Specific Plan for the approximately 1,911-acre Middle Green Valley planning area shown on Figure 2.

### **Solano County General Plan Goals and Objectives for Middle Green Valley**

The Middle Green Valley planning area is identified in the 2008 Solano County General Plan as a Special Study Area. As part of the General Plan update process, a community participation program was conducted for this Special Study Area. The ultimate goal established for the area through this process was to maintain the rural character of Middle Green Valley while allowing some opportunities for compatible residential development. Land use tools such as clustering and transfer of development rights were proposed to limit the effects of residential development on the rural character of the valley, including the valley's viewsheds, wildlife habitat, wildlife movement corridors, and agricultural activities. General Plan-identified Implementation Program SS.I-1 calls for adoption of a plan (either a specific plan or master plan) for Middle Green Valley that would implement these goals and suggestions and specify, among other things:

- techniques, including design guidelines and development standards, to ensure that future development is compatible with the rural character of Middle Green Valley and surrounding areas;
- guidelines for residential development, including minimum and maximum lot sizes, development standards, and density bonus credits for clustered residential development;
- the details of a transfer of development rights program (and implementing ordinance), including the designation of areas where development is preferred and credits to property owners who voluntarily forgo development;
- the number of units and/or credits, with or without clustering, "that will provide incentives for all landowners in the area to participate in a market driven transfer of development rights program, based on 400 units, subject to further study;"
- the location and dimensions of a wildlife corridor ("green corridor");
- the maximum number of units any property owner can develop, with or without clustering;
- the techniques to be applied voluntarily by property owners to ensure permanent protection and maintenance of resources on lands to remain undeveloped; and
- the details of how the development would be served with water and wastewater service.

### **Proposed Middle Green Valley Specific Plan**

Pursuant to these adopted 2008 Solano County General Plan objectives, the County proposes to complete and adopt a Middle Green Valley Specific Plan. The proposed Specific Plan would establish a land use and circulation layout, associated land use tools such as development clustering, a Transfer of Development Rights (TDR)/conservation easement program, and a land conservation trust, which are intended to limit the effects of development on the rural/agricultural character of the valley.

Proposed Land Use Layout and Development Capacity. Table 1 summarizes the proposed Specific Plan land use breakdown. Figure 3 illustrates the proposed Specific Plan land use layout.

As shown on Figure 3, the Specific Plan proposes three development areas or "neighborhoods" west of Green Valley Road. It is intended that the three development areas would be visually screened from Green Valley Road by natural topography and natural vegetation (existing riparian vegetation and oak woodland). Each neighborhood would contain a range of housing types, along with a neighborhood green and potential neighborhood-serving commercial uses. As summarized in Table 1, development within the three neighborhoods would be maintained within the following limits:

- up to 400 new residential lots totaling approximately 83 acres, including up to 390 cluster lots (zero lot line, quarter acre, half acre, and meadow lots) and 10 larger "compound lots" where up to 15,000 square feet of building space would be permissible on each lot to allow for one primary residential structure and associated agricultural or other secondary and ancillary structures;
- up to approximately 60,000 square feet of "agricultural tourism" related commercial floor space, including up to approximately 50,000 square feet of "agricultural commodity processing and commercial nurseries" (e.g., wineries, olive oil production, etc., using locally-produced commodities), and up to approximately 10,000 square feet of "agricultural tourism retail" (for retail sale of locally produced agricultural products such as wine, olive oil, flowers, produce, etc., and complementary food, books, craft/artisan wares, and other items) plus an inn (commercial lodging) of up to 25 rooms;
- a limited group (up to 6 acres) of complementary "public/community" uses, possibly including a chapel (up to 60 seats), meeting hall/farm stand (up to 3,000 square feet), community recreation center (up to 8,000 square feet), and small land conservancy/post office (up to 2,500 square feet); and
- potential neighborhood commercial areas, where a total of up to 10,000 square feet of retail floor space would be permitted to serve the convenience needs of the community.

The remaining area of approximately 1,606 acres (approximately 84 percent of the Specific Plan area) would be designated in perpetuity as "open lands" including approximately 1,156 acres of "natural and passive" land and approximately 450 acres of "active" land. The "natural and passive" open land designation would include riparian corridors, steep slopes, oak woodland, grazing lands, flood zones, trails and fire roads. The "active" open land designation would include cultivated row crops, vineyards, orchards, kitchen/community gardens and park/playground/ballfield uses.

Proposed Circulation System. Figure 4 shows the proposed Specific Plan circulation system. The proposed Specific Plan designates three "Rural Collector" roads (Green Valley Road, Mason Road, and a third proposed road extending from Green Valley Road to the southerly neighborhood. Additional "Neighborhood Roads," "Alleys/Driveways," and "Secondary Access/Emergency Vehicle Access" roads would extend from the rural collectors. In addition, pedestrian trails would connect the three neighborhoods and extend along Mason Road and Green Valley Road.

Table 1  
**CONCEPTUAL SPECIFIC PLAN LAND USE BREAKDOWN**

<u>Land Use Type</u>	<u>Units</u>	<u>Acres</u>
<b>Existing Residential</b>		
Existing Parcels	55	145
<i>    Acreage Subtotal</i>	55	145
<b>New Residential</b>		
Zero Lot Line	40	
1/4 Acre Lot	200	
1/2 Acre Lot	85	
Meadow Lot	65	
Compound Lot	10	
<i>    Acreage Subtotal</i>	400	83
<b>Agriculture Tourism</b>		
Locally Produced Commodity Processing, Commercial Nurseries	50,000 sf	
Ag. Tourism Retail Inn	10,000 sf 25 rooms	
<i>    Acreage Subtotal</i>		10
<b>Public/Community Use</b>		
Chapel	60 seats	
Meeting Hall/Farm Stand	3,000 sf	
Community Recreation Center	8,000 sf	
Conservancy/Post Office	2,500 sf	
<i>    Acreage Subtotal</i>		6
<b>Neighborhood Commercial</b>		
Neighborhood Commercial	10,000 sf	
<i>    Acreage Subtotal</i>		1
<b>Roads</b>		
Existing Green Valley and Mason Road		13
Proposed Roads		47
<i>    Acreage Subtotal</i>		60
<b>Open Lands</b>		
Natural and Passive		1,156
Active		450
<i>    Acreage Subtotal</i>		1,606
<b>TOTAL ACREAGE</b>		<b>1,911</b>

SOURCE: Hart Howerton

Legend: sf = square feet of floor area

Proposed Water and Wastewater Provisions. Two water and wastewater system alternatives are proposed for the Specific Plan area: *Alternative A* which would involve connection of the Specific Plan development areas ("neighborhoods") to City of Fairfield municipal water and sewer systems; and *Alternative B* which would involve use of a common "onsite" water and sewer system to serve the Specific Plan development areas ("neighborhoods"). The two alternative proposals are summarized below:

***Alternative A:***

Water supply system *Alternative A* would involve Specific Plan development area connection to the City of Fairfield municipal water system. The City's municipal water supply is contracted through the Solano County Water Agency (SCWA). The City operates two water treatment plants, the Waterman Plant and the North Bay Regional Plant. City water distribution infrastructure includes a 24-inch main in Green Valley Road where the Specific Plan development areas would connect. Agricultural irrigation water would continue to be supplied by the Solano Irrigation District (SID). SID water will also be available for domestic irrigation. The proposed water supply infrastructure system under *Alternative A* would include approximately 9 miles of onsite pipeline and 500,000 gallons of onsite storage.

Wastewater treatment system *Alternative A* would involve Specific Plan development area connection to the Fairfield-Suisun Sewer District (FSSD). The FSSD operates a wastewater treatment plan approximately four miles southeast of the Specific Planning area. The FSSD does not typically provide sewer service outside of the Fairfield and Suisun City city limits. The closest existing FSSD wastewater infrastructure to the Specific Plan area is a 12-inch main in Green Valley Road approximately one quarter mile south of the Specific Plan area boundary. Due to the capacity limitations of this existing sewer main, installation of a new parallel sewer main from the Specific Plan area to the Cordelia Pump Station, approximately 2 miles to the south, may be required. The Cordelia Pump Station and FSSD wastewater treatment plant may also require capacity upgrades to accommodate the Specific Plan. The proposed wastewater system infrastructure under *Alternative B* would include approximately 9 miles of onsite pipeline.

Water and wastewater treatment *Alternative A* would require potential voter approval, City of Fairfield, Solano County, and Solano County Local Agency Formation Commission (LAFCO) approvals.

***Alternative B:***

Water supply system *Alternative B* would utilize local groundwater for domestic supply in the Specific Plan development area. The Specific Plan area lies above the Suisun-Fairfield Valley Groundwater Basin. The Suisun-Fairfield Valley Groundwater Basin is one of the few groundwater basins in California not in overdraft, most likely due to the early development of the Solano Project for regional irrigation demands. A comprehensive hydrogeology study and test well program would be necessary to verify the potential adequacy of onsite wells. Groundwater use would be solely for domestic purposes. Solano County Irrigation District (SID) reclaimed water would continue to be used for agriculture and domestic irrigation purposes. Water treatment under *Alternative B* is predicted to consist of mixed media filtration and disinfection unless measured chemical constituents indicate otherwise. The proposed onsite groundwater system configuration (pending more study) consists of **three groundwater wells at a sustained flow of 100 gpm each, approximately 4.5 miles of pipelines, and 500,000 gallons of storage in two tanks at elevation.**

A Community Services District (CSD) would be necessary to maintain the system.

Solano County General Plan policy PF.I-15 states "Investigate the potential for innovative recycled water systems in Solano County, such as the use of graywater for domestic and agricultural purposes, and identify sources of funding for implementation of these systems."

Under wastewater treatment system *Alternative B*, wastewater from the Specific Plan development areas would be collected and treated "onsite" utilizing a local collection system similar to *Alternative A*, but utilizing an "onsite" Membrane Bioreactor (MBR) package wastewater treatment plant. The MBR tertiary treatment system would include an aeration tank, a membrane operating system and a disinfection unit. All tertiary treated water would be reused onsite for agricultural and domestic irrigation purposes in conjunction with Solano Irrigation District water. System sludge yields under *Alternative B*, which would be less than from more conventional system designs, would be available for compost and fertilizer use in Solano County and elsewhere. Associated onsite infrastructure would include approximately 5.7 miles of pipeline, two pump stations and the MBR tertiary treatment unit. A Community Services District would be necessary to maintain the system.

Proposed Agricultural/Open Space Protection. The Specific Plan proposes to retain approximately 1,606 acres (approximately 84 percent of the planning area) in perpetuity in agriculture and open space preserves. The proposed TDR/conservation easement program would give property owners the opportunity to place agricultural lands under a conservation easement in exchange for development rights, providing the main tool for preserving agricultural lands in the planning area.

The Specific Plan proposes the creation of the Green Valley Conservancy, a non-profit, tax-exempt, legally independent conservation trust that would oversee: (1) the preservation, monitoring, and management of natural resources; (2) the ongoing viability and sustainability of agricultural and grazing operations; (3) the promotion of educational, interpretive, and research opportunities; and (4) the establishment of a comprehensive community design review process. The TDR program conservation easements described above would be granted to the Green Valley Conservancy.

The Specific Plan would also include a Strategic Action Plan for Agriculture in Middle Green Valley that outlines an agricultural business strategy, suggested mix of farming types, sustainable agricultural practices, and marketing, management, and educational opportunities. The Green Valley Conservancy would use the Strategic Action Plan to guide agricultural operations and management of lands placed in conservation easements.

### **Required County Approvals**

Implementation of the Specific Plan would require County approval of the proposed Specific Plan and an associated Zoning Map Amendment to incorporate the Specific Plan. Implementation of the Specific Plan would also ultimately require County approval of the proposed TDR/conservation easement program and implementing development agreement, and associated tentative and final subdivision maps. In addition, implementation of Specific Plan water and wastewater *Alternative A* would require potential voter approval, City of Fairfield, Solano County and Solano County Local Agency Formation Commission (LAFCO) approvals of water and sewer service area annexations. For water and wastewater

under *Alternative B*, formation of a Community Services District would require approval.

**DEIR Scope:**

The County has determined that the proposed Specific Plan will require preparation of a programmatic Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The following 17 environmental topics (listed alphabetically) will be evaluated in the program EIR:

- Aesthetics;
- Agricultural and Mineral Resources;
- Air Quality;
- Biological Resources;
- Climate Change;
- Cultural, Historic and Paleontological Resources;
- Energy;
- Geology and Soils;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Health and Safety (including hazards and hazardous materials);
- Public Services and Utilities;
- Transportation and Circulation;
- Project Consistency with Adopted Local and Regional Plans; and
- Alternatives to the Proposed Project.

**Notice of Scoping Meeting:**

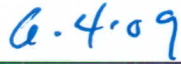
Pursuant to California Public Resources Code sections 21083.9 and 21092.2, the County will conduct a scoping meeting for the same purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, involved federal agencies, and agencies and people who have requested notice, as to the appropriate scope and content of the EIR. The scoping meeting will be held on June 23, 2009 from **7:00 PM to 9:00 PM** at the following location:

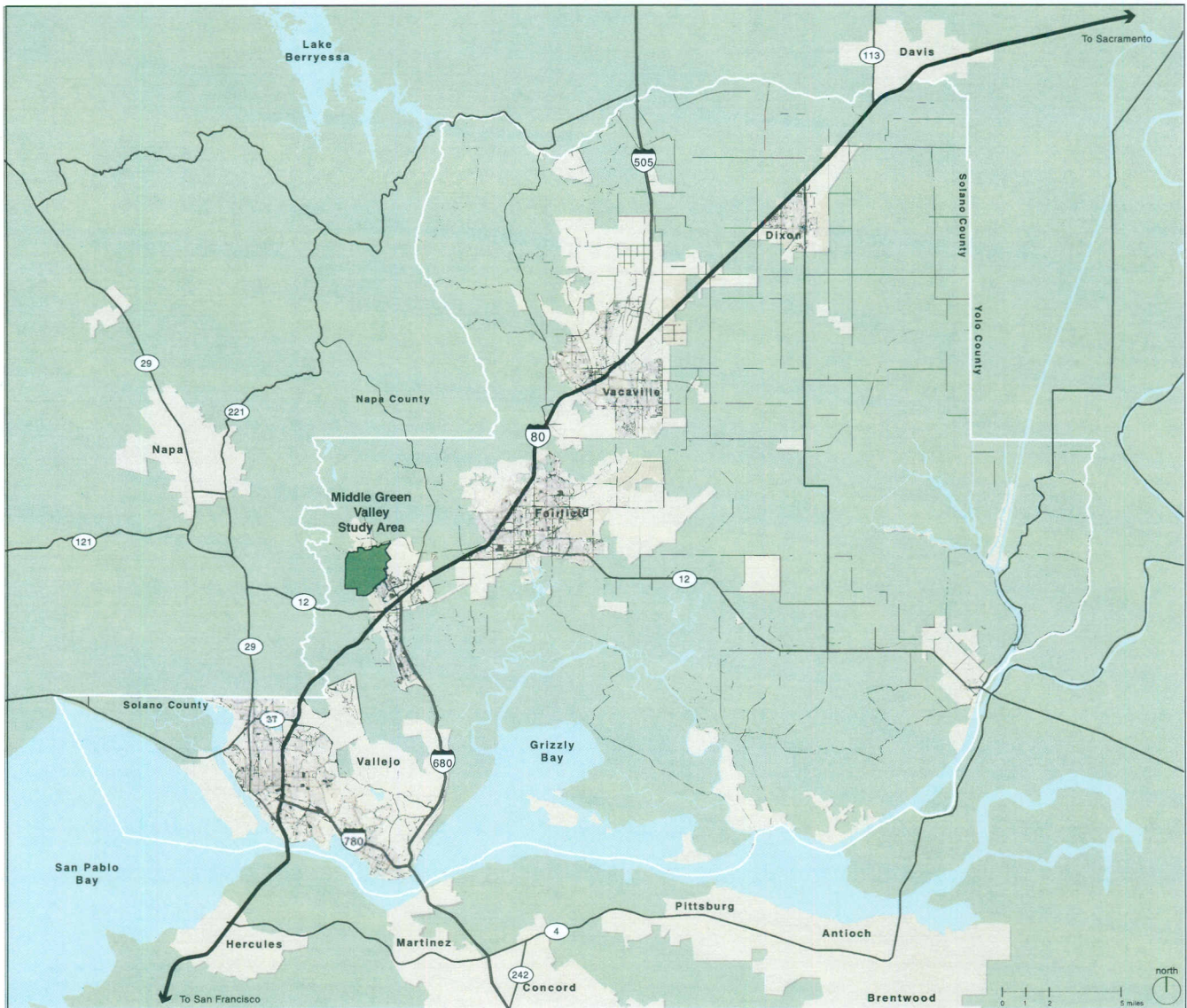
Solano County Administrative Building  
Multi Purpose Meeting Room, #  
675 Texas Street, First Floor  
Fairfield, CA 94533



For additional information needs, please contact Michael Yankovich, Planning Manager; telephone: (707) 784-6765; FAX: (707) 784-4805.

  
Michael Yankovich, Planning Manager

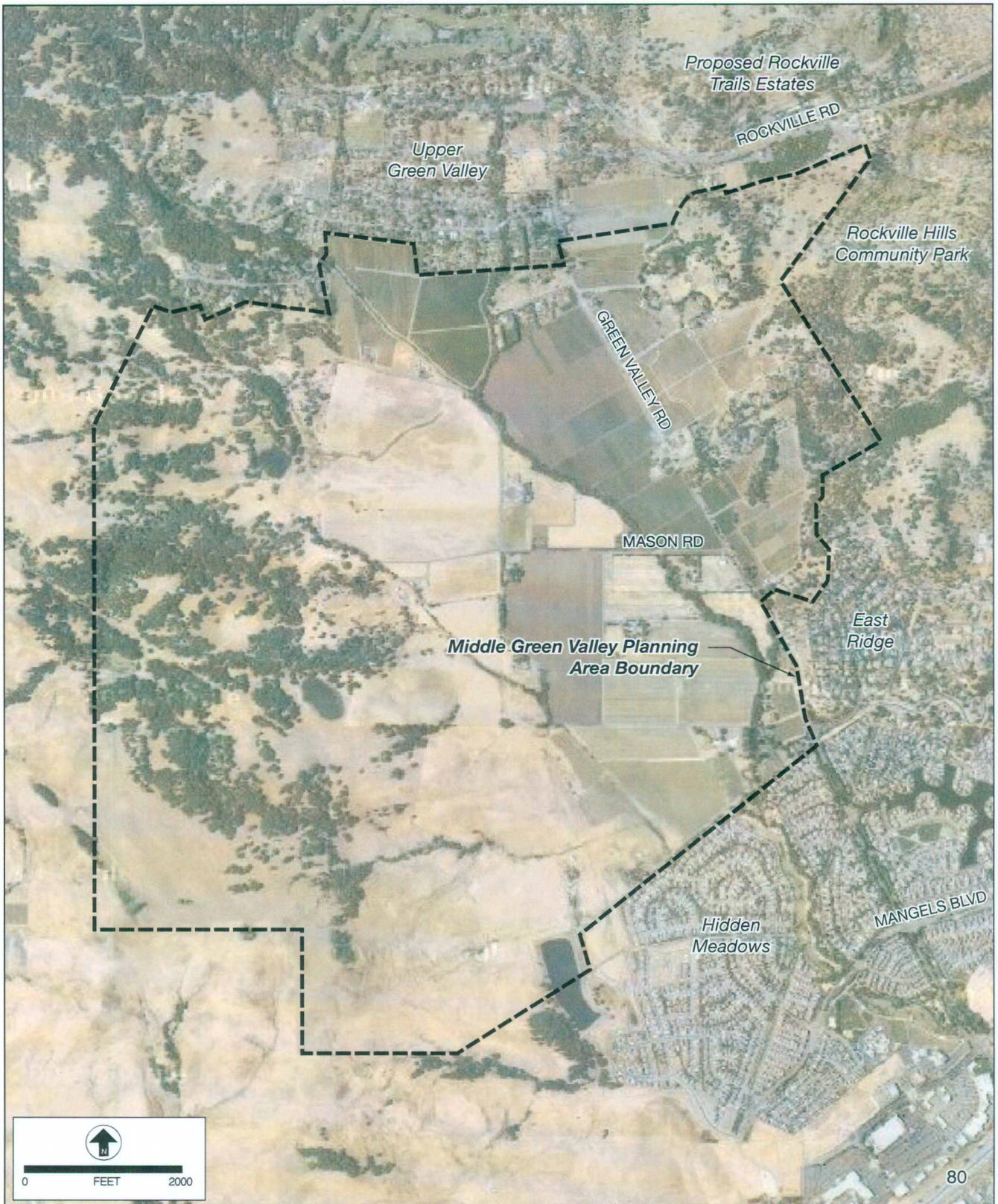
  
Date



SOURCE: Hart Howerton

Figure 1

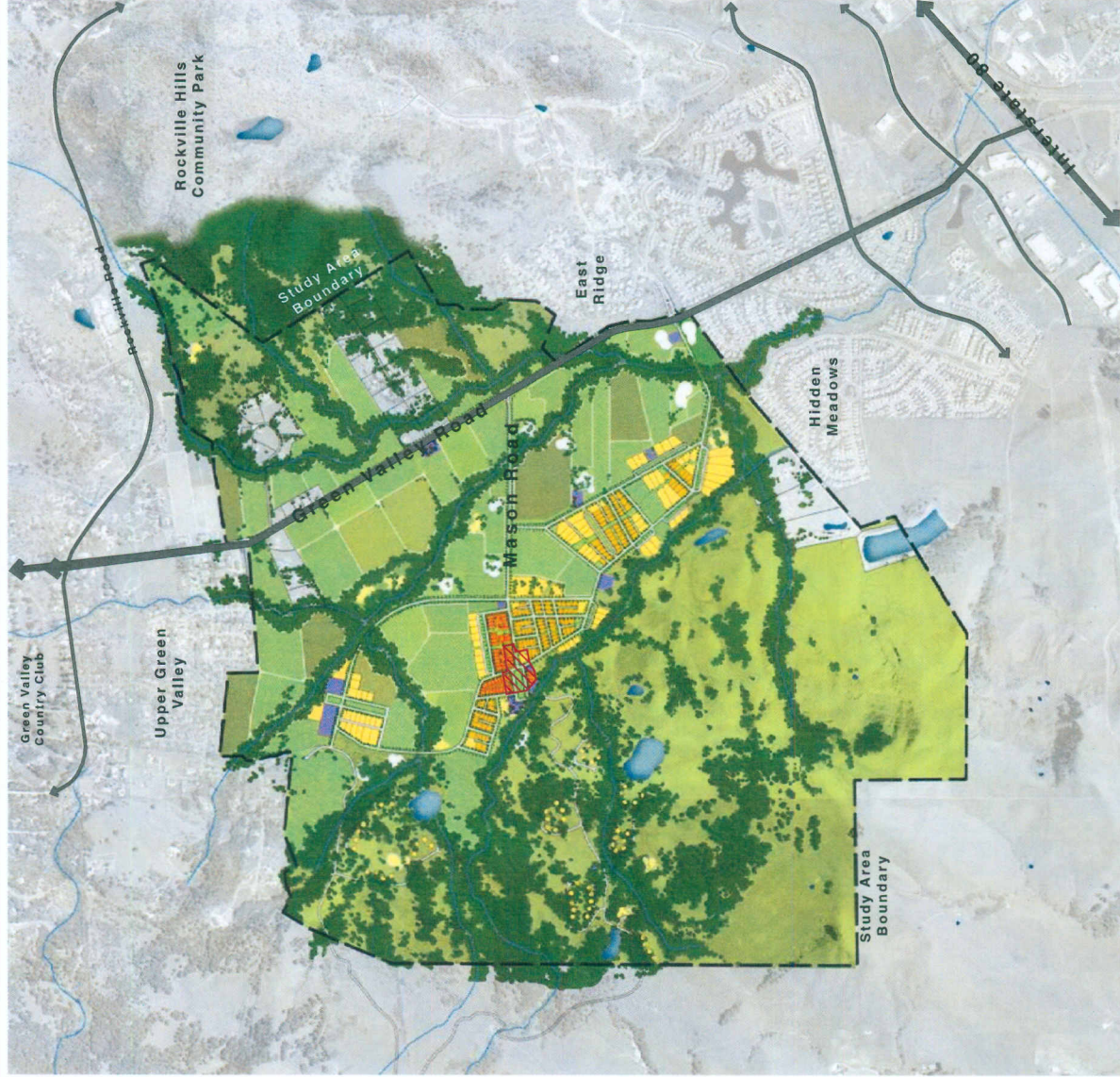
# PROJECT LOCATION



SOURCE: Hart Howerton

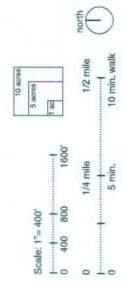
Figure 2

**SPECIFIC PLAN AREA AERIAL PHOTOGRAPH**



- LEGEND**
- STUDY AREA (APPROX. 1900 ACRES)
  - EXISTING UNITS
  - ZERO LOT LINE
  - 1/4 ACRE LOT
  - 1/2 ACRE LOT
  - MEADOW LOT
  - COMPOUND LOT
  - AGRICULTURE/TOURISM
  - NEIGHBORHOOD COMMERCIAL OVERLAY

- HIGHLIGHTS**
- A. APPROX. 400 NEW HOMES
  - B. GREEN VALLEY ROAD VIEWSHED PROTECTED/ENHANCED
  - C. STRATEGY FOR MUNICIPAL SERVICES FOR STUDY AREA
  - D. APPROX. 84% MANAGED OPEN SPACE
  - E. LONG TERM PLAN AVOIDS SPECULATION PRESSURE
  - F. NUMEROUS COMMUNITY BENEFITS
  - G. CONNECTED TO REGIONAL OPEN SPACE POTENTIAL
  - H. LONG TERM STRATEGY FOR HABITAT/FLOOD PROTECTION
  - I. SUSTAINABLE AGRICULTURE IS CENTERPIECE OF NEW DEVELOPMENT



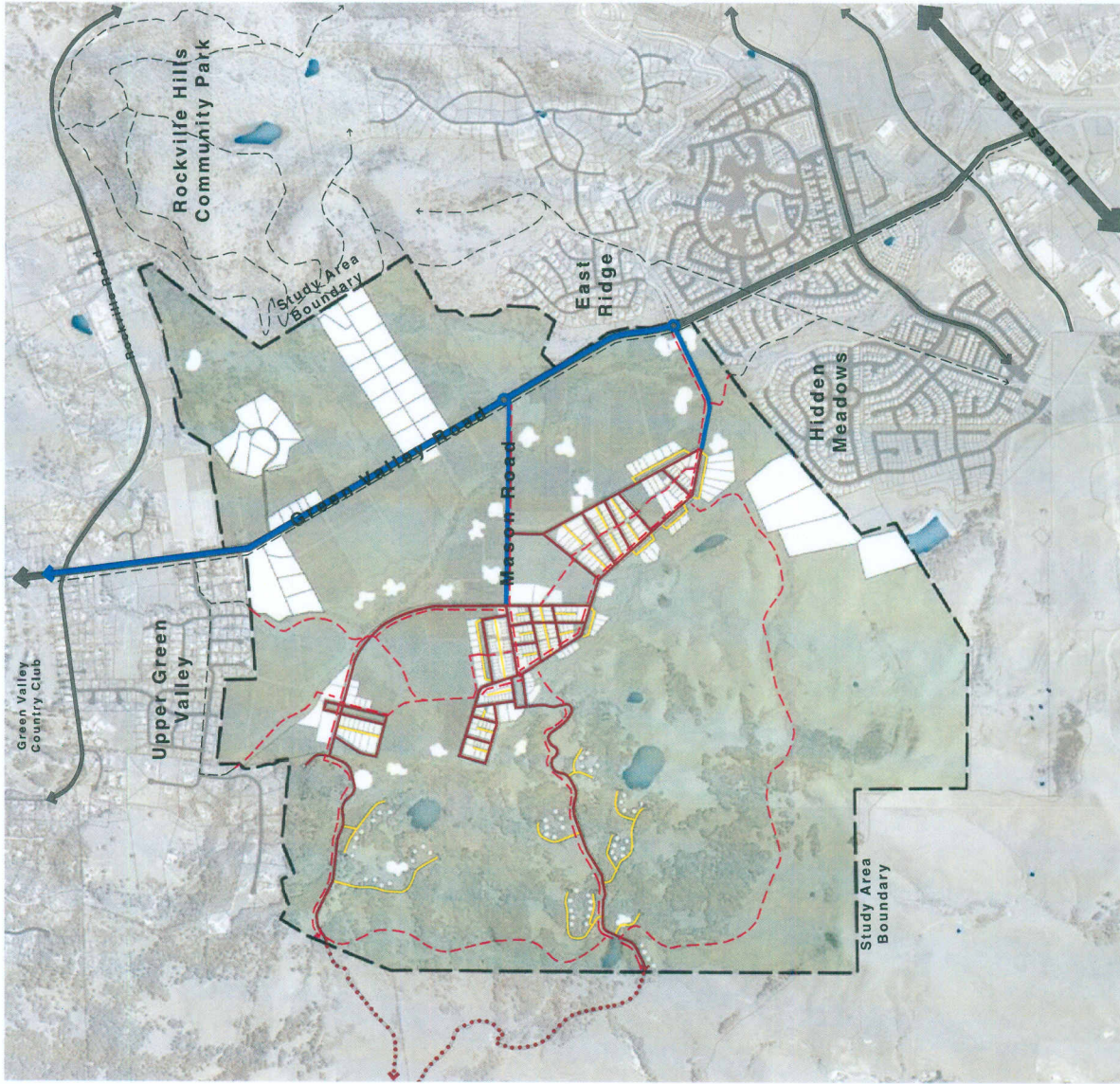
**Figure 3**

**PROPOSED SPECIFIC PLAN LAND USE DIAGRAM**

Middle Green Valley Specific Plan EIR

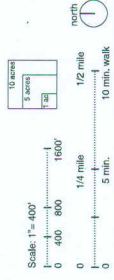
**SOURCE: Hart Howerton**

Wagstaff and Associates ■ Urban and Environmental Planners



**LEGEND**

- RURAL COLLECTOR
- NEIGHBORHOOD ROAD
- ALLEYS/DRIVEWAYS
- ⋯ SECONDARY ACCESS/  
EMERGENCY VEHICLE  
ACCESS
- - - POTENTIAL TRAIL CONNECTIONS
- - - EXISTING TRAILS



SOURCE: Hart Howerton

Figure 4

**PROPOSED SPECIFIC PLAN CIRCULATION DIAGRAM**