
2. PROJECT DESCRIPTION

This EIR chapter describes the proposed Middle Green Valley Specific Plan actions or "project" addressed in this program EIR. As stipulated by the CEQA Guidelines, the project description has been detailed to the extent needed for evaluation and review of environmental impacts. In accordance with section 15124 of the CEQA Guidelines, this chapter describes (a) the location and boundaries of the plan area, (b) the background leading up to the proposed Draft Specific Plan, (c) the basic objectives sought by the proposed Draft Specific Plan, (d) the various development regulations and actions described in the Draft Specific Plan, and (e) the jurisdictional approvals required to implement the project.

2.1 PROJECT LOCATION

2.1.1 Regional and Local Setting

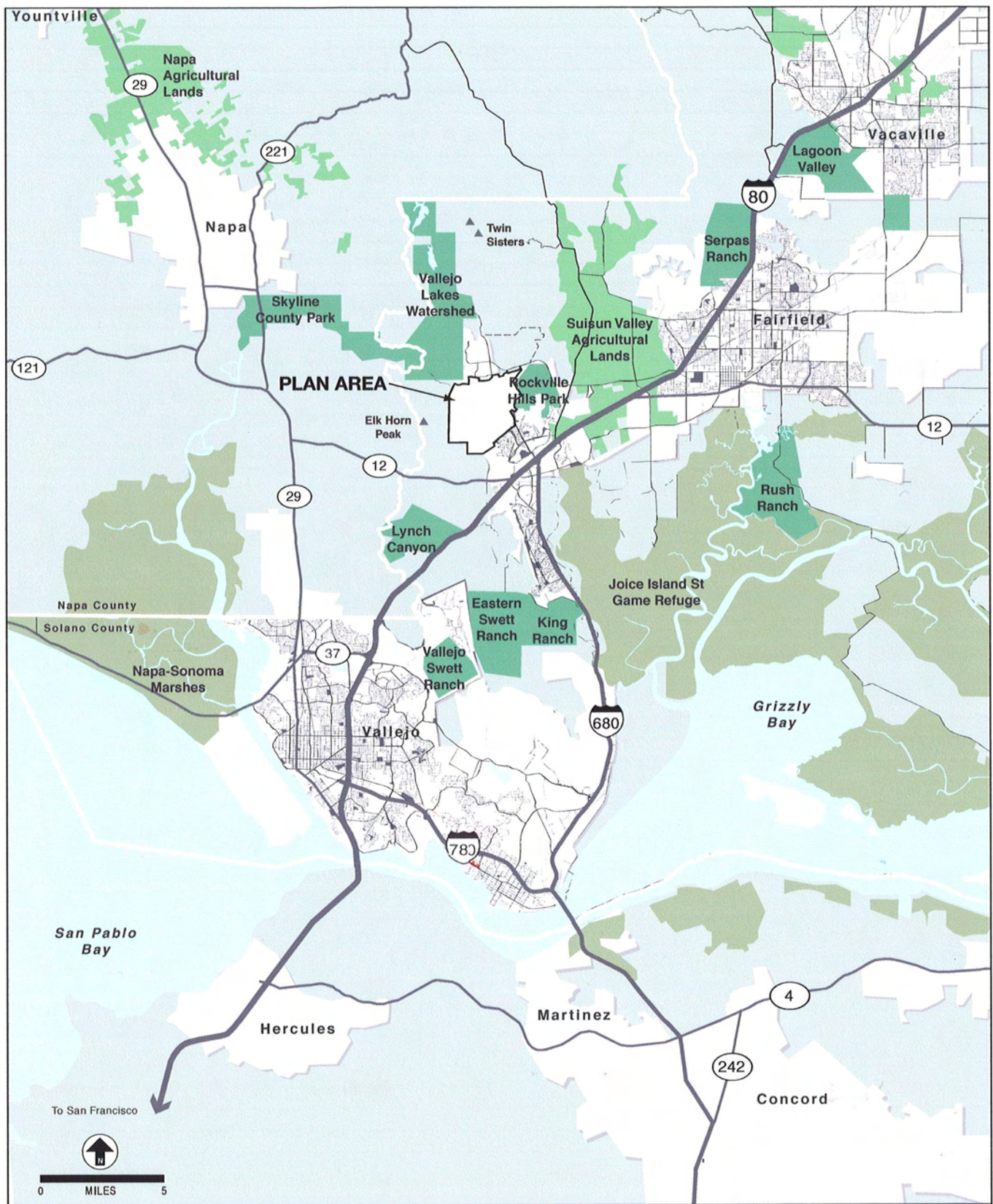
The plan area is located in the west-central portion of unincorporated Solano County, approximately one mile north of the Interstate 80/Interstate 680 interchange. Residential development within the incorporated City of Fairfield is located immediately south and east of the plan area.

As shown on Figure 2.1, regional access to the plan area is provided by Interstate 80 and Interstate 680. Interstate 80 extends generally in an east-west direction about one mile south of the plan area, providing access to San Francisco to the west and Sacramento to the east. Interstate 680 extends generally in a north-south direction, terminating at Interstate 80 about one mile south of the plan area and providing access to Walnut Creek and San Jose to the south.

Major local streets extending through or near the plan area include Green Valley Road, which extends generally in a north-south direction through the plan area and provides access to Interstate 80 to the south; Mangels Boulevard, which intersects Green Valley Road about one-half mile south of the southern plan area boundary and extends east to connect to Suisun Valley Road; and Rockville Road, which intersects Green Valley Road about one-half mile north of the northern plan area boundary and extends east to Suisun Valley Road.

2.1.2 Plan Area Boundaries and Uses

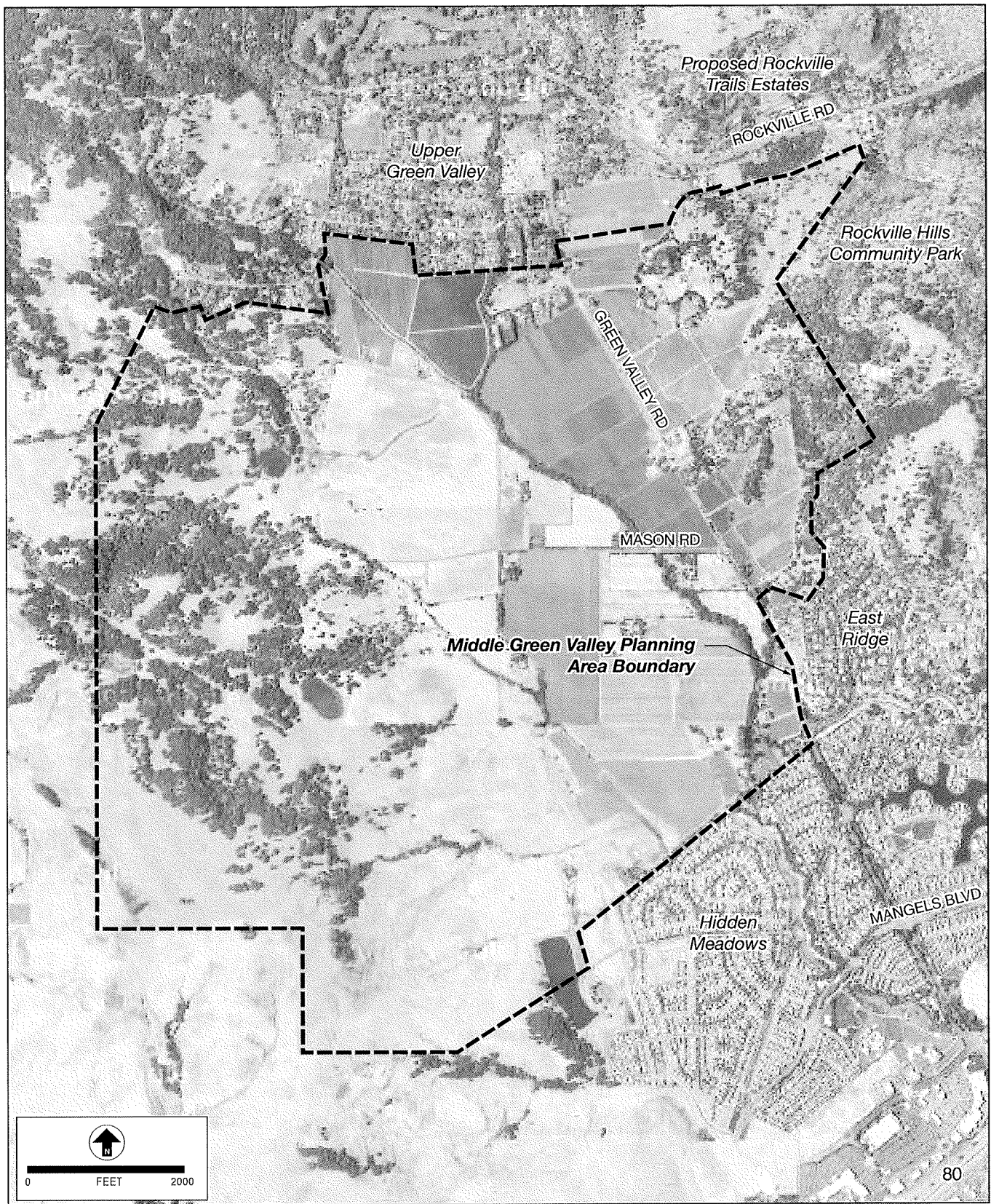
Figure 2.2 shows the location and boundaries of the proposed 1,905-acre specific plan area. As shown on the figure, the plan area is located along Green Valley Road and is adjoined by undeveloped land to the west, unincorporated subdivisions and the Green Valley Country Club in upper Green Valley to the north, the East Ridge subdivision (within the City of Fairfield) and Rockville Hills Park (within the unincorporated area) to the east, and the Hidden Meadows subdivision (within the City of Fairfield) to the south. Retail, office, and light industrial uses are located farther south within the City of Fairfield in the vicinity of Interstate 80 and Interstate 680.



SOURCE: Hart Howerton

Figure 2.1

SPECIFIC PLAN AREA LOCATION



SOURCE: Hart Howerton

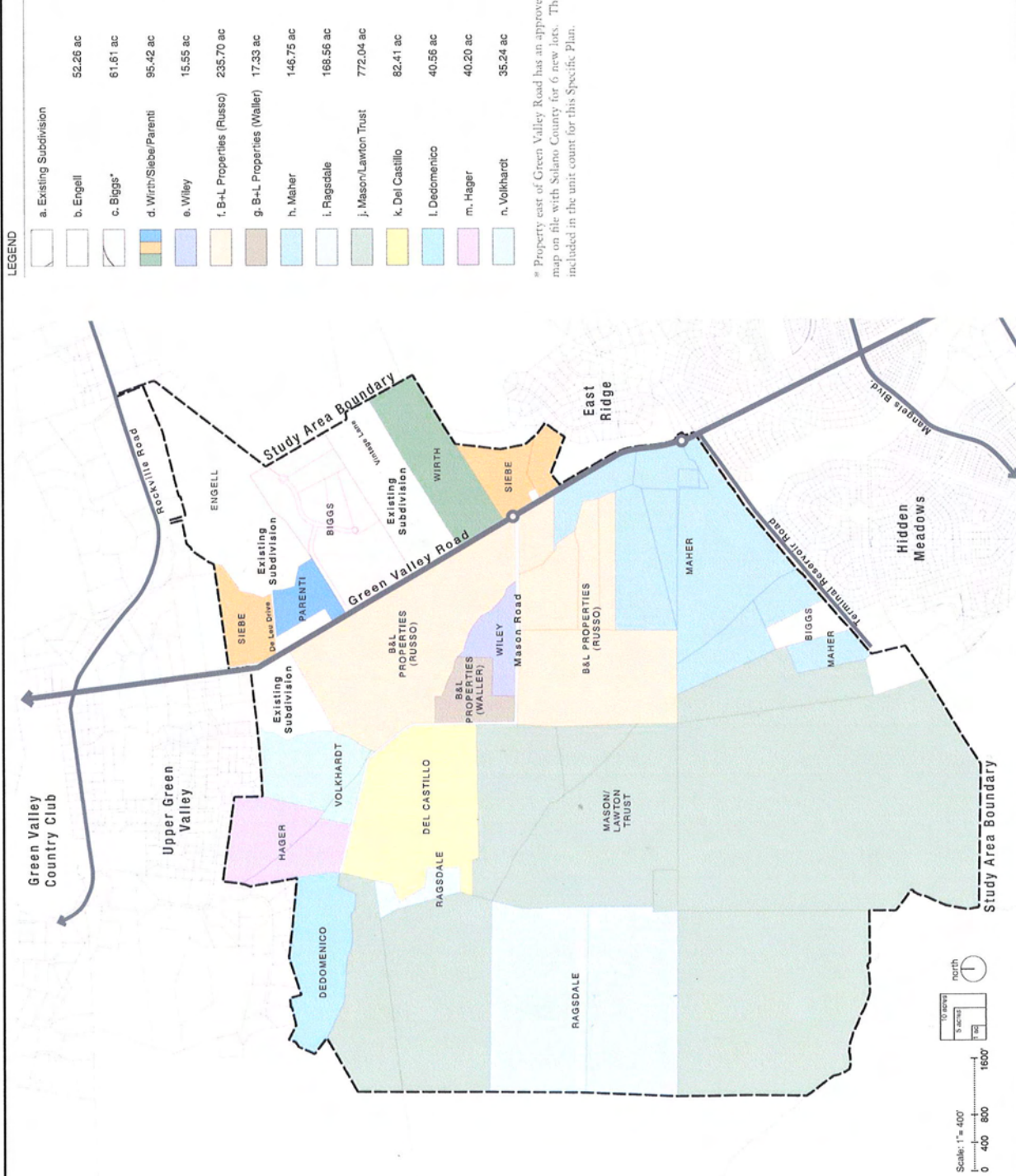
Figure 2.2

SPECIFIC PLAN AREA AERIAL PHOTOGRAPH

Figure 2.2 provides an aerial photograph of the plan area and vicinity. The plan area includes a scenic combination of Green Valley Road viewshed, riparian corridors, hillside oak woodland, hillside grassland, hillside woodland scrub, and agricultural landscapes. The General Plan describes Middle Green Valley as "located north of the Fairfield city limits along Green Valley Road... [and] nestled on the edge of the western hills with a mixture of cultivated agricultural land on the valley floor and grazing land in the hills, sandwiched between residential developments in upper Green Valley and the city of Fairfield." The General Plan also states that "The area is valued for its rural character and scenic qualities." In recent decades, the agricultural viability that has contributed substantially to these visual values has been in substantial decline throughout the County.

As illustrated by Figures 2.2 and 2.4, a mosaic of cultivated agricultural and rural development patterns characterizes most of the existing valley floor in the plan area. The plan area has been modified over the past 150 years by agricultural crop cultivation (vineyards, stone fruit, row crops, cover crops, etc.) and livestock grazing. A segment of Hennessey Creek north of Terminal Reservoir Road was realigned and channelized over 75 years ago. The existing inventory of buildings and infrastructure in the plan area includes:

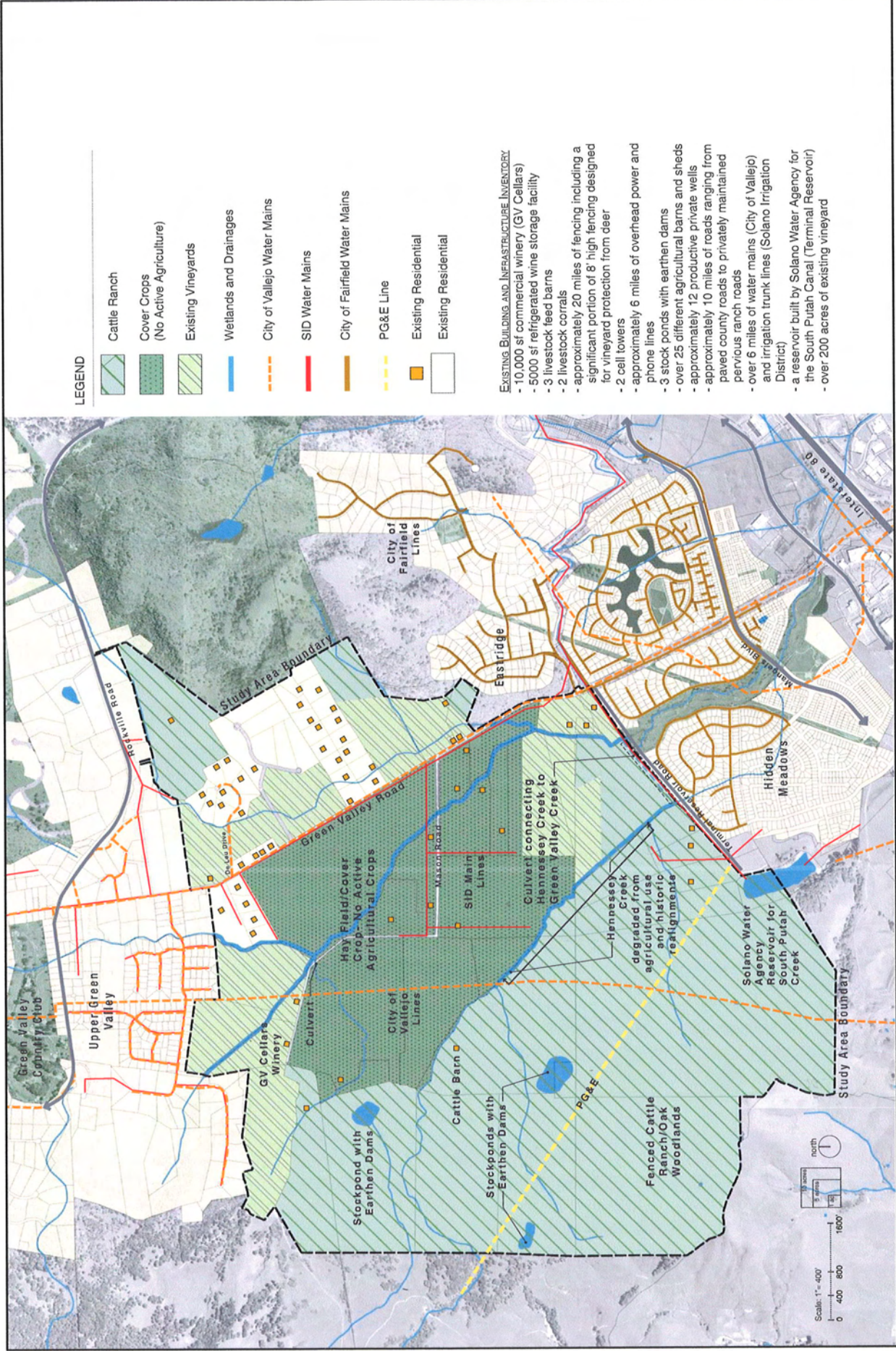
- approximately 55 existing single-family rural residences and associated accessory structures,
- a 10,000-square-foot winery facility (GV Cellars),
- a 5,000-square-foot refrigerated wine storage facility,
- three livestock feed barns,
- over 20 additional agricultural barns, sheds and other accessory structures,
- two livestock corrals,
- approximately 20 miles of fencing,
- approximately 6 miles of overhead electrical and telephone distribution lines,
- two cellular telephone towers,
- three stock ponds with earthen dams,
- a Solano County Water Agency operated reservoir, and
- approximately 10 miles of internal local roads ranging from paved county roads to privately-maintained ranch roads.



SOURCE: Hart Howerton, Planners and Architects

Figure 2.3

SPECIFIC PLAN AREA OWNERSHIP



SOURCE: Hart Howerton, Planners and Architects

Figure 2.4
**EXISTING BUILDINGS AND INFRASTRUCTURE
 IN THE SPECIFIC PLAN AREA**

2.2 PROJECT BACKGROUND

The Middle Green Valley area is identified in the 2008 Solano County General Plan as a “special study area.” As part of the General Plan update process, the County of Solano conducted a community participation program 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 General Plan provisions, specifying, among other things:¹

- 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 the establishment of 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.

Pursuant to these adopted 2008 Solano County General Plan provisions, the County proposes to complete and adopt a Middle Green Valley Specific Plan for the approximately 1,905-acre plan area shown on Figure 2.2.

¹County of Solano, Solano County General Plan, December 2008, page LU-58. The General Plan is available at <http://solanocountygeneralplan.net/>

2.3 PROJECT OBJECTIVES

CEQA Guidelines section 15124(b) requires that an EIR describe the basic objectives of the project, including the underlying purpose of the project. The purpose of the proposed Middle Green Valley Specific Plan is to carry out the goal and policies for the Middle Green Valley “special study area” identified by the Solano County General Plan. These General Plan-established goals and policies for the plan area serve as the "project objective" and are as follows:¹

- *Protect and maintain the rural character of Middle Green Valley while allowing opportunities for compatible residential development to occur. (Goal SS.G-1)*
- *Maintain the rural character of Middle Green Valley while still allowing development to be guided into areas screened from Green Valley Road because of natural contours in the land, woodland vegetation, and/or riparian vegetation. Locate upland development in areas screened by landforms or vegetation. (Policy SS.P-1)*
- *Balance the protection of resources in Middle Green Valley (e.g. view sheds, oak woodlands, riparian habitat, sustainable agricultural use) while allowing development to occur. (Policy SS.P-2)*
- *Allow for the migration and movement of wildlife. (Policy SS.P-3)*
- *Provide a variety of incentives and techniques to encourage property owners to preserve natural and visual resources, in addition to the transfer of development rights. (Policy SS.P-4)*
- *Encourage cluster residential development through incentives to property owners in hillside and valley floor areas that can support residential uses with least affect [sic] on resources, steep slopes, or very high wildfire hazard areas. (Policy SS.P-5)*
- *In accordance with balancing the protection of resources described in these policies, adopt a program that provides residential development credits to property owners who voluntarily forego or limit development on their lands. The transfer of development rights program should focus incentives on land in areas to be preserved. (Policy SS.P-6)*
- *Adopt a specific plan or master plan to implement these policies for Middle Green Valley. (Policy SS.P-7)*
- *Create additional methods to assist landowners who choose to continue farming, such as, but not limited to:*
 - *Enforcing the right-to-farm act and educating residents on the act; and*
 - *Investigating mechanisms for providing farmers with economic assistance to ensure agricultural viability. (Policy SS.P-8)*

¹County of Solano, Solano County General Plan, December 2008, pages LU-54 and LU-57.

2.4 PROPOSED SPECIFIC PLAN DEVELOPMENT REGULATIONS AND ACTIONS

The following discussion summarizes the proposed Specific Plan organization and contents, principles and policies, land use layout and development capacity, circulation system, water and wastewater provisions, storm drainage provisions, provisions for agriculture and open space protection, and proposed building types and other design guidelines. The discussion focuses on the Specific Plan information most important to the basic analyses in this EIR. Additional Specific Plan provisions that relate specifically to the environmental topic areas analyzed in this EIR are discussed as necessary in EIR chapters 3 through 17. The Specific Plan itself is available on the Solano County website (http://www.solanocounty.com/depts/rm/boardscommissions/middle_green_valley_cac/documents.asp).

2.4.1 Specific Plan Organization and Contents

The proposed Middle Green Valley Specific Plan¹ contains five major chapters, as follows:

- *1.0 Vision*, which explains the organization of the Specific Plan and lists the plan's four main planning principles.
- *2.0 Plan Purpose, Authority and Context*, which explains the Specific Plan's relationship to the Solano County General Plan, zoning ordinance, and other documents; reviews the project location and existing physical and cultural setting; and describes the public participation process leading to preparation of the Specific Plan.
- *3.0 The Neighborhood Plan--Patterns, Concepts and Character*, which establishes policies for neighborhood planning, open lands, circulation, and land use and character and describes the proposed physical layout of the plan area. The chapter introduces the three "layers" of the plan--the "Green Fabric" (open lands), the "Gray Fabric" (the circulation system), and the "Built Fabric" (buildings and other structures)--and describes provisions for each of these plan aspects. For example, the "Green Fabric" discussion describes provisions for agricultural and open space protection, recreation, and drainage; the "Gray Fabric" discussion describes the proposed circulation plan; and the "Built Fabric" discussion describes land use designations, along with allowable land uses and building types within each designation.

Chapter 3.0 also identifies four main development subareas within the plan area: the Green Valley Road Corridor, the Elkhorn Neighborhood, the Three Creeks Neighborhood, and the Nightingale Neighborhood; and describes the "Green Fabric," Gray Fabric," and "Built Fabric" components within each of these subareas. Land use designation acreage breakdowns and the maximum permitted number of housing units are identified for each of these subareas.

- *4.0 Implementation--Finance, Infrastructure and Execution*, which identifies implementation policies, describes a proposed land use conservation trust--the Green Valley Conservancy--that would oversee agricultural operations and natural areas in the plan area, identifies details for providing infrastructure to the plan area, outlines administrative procedures, describes the proposed development phasing, and identifies financing methods.

¹Solano County, *Middle Green Valley Specific Plan, Preliminary Draft*, October 28, 2009, available at http://www.solanocounty.com/depts/rm/boardscommissions/middle_green_valley_cac/documents.asp

- *5.0 The Neighborhood Design Code*, which describes proposed development standards, design guidelines, and a design review process for development of the neighborhood areas. The proposed development standards and design guidelines address land use allowances, building form and character, landscaping, streets, trails, pedestrian pathways, signs, and requirements for open lands.

The Specific Plan also includes a separately bound Appendices document that contains definitions, a sustainability index, a General Plan consistency reference, an approved plant list, and financing information.

2.4.2 Proposed Specific Plan Principles and Policies

The Specific Plan establishes four main planning principles, along with policies for development and protection of the plan area, as follows.

(a) Principles:¹

- *Respect and honor the cultural landscape and environmental setting to establish a stewardship ethic and sustainable way of life.*
- *Revitalize and reconnect the community to the agricultural and ranching legacies of the area.*
- *Value flexibility and anticipate change while providing an innovative, rigorous development framework.*
- *Support and enable the values of craftsmanship that emphasize thoughtful, durable, high quality neighborhood design concepts.*

(b) Neighborhood Planning Policies:²

- *Promote sustainable development approaches that emphasize the ideals of resource conservation, stewardship, education and community participation. (Policy NP-1)*
- *Promote a stewardship ethic by emphasizing the interrelatedness of ecological, cultural and built systems and how the decisions we make affect those systems. (Policy NP-20)*
- *Provide a series of distinct, compact, walkable, interconnected neighborhoods, each with a recognizable center and guided by the precepts of traditional neighborhood design. (Policy NP-3)*
- *Provide a conservation framework that ensures the long term preservation and viability of resources and productive agricultural lands. (Policy NP-4)*

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, pages 1-15 through 1-19.

²Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 3-2.

- *Develop a form-based design approach (rather than land use) that emphasizes the concepts of anticipating change, creating human scale environments and ensuring that safe, vibrant streetscapes are realized. (Policy NP-5)*
- *Support and develop local opportunities for agricultural tourism uses, related venues, and educational opportunities. (Policy NP-6)*

(c) Open Lands Policies--Resource and Recreation:¹

- *Ensure that a varied and diverse network of active and passive open lands is distributed throughout the community. (Policy OL-1)*
- *Prepare a Resource Management Plan (RMP) to be used by the Conservancy that specifies the long term sustainability and management programs for resource protection and restoration. (Policy OL-2)*
- *Utilize green infrastructure techniques to provide an interconnected network of Open Lands and natural areas that naturally manage stormwater, reduce the risk of floods, capture pollution, and improve water quality. (Policy OL-3)*
- *Utilize Open Lands to provide visual buffers, land use transitions and the establishment of a distinct edge between agriculture and settlement areas. (Policy OL-4)*
- *Repair wetland and riparian areas to improve habitat and water quality for animal populations while minimizing long term project impacts. (Policy OL-5)*
- *Develop an integrated Stormwater Management Plan that promotes sustainable alternatives to managing water and water quality. (Policy OL-6)*
- *Preserve oak woodlands and the habitat they provide. (Policy OL-7)*
- *Promote grazing management standards that protect the long term vitality of the oak woodlands. (Policy OL-8)*
- *Promote the use of native and naturalized plantings in community landscaping plans. (Policy OL-9)*

(d) Open Lands Policies--Agriculture:²

- *Promote sustainable agricultural practices that minimize effects to ecological systems. (Policy OL-10)*
- *Provide appropriate buffers and transition areas to agriculture lands to reduce operational conflicts between residential and agricultural areas. (Policy OL-11)*

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 3-17.

²Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 3-17.

- *Promote the preservation and sustainability of agriculture as a key defining element and catalyst in the creation of a community that values, supports and honors its agrarian history. (Policy OL-12)*
- *Support a comprehensive food systems planning strategy at the community and regional levels. Develop an Agricultural Business Plan that sets out a strategic business plan to establish a thriving sustainable and feasible agricultural operation linked to the overall regional food system economy. (Policy OL-13)*
- *Integrate agriculture and agricultural related activities into the day to day social, economic and cultural workings of the community. Encourage and develop complementary educational and agricultural tourism opportunities that reinforce the importance of agriculture and the understanding that the food system represents an important part of the community and regional economies. (Policy OL-14)*

(e) Circulation Policies:¹

- *Ensure that multiple pedestrian and automobile route options are provided to disperse traffic rather than concentrate it in any one area, leading to safer streets. (Policy CR-1)*
- *Utilize a “Green Streets” approach that emphasizes environmental quality by including reduced pavement widths, increased tree plantings and integrated stormwater functions. (Policy CR-2)*
- *Design streets as “outdoor rooms” to create beautiful, pedestrian friendly environments that provide social and health benefits. (Policy CR-3)*
- *Promote connectivity to destinations both within and outside the Plan Area boundary. (Policy CR-4)*

(f) Land Use and Character Policies:²

- *Utilize cluster development patterns to preserve agricultural, scenic and biotic resources. (Policy LUC-1)*
- *Provide a full range of housing and Building Types that is consistent with rural development traditions. (Policy LUC-2)*
- *Deemphasize the distinct separation of land uses to promote flexibility and create a dynamic community environment. (Policy LUC-3)*
- *Craft development standards that draw from the design traditions of rural architecture to create contemporary buildings that are both sustainable and connected to the agricultural legacy of the area. (Policy LUC-4)*
- *Maintain a distinct edge between the Built Fabric and Open Lands areas to reinforce the dominance of the vast, rural landscape. (Policy LUC-5)*

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 3-35.

²Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 3-45.

- *Incorporate secondary and accessory unit opportunities to provide workforce and multi-generational housing needs. (Policy LUC-6)*

(g) Implementation Policies:¹

- *Establish an independent non-profit conservation organization to oversee the management, protection, and restoration of environmental resources, ensure the vitality of the agriculture lands, and monitor the design and build out of the community according to the plans, policies and initiatives described in this Specific Plan. (Policy IM-1)*
- *Provide conservation, educational and agricultural programs, initiatives and performance criteria to guide both the conservation organization and the overall community in ensuring the long-term protection of resources, viability of agriculture and the engagement of the community as “stewards” of these lands. (Policy IM-2)*
- *Enhance development flexibility by providing a sensible phasing approach that seeks to reduce upfront costs, allows for development in relatively small increments, and encourages the early establishment of the “agricultural front door”-- the farm stand and related agricultural lands along Green Valley Road. (Policy IM-3)*
- *Incorporate incentives in the development standards that foster the utilization of green technologies and innovative designs to reduce resource consumption. (Policy IM-4)*

2.4.3 Proposed Land Use Layout and Development Capacity

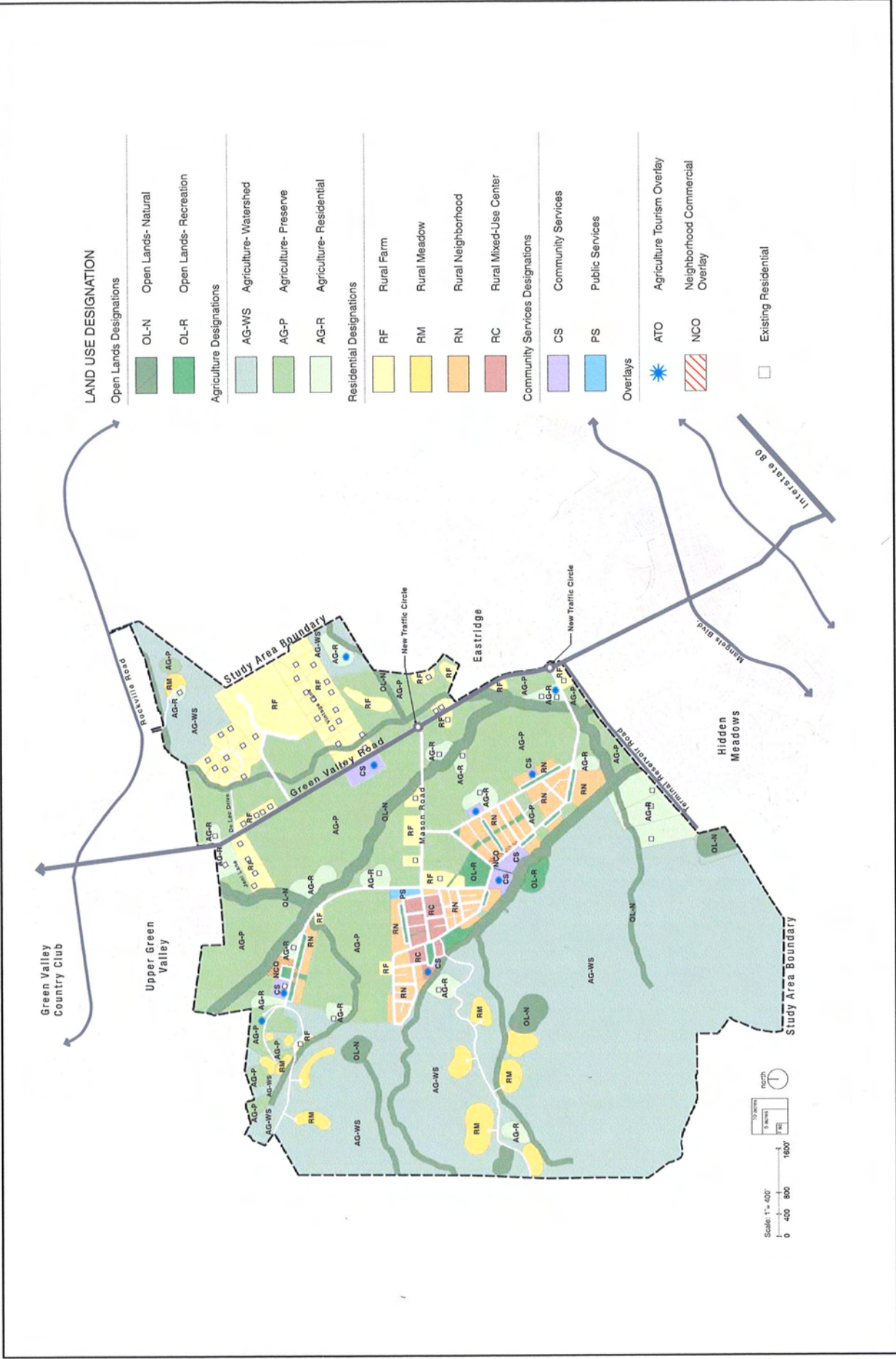
(a) Overall Land Use Layout and Development Capacity. Figure 2.5 illustrates the land use and circulation layout proposed by the Specific Plan. Table 2.1 summarizes the land uses and development capacity proposed by the Specific Plan and assumed in this EIR, and Table 2.2 lists allowable uses within each proposed land use designation.

As summarized in Table 2.1, the Specific Plan proposes the following ultimate development program within the plan area:

- *Residential.* The Specific Plan would allow development of up to 400 new primary residential units and up to 100 new secondary residential units in the plan area, on approximately 337 acres (in the *Rural Farm, Rural Meadow, Rural Neighborhood, Rural Mixed-Use Center, and Agriculture-Residential* designations shown on Figure 3.3). Residential densities would range from one primary housing unit per five acres (in the *Agriculture-Residential* designation) to four to eight primary units per acre (in the *Rural Mixed-Use Center* designation).

Regarding the up to 100 permissible new secondary residential units, see further discussion under “(c) Proposed Secondary Housing Units” below.

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 4-2.



SOURCE: Hart Howerton, Planners and Architects

Figure 2.5

PROPOSED SPECIFIC PLAN LAND USE

Wagstaff and Associates ■ Urban and Environmental Planners

Middle Green Valley Specific Plan EIR

- *Community Services.* The Specific Plan would allow development of up to 18 acres of community/public services uses, located within the areas designated *Community Services* and *Public Services* on Figure 2.5. This EIR assumes that these land uses would consist of a chapel (up to 150 seats), farm stand (up to 3,000 square feet), community recreation center (up to 8,000 square feet), neighborhood elementary school (maximum enrollment of 325 students; 10 acres), and land conservancy office (up to 2,000 square feet).
- *Agricultural Tourism.* The Specific Plan would allow development of "agricultural tourism" land uses within areas designated *Community Services* and *Agriculture-Residential* as shown on Figure 2.5. This EIR assumes that these "agricultural tourism" land uses would consist of (1) 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); (2) 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); and (3) an inn (commercial lodging) of up to 25 rooms.
- *Neighborhood Commercial.* The Specific Plan would allow development of neighborhood commercial floor space, located within areas designated *Rural Mixed-Use Center* as shown on Figure 2.5. This EIR assumes that neighborhood commercial floor space would consist of retail and office uses, with each type of use occupying up to 10,000 square feet of floor space.
- *Roads and Infrastructure.* The Specific Plan would encompass approximately 60 acres of existing and proposed roads and other infrastructure.

Approximately 1,570 acres would be designated for agricultural uses or as "open lands." This acreage estimate includes 85 acres within the *Agriculture-Residential* designation, where very low density residential development [one unit per five acres] could occur in conjunction with agricultural use. Excluding these 80 acres, approximately 1,490 acres, or about 78 percent of the plan area, would be designated permanent open land.

(b) Proposed Neighborhoods. As shown on Figure 2.6, the Specific Plan divides the plan area into four subareas--the Green Valley Road Corridor, the Elkhorn Neighborhood, the Nightingale Neighborhood, and the Three Creeks Neighborhood--and further describes proposed land uses within these subareas.¹ Table 2.3 lists proposed residential acreages and total housing unit counts by subarea.

Green Valley Road Corridor. As shown on Figure 2.6, the proposed Green Valley Road Corridor subarea is located in the eastern part of the plan area. This subarea is bounded by Green Valley Creek and Mason Road to the west and the plan area boundaries to the north, east, and south. Green Valley Road bisects the subarea. Figure 2.7 shows a suggested (illustrative) plan for the Green Valley Road Corridor subarea.

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, pages 3-7 through 3-15 and pages 3-55 through 3-61.

Table 2.1
SPECIFIC PLAN LAND USE: DEVELOPMENT CAPACITY ASSUMPTIONS

<u>Land Use Type/Designation</u>	<u>New Units</u>	<u>Acres</u>
Open Lands		
Open Lands-Natural		165
Open Lands-Recreation		25
Subtotal		190
Agriculture		
Agriculture-Watershed		860
Agriculture-Preserve		440
Agriculture-Residential (5-acre minimum residential lots)	10 housing units ^c	80
Subtotal		1,380
Residential^a		
Rural Farm (1-5 acres per unit)	25-50 housing units	135
Rural Meadow (1-4 units per acre)	60-100 housing units	42
Rural Neighborhood (1-4 units per acre)	200-260 housing units	65
Rural Mixed-Use Center (4-8 units per acre)	60-120 housing units	15
Subtotal		257
Housing Unit Maximum ("cap")	400 housing units	
Community Services^b		
Chapel	150 seat maximum	--
Conservancy Office	2,000 sf	--
Farm Stand	3,000 sf	--
Neighborhood Elementary School	325 student maximum	10
Recreation Center	8,000 sf	--
Subtotal		16
Public Services		
Sewer and water facilities		2
Subtotal		2
Roads and Infrastructure		
Existing Green Valley and Mason Road		11
Proposed Roads and Infrastructure		49
Subtotal		60
Overlays^b		
<i>Agriculture Tourism</i>		
Locally Produced Commodity Processing, Commercial Nurseries	50,000 sf	
Agricultural Tourism Retail Inn	10,000 sf 25 rooms	
<i>Neighborhood Commercial</i>		
Neighborhood Retail	10,000 sf ^d	
Other Office	10,000 sf ^d	
TOTAL ACREAGE		1,905

SOURCE: Hart Howerton; Wagstaff and Associates

sf = square feet of floor area

- ^a While the high end of the proposed density ranges translates to a larger total number of units, the total unit count in the plan area would be limited to a "cap" of 400 new primary residential units and up to 100 new secondary residential units. The units would be located in the *Rural Farm*, *Rural Neighborhood*, *Rural Mixed-Use Center*, and *Agriculture-Residential* designations. In addition, each designated neighborhood would be subject to a unit "cap," as indicated in Specific Plan Section 3.5.5.

The up to 400 new primary residential unit count also includes an already-approved 6-lot subdivision (the "Biggs subdivision") located on the east side of Green Valley Road within the Green Valley Corridor.

For purposes of conservative EIR analysis, it is assumed that, with development under the Specific Plan, the plan area would contain the up to 400 new primary residential units plus: (1) up to 100 new secondary residential units that could be built in conjunction with the new primary residential units allowed by the Specific Plan, and (2) all 55 housing units that currently exist in the plan area.

Also, under the Specific Plan, the secondary units would only be permissible with specific identified Building Types (Compound, Farmstead and Meadow), as noted in Specific Plan section 5.4.1.

- ^b Square footages and other unit counts in this category are EIR assumptions.
- ^c While the maximum of 10 residential units is fewer than implied by the 5-acre minimum for residential lots in the *Agriculture-Residential* designation (85 acres divided by 5 acres/unit = 17 units), a 10-unit maximum is assumed based on existing parcelization in areas that would be designated *Agriculture-Residential*. This designation would also allow for "compound lots" that may contain up to 15,000 square feet of accessory agricultural structures, in addition to the primary housing unit.
- ^d Would be developed in lieu of (i.e., would replace) up to 10 residential units; "Neighborhood Retail" and "Other Office" combined could displace up to 10 residential units allowed in the plan area.

Table 2.2

SPECIFIC PLAN LAND USE: ALLOWABLE USES BY DESIGNATION

<u>Land Use Designation</u>	<u>Allowable Uses</u>
<i>Open Lands</i>	
Open Lands-Natural (OL-N)	This designation is similar to Solano County's "Water Bodies and Courses" (WB) designation, in that it includes water courses, drainages and open water bodies that are intended to be placed under conservation easements to permanently protect, preserve and enhance these areas. These lands are not suitable for development due to topography, sensitive resources and/or hydrology. The Conservation easement holder would monitor and manage lands while the Owner would retain fee ownership.
Open Lands-Recreation (OL-R)	This designation is similar to Solano County's "Park and Recreation" (PR) designation. This designation provides for passive and active recreation throughout the Plan Area.
<i>Agriculture</i>	
Agriculture-Watershed (AG-WS)	This designation is similar to Solano County's "Watershed" (WS) and "Agriculture Reserve Overlay" (ARO) designations. This designation provides for grazing and passive recreational activities to occur to minimize environmental damage to slopes, drainages and woodland areas. These areas are intended to be placed under conservation easements to permanently protect and manage these lands. The Conservation easement holder would monitor and manage lands while the Owner would retain fee ownership.
Agriculture-Preserve (AG-P)	This designation is similar to Solano County's "Agriculture" (AG) and "Agriculture Reserve Overlay" (ARO) designations. This designation provides for the preservation and sustainability of working agriculture and farming lands. These areas are intended to be placed under conservation easements to permanently protect and monitor these lands. The Conservation easement holder would monitor and manage lands while the Owner would retain fee ownership.
Agriculture-Residential (AG-R)	This designation is similar to Solano County's "Agriculture" (AG) and "Rural Residential" (RR) designations. This designation provides primarily agricultural uses with rural residential uses on minimum lot sizes of 5 acres. Permitted uses include agricultural activities and operations, compound lot uses, Secondary Units and housing for farm labor.
<i>Residential</i>	
Rural Farm (RF)	This designation is similar to Solano County's "Rural Residential" designation (RR) designation. This designation allows for single family residences on 1 to 5 acre parcels.
Rural Meadow (RM)	This designation allows for single family residential development at densities of 1-4 dwelling units per acre. These residential areas are organized around meadow features in the foothill areas to respond to topography and oak woodlands.
Rural Neighborhood (RN)	This designation is similar to Solano County's "Traditional Community Residential" (TC-R) designation. This designation allows for primarily residential development at densities of 1-4 dwelling units per acre.
Rural Mixed-Use Center (RC)	This designation is similar to Solano County's "Traditional Community Residential" (TC-R) designation. This designation allows for residential

development at densities of 4-8 dwelling units per acre with opportunities for neighborhood commercial/office in lower or partial floors. This designation allows for a flexible residential/mixed use setting to provide small business and retail opportunities that support and service the community and neighboring regions.

Community Services

Community Services (CS)

This designation is similar to Solano County's "Public/Quasi-Public" (PQP) designation. This designation allows for community serving uses.

Public Services (PS)

This designation is similar to Solano County's "Public/Quasi-Public" (PQP) designation. This designation allows for public facility serving uses.

Overlays

Agriculture Tourism (ATO)

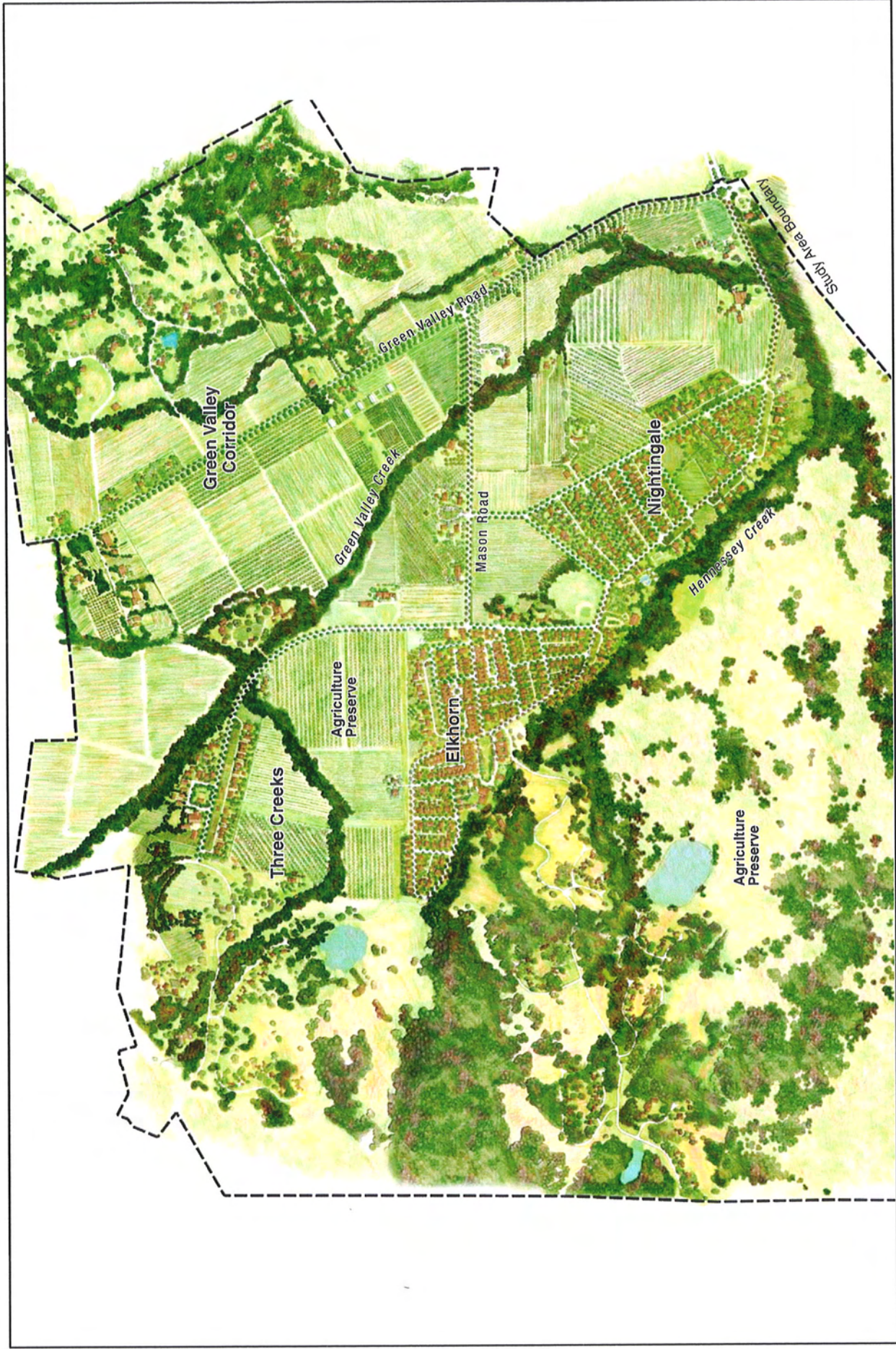
This overlay is similar to the County's "Neighborhood Agriculture Tourist/Commercial" (NAC) designation. This designation provides for complementary agricultural and tourism commercial facilities compatible with surrounding agricultural activities. Uses are to enhance and build upon the local agricultural economy, support the goal of Solano County brand recognition, and strengthen the community's connection to agricultural lands.

Neighborhood Commercial (NCO)

This overlay identifies areas that have the opportunity to provide neighborhood serving commercial and retail uses in ground floor areas or partial floors on single story building types. This designation allows for a flexible mixed used setting to provide small business and retail opportunities that support the community.

SOURCE: Hart Howerton (October 28, 2009 Preliminary Draft Specific Plan, page 3-50)

NOTE: This table lists allowable uses based on the Specific Plan description of each land use designation. For a more complete list of permitted and conditionally permitted uses within each land use designation, see Table 3-4 (Allowed Uses) on pages 3-52 through 3-53 of the October 28, 2009, Preliminary Draft Specific Plan. For a list of land uses and development capacity assumed by this EIR, see Table 2.1 above.



SOURCE: Hart Howerton, Planners and Architects

Figure 2.6

PROPOSED SPECIFIC PLAN ILLUSTRATIVE LAYOUT

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>
Green Valley Road Corridor		
Agriculture-Residential (5-acre minimum residential lots)	26	NS
Rural Farm (2-5 acres per unit)	121	NS
<i>Subtotal</i>	<i>147</i>	<i>23</i>
Elkhorn Neighborhood		
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>	<i>84</i>	<i>225 ("cap")</i>
Nightingale Neighborhood		
Agriculture-Residential (5-acre minimum residential lots)	36	NS
Rural Neighborhood (1-4 units per acre)	33	NS
<i>Subtotal</i>	<i>69</i>	<i>97 ("cap")</i>
Three Creeks Neighborhood		
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>	<i>36</i>	<i>55 ("cap")</i>
TOTAL	336	400

SOURCE: Hart Howerton; Wagstaff and Associates.

NS = not specified



SOURCE: Hart Howerton, Planners and Architects

Figure 2.7
**PROPOSED SPECIFIC PLAN ILLUSTRATIVE
 DETAIL FOR GREEN VALLEY CORRIDOR**

The proposed Specific Plan designates much of this subarea as open lands or agriculture in order to retain the rural qualities and scenic views from Green Valley Road. Existing and proposed new agricultural operations on both sides of the road would be designated as *Agriculture-Preserve* (see Figure 2.5). The Green Valley Creek corridor on the west side of the road and an unnamed drainage corridor on the east side of the road would be designated as *Open Lands-Preserve*.

As shown in Table 2.3, the Specific Plan designates a maximum of 23 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 Specific Plan identifies two areas for potential “agricultural tourism” use in the Green Valley Road Corridor subarea (see Figures 2.5 and 2.7). One such area would be within the designated five-acre *Community Services* site on the west side of Green Valley Road opposite Vintage Lane, where the Specific Plan envisions a local produce stand with complementary uses such as a café or restaurant (maximum of 1,000 square feet) and a community gathering facility such as a grange hall (maximum 1,000 square feet). The other potential “agricultural tourism” use would be at an existing vineyard within the designated *Agriculture-Residential* area in the southeastern corner of the subarea.

Elkhorn Neighborhood. As shown on Figure 2.6, the proposed Elkhorn Neighborhood subarea is located in the west-central part of the plan area. Its primary access would be from Mason Road. Figure 2.8 shows a suggested (illustrative) plan for the Elkhorn Neighborhood subarea.

The developed part of the neighborhood would be organized around a 1.0- to 1.5-acre main green¹ (designated as *Open Lands-Recreation*) that would provide opportunities for recreation, farmers’ markets, and community gardens. Linked to the main green would be a network of smaller greens, rambles, and community gardens, along with a trailhead and associated parking (also designated as *Open Lands-Recreation*). A community assembly use such as a non-denominational chapel of up to approximately 200 seats (designated as *Community Services*) is envisioned on a one-acre site at the southwestern edge of the main green. An optional “agricultural tourism” use such as a small (maximum 25-room) inn may be located in place of one residential units at the western edge of the main green, and an agricultural conservancy office would be located southeast of the green. A two-acre *Public Services* site is designated at the northeastern edge of the neighborhood (see Figure 2.5) may be used for public utilities or similar uses.

The neighborhood would contain a mix of residential designations. As shown in Table 2.3, the Specific Plan designates a maximum of 225 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).

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 5-87.



SOURCE: Hart Howerton, Planners and Architects

Figure 2.8
**PROPOSED SPECIFIC PLAN ILLUSTRATIVE
 DETAIL FOR ELKHORN NEIGHBORHOOD**

The Specific Plan proposes new productive agricultural lands (designated *Agriculture-Preserve*) at the southern edge of the neighborhood. One existing and one proposed *Agriculture-Residential* use would be designated in the lower and upper foothill areas, respectively. In the upper foothills, woodland and grassland areas (designated *Agriculture-Watershed*) would be managed as grazing lands. The upper Hennessey Creek corridor, two unnamed tributaries in the western foothills, and an existing stock pond would be designated *Open Lands-Preserve*.

Nightingale Neighborhood. As shown on Figure 2.6, the proposed Nightingale Neighborhood subarea is located in the southern part of the plan area, south and east of the Elkhorn Neighborhood. Its primary access would be from a new rural collector road extending west from Green Valley Road. Figure 2.9 shows a suggested (illustrative) plan for the Nightingale Neighborhood subarea.

This neighborhood would be organized around a network of open lands, including greens, rambles, and community gardens (designated as *Open Lands-Recreation*). The Specific Plan envisions a minimum of five acres of sports fields,¹ consisting of a sports field area at the northern edge of the neighborhood and a more casual field area on the south side of Hennessey Creek. South of the sports field, the Specific Plan envisions a neighborhood commercial area and a *Community Services*-designated area totaling up to 16 acres and possibly containing a public or private elementary school site (325-student enrollment; 10 acres) and a community recreation center and a spa and fitness facility (see Figures 2.5 and 2.11). At the eastern edge of the neighborhood, the Specific Plan would designate two additional *Community Services* areas that would contain “agricultural tourism” uses such as agricultural processing, wineries, commercial nurseries, or olive oil presses (see Figures 2.5 and 2.9).

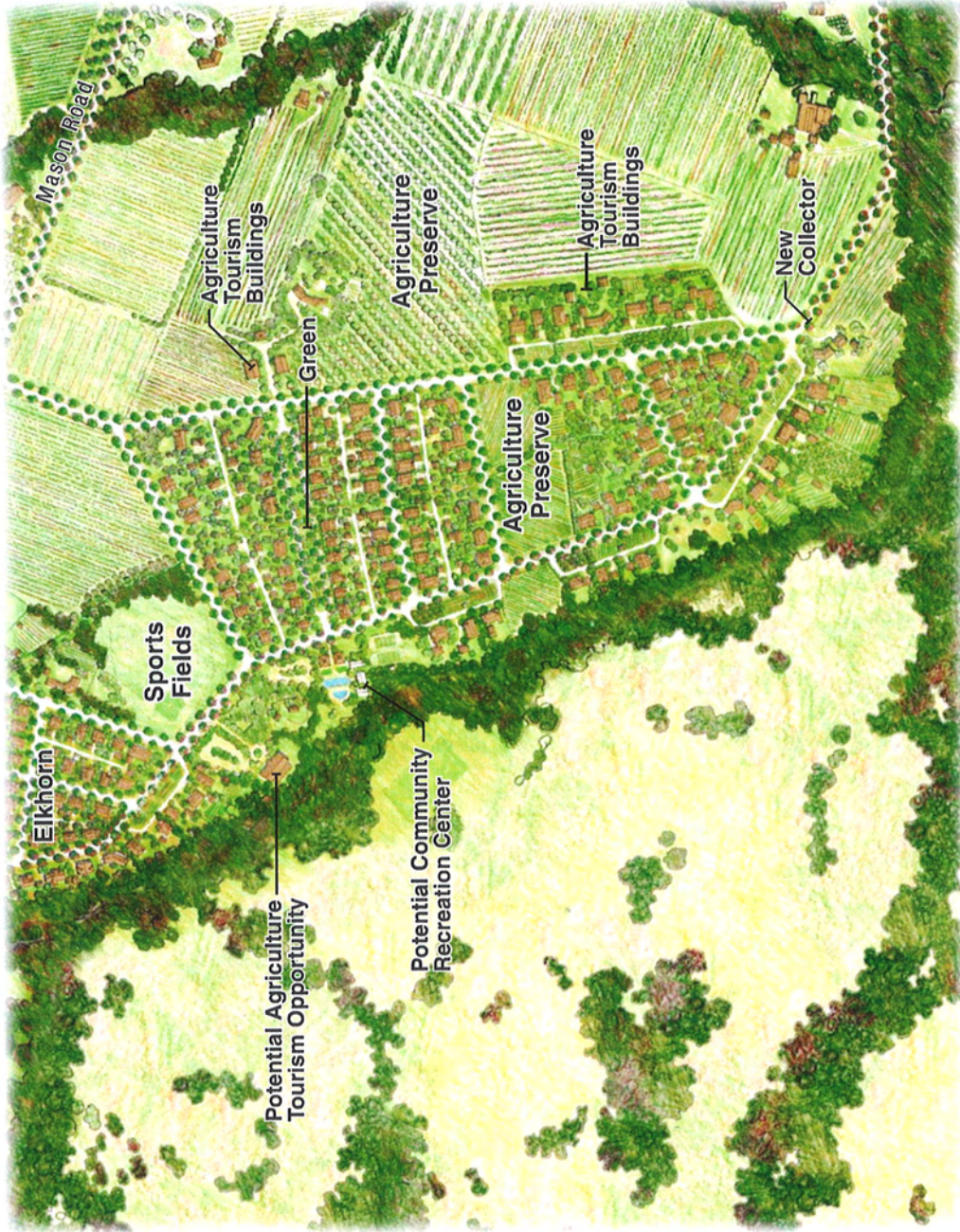
As shown in Table 2.3, the Specific Plan designates a maximum of 97 new primary housing units in this subarea. Most of these units would be single-family detached houses in the *Rural Neighborhood* designation. One proposed and two existing *Agriculture-Residential* uses would be designated in this subarea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

Existing and new working agricultural lands (designated *Agriculture-Preserve*) would be preserved along the eastern and northern edges of the neighborhood. The lower Hennessey Creek corridor (designated *Open Lands-Natural*) would extend along the western edge of the neighborhood.

Three Creeks Neighborhood. As shown on Figure 2.6, the proposed Three Creeks Neighborhood subarea is located in the northern part of the plan area, north of the proposed Elkhorn Neighborhood. Its primary access would be from Mason Road in the Elkhorn Neighborhood. Figure 2.10 shows a suggested (illustrative) plan for the Three Creeks Neighborhood subarea.

The developed part of the Three Creeks Neighborhood subarea would be bounded by Green Valley Creek to the east and unnamed drainages from the western foothills to the south and west. These drainages would be designated *Open Lands-Natural* (see Figure 2.5). The

¹Solano County, *Middle Green Valley Specific Plan, Preliminary Draft*, October 28, 2009, page 5-88.



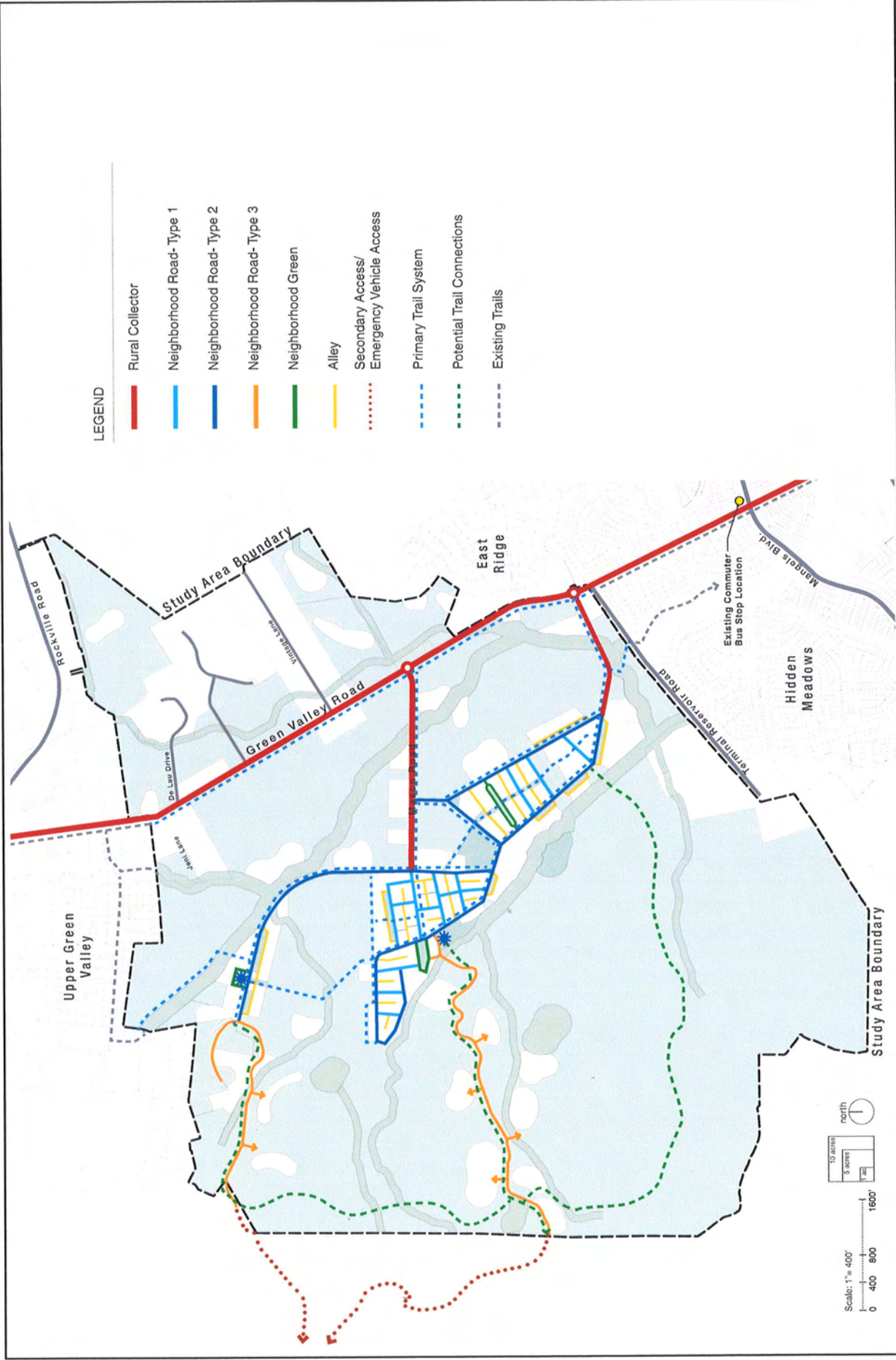
SOURCE: Hart Howerton, Planners and Architects

Figure 2.9
**PROPOSED SPECIFIC PLAN ILLUSTRATIVE
 DETAIL FOR NIGHTINGALE NEIGHBORHOOD**



SOURCE: Hart Howerton, Planners and Architects

Figure 2.10
**PROPOSED SPECIFIC PLAN ILLUSTRATIVE
 DETAIL FOR THREE CREEKS NEIGHBORHOOD**



SOURCE: Hart Howerton, Planners and Architects

Figure 2.11

PROPOSED SPECIFIC PLAN CIRCULATION SYSTEM

neighborhood would be organized around a smaller network of open land areas, including an approximately 0.75-acre central green¹ with a trailhead and parking. As shown on Figures 2.5 and 2.10, uses adjoining the green would include a neighborhood commercial area and “agricultural tourism” uses (such as winery-related retail, local produce sales, or small café) at an existing winery (designated *Community Services*).

As shown in Table 2.3, the Specific Plan designates a maximum of 55 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.

Existing and new agricultural lands (designated *Agriculture-Preserve*) would adjoin the developed areas. In the upper foothills in the western part of the subarea, woodlands and grasslands would be managed as grazing lands (designated *Agriculture-Watershed*). An improved emergency access/fire road would be provided in the foothill area to link the foothill portions of the Three Creeks Neighborhood and Elkhorn Neighborhood.

(c) Proposed Secondary Housing Units. The Specific Plan would allow up to 100 new secondary housing units to be built in conjunction with the 400 new primary housing units allowed by the plan. Specific Plan Policy LUC-6 calls for creating opportunities for secondary and accessory units as a means of providing for workforce and multi-generational housing needs.

The new secondary housing units would be allowed in areas designated *Rural Farm*, *Rural Meadow*, *Rural Neighborhood*, or *Agriculture-Residential* (see Table 2.2), and would be restricted to three Specific Plan established Building Types: Compound, Farmstead and Meadow, as noted in Specific Plan section 5.4.1.

In establishing allowable uses, the Specific Plan (page 3-64) cites and relies on the Solano County zoning ordinance definition of “secondary unit.” The Solano County zoning ordinance (Article I, Section 28-10) defines “secondary dwelling” as follows: “One additional dwelling unit on the same ownership as the primary dwelling, providing independent living quarters, including sleeping, eating, cooking and sanitation facilities. Either the primary dwelling or the secondary dwelling shall be owner-occupied. If either dwelling is leased, such lease shall not cause the subdivision of the property...A secondary dwelling shall not be considered an accessory building or an accessory use.” The zoning ordinance also limits the floor area of a new secondary unit to no more than 850 square feet, unless shown otherwise in a specific district.

The Specific Plan (Chapter 5.0, The Neighborhood Design Code) establishes standards and size limitations for new secondary units to be provided within the plan area. For purposes of environmental analysis, this EIR assumes that up to a maximum of 100 new secondary housing units could be built, in addition to the 400 new primary housing units allowed by the Specific Plan (see Table 2.1).

(d) Existing Housing Units within the Plan Area. The plan area contains approximately 55 existing housing units. This EIR assumes that, with development as proposed by the Specific Plan, all 55 housing units that currently exist in the plan area would remain (see Table 2.1). This is a conservative assumption for purposes of environmental analysis--i.e., the EIR

¹Solano County, *Middle Green Valley Specific Plan, Preliminary Draft*, October 28, 2009, page 5-89.

assumes that the traffic, public service needs, and other environmental conditions and service demands generated by these existing units would remain and combine with the effects of proposed development.

2.4.4 Proposed Circulation System

Figure 2.11 shows the proposed Specific Plan circulation system, which would consist of a network of rural collector roads, other roads, and trails.

(a) Rural Collector Roads. As shown on Figure 2.11, the proposed Specific Plan designates three “Rural Collector” roads: existing Green Valley Road, existing Mason Road, and a third proposed road extending west from Green Valley Road at the southern end of the plan area.

The Specific Plan proposes that Green Valley Road remain at its current width but include improved shoulders, restored vegetated swales, an integrated street tree planting treatment, and a new multi-use trail replacing the existing trail. Mason Road would be improved to a rural collector standard and would include street tree planting and a multi-use trail that would connect to the community path system. The new rural collector road proposed at the southern boundary of the plan area would provide an additional access point to the Nightingale Neighborhood and other neighborhoods to the north. Two traffic circles are envisioned, one at Mason Road and the other at the southeastern end of the plan area (the “Eastridge Gate”).¹

(b) Other Roads. Additional “Neighborhood Roads,” “Alleys,” “Neighborhood Green” roads, and “Secondary Access/Emergency Vehicle Access” roads would extend from the rural collectors (see Figure 2.11). All of the roads would be two-lane except for the “Alleys,” which would be one-lane shared roads providing rear service access to buildings, and the “Neighborhood Green” roads, which would be one-lane, one-way roads that encircle the neighborhood greens.²

Emergency vehicle access roads (fire roads) would have 16-foot-wide pervious travel ways and would provide secondary emergency access to the Elkhorn Neighborhood and Three Creeks Neighborhood. These roads would also be part of the proposed “hiking trails” network (see “c. Pedestrian Trails” below).³

(c) Pedestrian Trails. Pedestrian trails would connect the three neighborhoods in the western part of the plan area and extend along Mason Road, Green Valley Road, and the third rural collector road at the southern end of the plan area (see Figure 2.11). The Specific Plan proposes a hierarchy of trails consisting of (1) eight-foot-wide “multi-use trails” extending along rural collector roads and connecting the community with neighboring residential areas to the south and north, (2) four- to five-foot-wide “pedestrian pathways” extending along “Neighborhood Roads” and “Neighborhood Green” roads, (3) six- to eight-foot-wide “rambles” that provide meandering shortcuts through neighborhoods and surrounding agricultural lands, and (4) four- to five-foot-wide “hiking trails” within foothill, agriculture, and open lands areas.

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 3-8.

²Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, pages 3-40 through 3-44.

³Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 3-47.

Trailheads in the Elkhorn Neighborhood and Three Creeks Neighborhood would provide pervious parking areas with eight to ten parking spaces each.¹

2.4.5 Proposed Water and Wastewater Provisions

The Specific Plan proposes two basic options for providing water and wastewater services to the plan area: (a) connecting the Specific Plan development areas to existing urban service systems in the vicinity (i.e., the City of Fairfield municipal water system and the Fairfield-Suisun Sewer District wastewater system), or (b) establishing onsite water and wastewater systems. These options are further described below.²

Under both options, the Specific Plan proposes that a County Service Area (CSA) be formed to fund and oversee the plan area water and wastewater service.

(a) Proposed Water Service Options. Figure 2.12 illustrates existing and proposed water service features under water service *Option A* and water service *Option B*. The two water options are described below and are described and evaluated in more detail in section 6.1, Water, of chapter 16, Public Services and Utilities, of this Draft EIR.

(1) *Water Service Option A.* Water service *Option A* would involve connection of the proposed Specific Plan development areas to the City of Fairfield municipal water system via an existing water main in Green Valley Road (see Figure 2.12). The City's existing 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. The existing City water distribution infrastructure includes a 24-inch main in Green Valley Road where the Specific Plan development areas would connect.

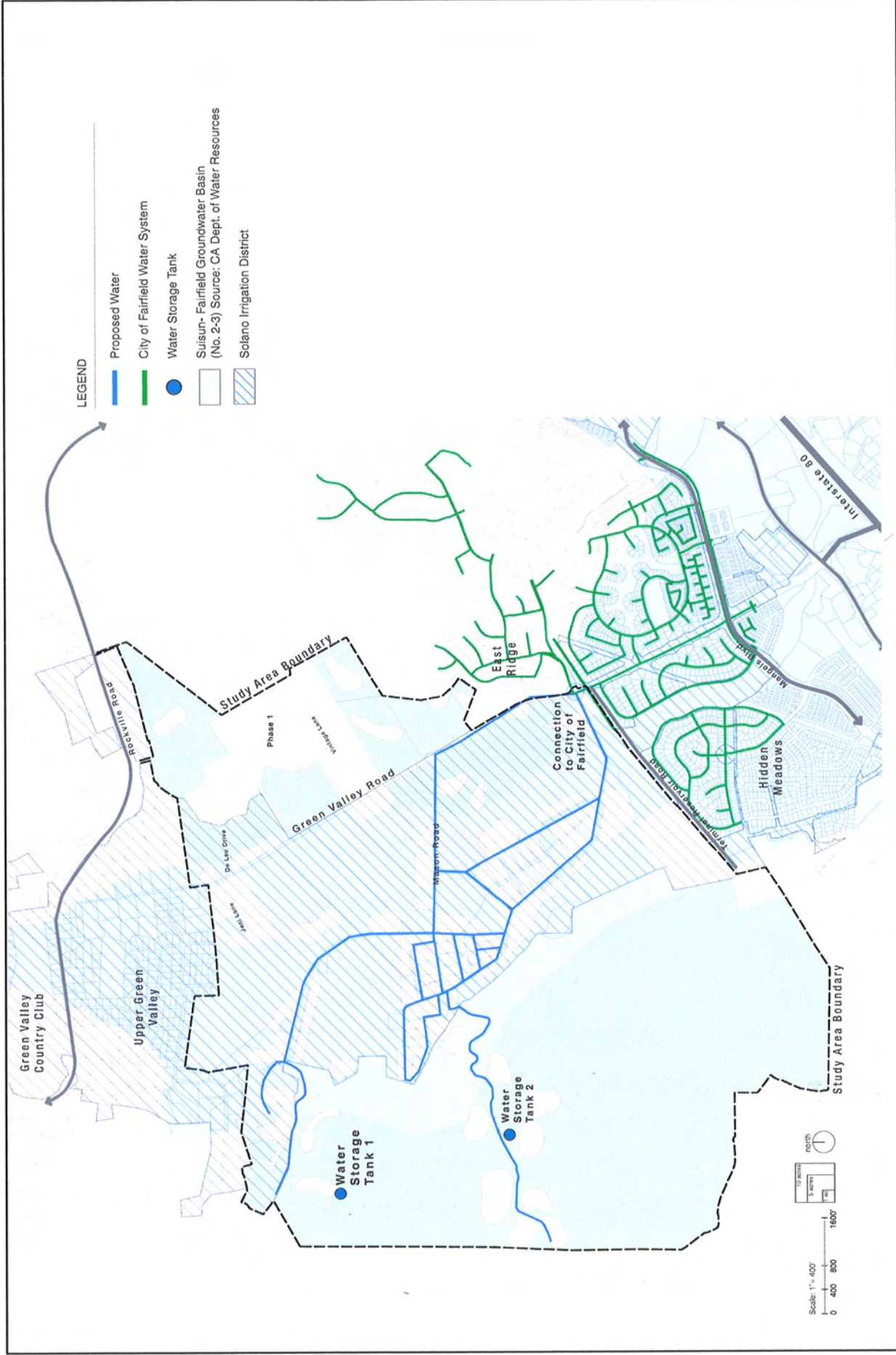
Under water service Option A, the agricultural irrigation water needs of the central portion of the plan area that falls within the boundary of the Solano Irrigation District (SID) (see Figure 2.11) would continue to be supplied by the SID. SID water would also be used for domestic irrigation in new development areas that are within the SID boundary. For areas outside the SID boundary, agricultural and domestic irrigation needs would continue to be supplied by onsite wells.

The proposed water supply infrastructure system under *Option A* would include approximately nine miles of new onsite water distribution pipeline and 500,000 gallons of onsite water storage in two onsite tanks at elevation for fire flow purposes.

(2) *Water Service Option B.* Water service *Option B* would use local groundwater for domestic supply in the Specific Plan development area. The central part of the Specific Plan area lies above the Suisun-Fairfield Groundwater Basin (see Figure 2.12). As further explained in chapter 16 (Public Services and Utilities) of this Draft EIR, the Suisun-Fairfield Groundwater Basin is one of the few remaining groundwater basins in California not in overdraft, due in large part to the early development of the Solano Project (Lake Berryessa) for provision of regional irrigation demands. Local groundwater use under Option B would be solely for domestic

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft for Planning Commission Review, July 30, 2009, pages 3-46 through 3-47.

²Summarized from Solano County, Middle Green Valley Specific Plan, Preliminary Draft for Planning Commission Review, July 30, 2009, pages 4-18 through 4-20.



SOURCE: Hart Howerton, Planners and Architects

Figure 2.12

PROPOSED SPECIFIC PLAN WATER SYSTEM FEATURES

purposes. Solano Irrigation District (SID) reclaimed water would continue to be used for plan area agricultural and domestic irrigation purposes within the existing SID boundary. For areas outside the SID boundary, agricultural or domestic irrigation needs would continue to be supplied by onsite wells. Proposed water treatment under *Option B* would consist of mixed media filtration and disinfection system. The proposed onsite groundwater system configuration would consist of three or more groundwater wells providing a sustained flow of 100 gallons per minute each, approximately 4.5 miles of pipeline, and similar to Option A, 500,000 gallons of storage in two onsite tanks at elevation for fire flow purposes.

(b) Proposed Wastewater Service Options. Figure 2.13 illustrates existing and proposed wastewater service features under wastewater service *Option A* and wastewater service *Option B*. The two wastewater options are described below and are described and evaluated in more detail in section 16.1, Water, of chapter 16, Public Services and Utilities, in this Draft EIR.

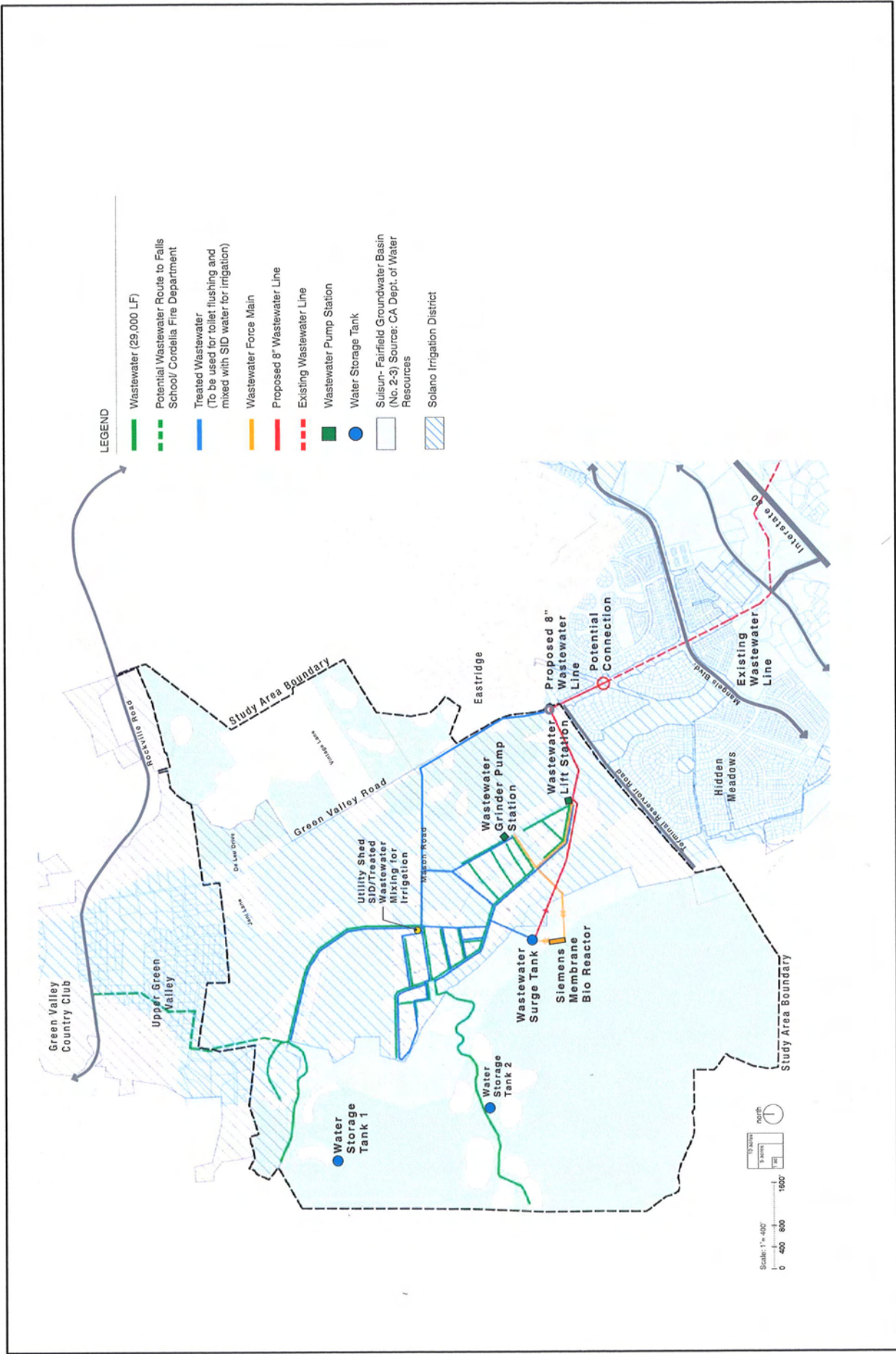
(1) *Wastewater Option A.* Wastewater service *Option A* would involve connection of the proposed Specific Plan development areas to the Fairfield-Suisun Sewer District (FSSD) via an existing sewer main in Green Valley Road (see Figure 2.13). The FSSD operates a wastewater treatment plant approximately four miles southeast of the Specific Plan area. 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 (see Figure 2.13). 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 two 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 *Option A* would include approximately nine miles of onsite sewer pipeline.

(2) *Wastewater Option B.* Under wastewater service *Option B*, wastewater from the Specific Plan development areas would be collected and treated onsite using a local collection system similar to that proposed under *Option A*, but with an onsite Membrane Bioreactor (MBR) package wastewater treatment plant (see Figure 2.13). 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 (SID) water. System sludge yields under *Option B*, which would be expected to be less than from more conventional system designs, would be available for compost and fertilizer use in Solano County and elsewhere, and would otherwise be sent to a landfill. Associated onsite infrastructure would include approximately 5.7 miles of sewer pipeline, two pump stations, and the MBR tertiary treatment unit (see Figure 2.13).

2.4.6 Proposed Storm Drainage Provisions¹

The Specific Plan proposes to use storm drainage design techniques that are intended to “mimic” pre-development site hydrology by storing, infiltrating, evaporating, filtering, and detaining runoff. The Specific Plan proposes the following storm drainage design principles:

¹Summarized from Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, pages 3-27 through 3-31.



SOURCE: Hart Howerton, Planners and Architects

Figure 2.13
**PROPOSED SPECIFIC PLAN
 WASTEWATER SYSTEM FEATURES**

- *Reduce hydrologic impacts by minimizing impervious surfaces and graded areas.*
- *Manage stormwater at the source and on the surface. As soon as rainfall lands on a street or parking lot, allow it to infiltrate into the ground or provide surface flow to nearby landscaping. Promote infiltration whenever possible to recharge the groundwater basin.*
- *Integrate the stormwater system into the Specific Plan as habitat, passive recreational space, and/or landscaped areas. Use plants and soil to absorb, slow, filter, and cleanse runoff.*
- *Design stormwater facilities that are simple, cost-effective and enhance community aesthetics. Decrease the utilization of typical engineering materials, such as concrete and/or steel that reduces initial and continuing costs for infrastructure. Use materials such as native plants, soft and/or crushed rock applications to reinforce the rural landscape.*
- *Use a distributed approach to stormwater management by using a network of smaller, simpler solutions throughout the community. This includes finding increased opportunities for infiltration (utilizing pervious surfaces), depression storage, and vegetated swales that mimic the hydrologic functions of the site while at the same time adding aesthetic and biotic values.*
- *Collect and reuse treated and/or stormwater for landscape or agricultural purposes as feasible.*

To carry out these principles, the Specific Plan outlines the following:

- *Best management practices* for agricultural lands; roads and streets; parking areas; greens, parks, trails, and rambles; private lots; and restoration of drainages.
- *Filtration, treatment, and release methods*, including use of permeable pavement, vegetated buffer areas, native landscaping, vegetative swales and infiltrated trenches, and rain gardens.
- *Collection and reuse features*, mainly consisting of the use of rain barrels and cisterns on private lots in the plan area.

Please refer to chapter 11, Hydrology and Water Quality, of this EIR for details.

2.4.7 Proposed County Services Area

The Specific Plan proposes establishment of a County Service Area (CSA), pursuant to State Government Code 25210.1 et seq., as the overall operational and management structure for bringing roadway, water, sewer, storm drainage, recycled water, and parks and recreation services to the proposed Specific Plan development areas. The law requires initiation of CSA formation by the proposed service area landowners (registered voter petition) or the County Board of Supervisors (resolution).

2.4.8 Financing Plan

Specific Plan section 4.6, Financing Plan, also describes the proposed financing mechanism that would be used by the CSA to fund the common roadway, water, sewer, storm drainage, recycled water, and other infrastructure and facilities required to serve the plan area. The section describes possible CSA establishment of a Community Facility District (CFD) which pursuant to California Assembly Bill 1600 would issue bonds with an associated special assessment charged on a fair share basis to new plan area residential, community services, agricultural tourism, and neighborhood commercial uses benefiting from the CFD-funded infrastructure.

The common infrastructure and facilities would be constructed incrementally as needed to serve plan area development. Approval of individual development projects (subdivisions, etc.) would be conditioned upon construction of the incremental facilities needed to serve the development. Developers who install infrastructure components that would ultimately also be used by subsequent individual developments would be eligible for reimbursement under CSA reimbursement policies and procedures.

2.4.9 Proposed Agricultural/Open Space Protection¹

As noted earlier, the Specific Plan proposes to retain approximately 1,490 acres² (or about 78 percent of the 1,905-acre Specific Plan area) in open land designations. The Specific Plan proposes establishment of a “Green Valley Conservancy” to oversee the protection of these lands and to provide input into the County’s design review process for the plan area. The Specific Plan proposes a transfer of development rights (TDR) and conservation easement program as the main tools for preserving agricultural lands in the plan area. The two tools would give property owners the opportunity to sell their development rights and/or place agricultural lands under conservation easements.

(a) Proposed Green Valley Conservancy. The Specific Plan proposes the creation of the Green Valley Conservancy, a non-profit, tax-exempt organization that would have three main areas of responsibility:

- *Developing the “Green Valley Farm”* within the plan area, including all designated working agricultural land in the plan area as well as the produce stand on Green Valley Road, and managing the farm’s agricultural operations and public education activities;
- *Overseeing the management, stewardship, enhancement, restoration, and access easements for conservation lands*, including oak woodlands, riparian areas, pastures, rangelands, and agricultural lands and helping property owners identify and work with an established, qualified, accredited land trust to hold title to the conservation easements; and

¹Summarized from Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, pages 4-1 through 4-17.

²This acreage estimate excludes 80 acres within the *Agriculture-Residential* designation, where very low density residential development (5-acre minimum lots) could occur in conjunction with agricultural use.

- *Providing input into the County's design review process* for the plan area consistent with the Specific Plan. The process would include design review of development proposals by the Green Valley Conservancy Design Review Committee (CRC) and final administrative review with the County.¹

Conservancy activities specifically identified in the Specific Plan² include:

- Establishing a local produce stand on the west side of Green Valley Road in the Green Valley Road Corridor subarea;
- Overseeing restoration and revegetation of Green Valley Creek in the Green Valley Road Corridor subarea;
- In the Elkhorn Neighborhood, managing woodlands, grasslands, and drainage areas as grazing lands and lands to be preserved and/or restored; and
- In the Three Creeks Neighborhood, managing woodlands, grasslands, and drainage areas as grazing lands and/or lands to be preserved.

The Conservancy would prepare (1) a *Resource Management Plan* that would outline management standards and performance guidelines for natural resources within designated "open lands," in cooperation with property owners and consistent with the Solano County General Plan, the Specific Plan, mitigation measures recommended in this EIR, and any applicable federal or state permits related to natural resources; and (2) an *Agriculture Business Plan* that would identify potential business strategies, suggested farming types, sustainable agricultural practices, branding and marketing opportunities, and long-term management and educational opportunities for use in managing and overseeing farm lands in the plan area.

The Specific Plan proposes that establishment of the Green Valley Conservancy be a condition of approval of any subdivision map proposed within the plan area. The condition of approval would require formation of the Conservancy before recordation of the first final subdivision map within the plan area.

The Conservancy would be funded by a combination of sources, including donations, charitable grants, and an endowment funded by a portion of the sales price for each lot (transfer tax).

(b) Transfer of Development Rights Program. The Specific Plan proposes a voluntary transfer of development rights (TDR) program that would provide an incentive for property owners within areas to be preserved to sell their development rights to owners within areas identified as suitable for development. The lands to be preserved would then be placed under conservation easements. The Specific Plan (Figure 4-3) identifies "sending and receiving areas" for development rights within the plan area, with the receiving areas generally corresponding to the development areas identified on the Specific Plan land use diagram (see Figure 2.5 above). The Specific Plan (Table 4-1) allocates the number of housing units to be "sent" and "received" by each participating property, for a maximum total ("cap") of 400 new primary housing units in the plan area.

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 2-3.

²Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, pages 3-8, 3-10, and 3-14.

2.4.10 Proposed Building Types and Other Design Guidelines

Chapter 5.0 of the Specific Plan presents development standards and design guidelines for development of the proposed neighborhood areas. The standards presented in the Specific Plan would supersede the permitted uses, development standards, and other applicable regulations found in the Solano County zoning ordinance and other applicable County documents.¹

The Specific Plan development standards and design guidelines are intended to provide a “form-based” approach,² specifying seven basic rural building types that would be used in development of the neighborhoods.

(a) Transect Zones and Building Standards. The Specific Plan (Figure 5-1) divides the plan area into six “transect zones” based on development intensity. For each zone, the Specific Plan (Table 5-1) specifies corresponding land use designations and permitted uses, building types, and road types. For each of the seven building types--Agricultural Tourism/Community, Courtyard, Bungalow, Farmstead, Meadow, Compound, and Secondary or Ancillary Structure--the Specific Plan further defines allowed uses along with development standards such as minimum lot size, maximum building area, maximum lot coverage, required building setbacks, maximum building height, required parking, garage placement, allowed building frontage types, and landscaping and fencing standards.

Additional guidelines address features such as building form and massing, building materials and colors, and design of roofs, “openings” (windows, doors, and shutters), building frontages, chimneys, and roof projections. The Specific Plan also lists guidelines for energy- and water-saving features to be incorporated into new development.

(b) Landscape Standards. The Specific Plan proposes standards and guidelines for grading and drainage; planting concepts and materials; tree and habitat protection, removal, and pruning; irrigation; “landscape edges” (fences, walls, shrub screens, hedgerows, and gates); exterior paving (paths, terraces, courtyards, and driveways); and lighting.

(c) Standards for Open Lands. A separate section in Specific Plan Chapter 5.0 addresses allowed uses and requirements for five types of “open lands-recreation”: neighborhood greens, playgrounds/pocket parks, rambles, playfields, and community gardens. The requirements include specifications for minimum and maximum areas, parking, landscape character, hardscape, frontages, buildings and improvements, and programming and uses. This section also describes use standards for the agricultural and meadow lands in each neighborhood.

(d) Street and Circulation Standards. These standards specify requirements for block lengths and widths, street and trail rights-of-way, traffic circles, and street landscaping and lighting.

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 2-2.

²The Specific Plan (page 1-18) states that this approach (a “form-based” design code that is based on building types) is proposed “in order to emphasize the design and character of the environment rather than letting distinct and separate land uses drive development decisions.” See also Specific Plan Policy NP-5.

(e) Sign Standards and Guidelines. The Specific Plan includes general principles, standards, and guidelines for signs, along with guidelines for monument signs, residential markers, commercial signs, directional signs, temporary signs, regulatory signs, street signs, trail signs, and prohibited signs.

(f) Design Review Process. The Specific Plan includes a description of the proposed Green Valley Conservancy Design Review Committee (DRC) organization and design review process framework and guidelines for refinement by the proposed Green Valley Conservancy.

2.4.11 Proposed Development Phasing

Subject to market conditions, development within the plan area is expected to be completed within 8 to 12 years after approval of the final subdivision map for the first phase of development. As shown on Figure 2.14, the Specific Plan proposes that development proceed in four general phases: (1) development in the vicinity of Green Valley Road, (2) development of the Elkhorn Neighborhood, (3) development of the Nightingale Neighborhood and various sites north of Mason Road, and (4) development of the Three Creeks Neighborhood.

The Specific Plan proposes that agricultural activities, recreation and community facilities, and neighborhood commercial services be planned so that they are available to serve residential development within each phase. Public infrastructure would be phased so that it is in place before construction of residential, commercial, and recreational facilities.¹

2.5 REQUIRED JURISDICTIONAL APPROVALS

2.5.1 County Approvals

Implementation of the Specific Plan would first require Board of Supervisors certification of the Final EIR on the Specific Plan, along with:

- Approval of the proposed Specific Plan;
- Rezoning of the plan area for consistency with the Specific Plan;
- Board of Supervisors or landowner petition initiation of County Services Area (CSA) formation, and ultimate CSA approval by the Board; and
- Approval of a Master Development Agreement between the County and property owners within the plan area. The Master Development Agreement would specify property owner obligations imposed by the County as conditions of development and would provide the property owners with certain vested development rights.

Subsequently, as a condition of approval for any subdivision within the plan area and before recordation of the first final subdivision map, the County would require approval of a Sewer Master Plan and a Drainage Master Plan. These plans would be required to include information

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, pages 4-36 and 4-37.

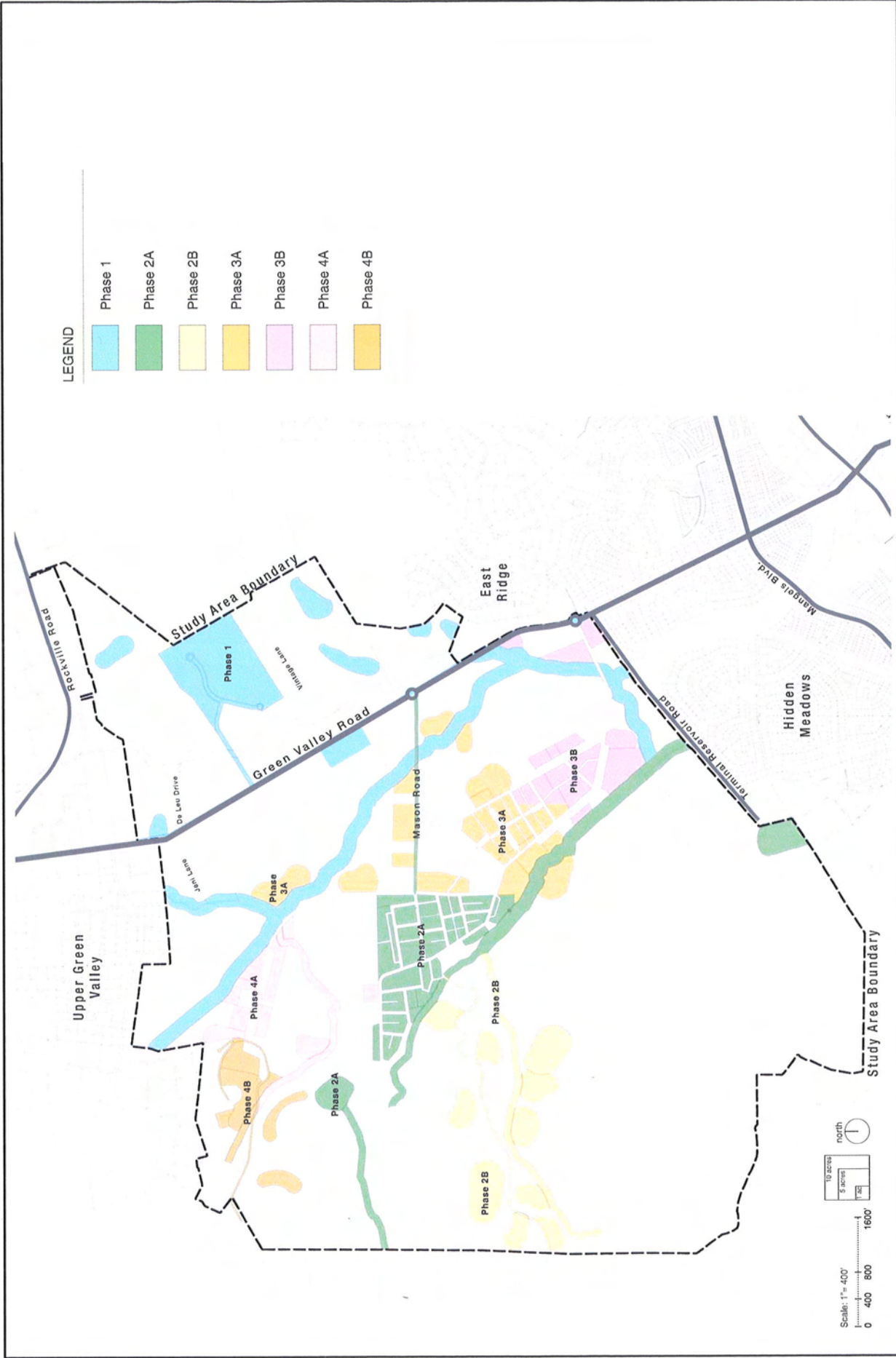


Figure 2.14
**PROPOSED SPECIFIC PLAN
 DEVELOPMENT PHASING**

SOURCE: Hart Howerton, Planners and Architects

on facilities sizing and locations, updated cost estimates, and methods by which the project would finance the cost of these facilities.

Subsequent discretionary entitlements required by the County would include tentative and final subdivision maps, conditional use permits, design/site review applications, and ministerial permits such as grading and building permits. Individual project applications would be reviewed for consistency with the Specific Plan and other regulatory documents.¹

2.5.2 Other Jurisdictional Approvals

Implementation of the Specific Plan-proposed water system Option A (City of Fairfield municipal water system extension) and wastewater system Option A (Fairfield-Suisun Sewer District system extension) would require voter, City of Fairfield, Fairfield-Suisun Sewer District, Solano County Board of Supervisors and Solano County Local Agency Formation Commission (LAFCO) approvals.

Implementation of Specific Plan water option B (onsite groundwater withdrawal) and wastewater Options B (onsite treatment) and C (Fairfield-Suisun Sewer District extension/onsite treatment combination) would require voter, City of Fairfield, Fairfield-Suisun Sewer District, Solano County, and Solano County Local Agency Formation Commission (LAFCO) approvals of associated water and sewer service area extensions.

Implementation of Specific Plan-proposed water system Option B (onsite groundwater withdrawal) would require regulatory oversight and issuance of a Drinking Water Program (DWP) permit from the California Department of Public Health, Division of Drinking Water and Environmental Management, and a groundwater well permit from Solano County.

Implementation of Specific Plan-proposed wastewater system Options B (onsite treatment and tertiary irrigation) and C (Fairfield-Suisun Sewer District/onsite treatment and tertiary irrigation combination) would require regulatory oversight and operational permit issuance from the California Department of Public Health, Division of Drinking Water and Environmental Management and community wastewater treatment system review and approval, including issuance of a discharge permit, by the San Francisco Regional Water Quality Control Board.

The proposed establishment of a plan area County Services Area to fund and operate all Specific Plan-proposed water and wastewater system options would require Solano County LAFCO approval.

Establishment of the County Service Area (CSA) proposed by the Specific Plan would require adoption of a resolution by the Solano County Board of Supervisors.²

¹Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 4-22.

²Solano County, Middle Green Valley Specific Plan, Preliminary Draft, October 28, 2009, page 4-30.

2.6 INTENDED USES OF THE PROGRAM EIR

This program EIR is an informational document designed to inform the Solano County Planning Commission, Board of Supervisors, and general public of the environmental consequences of the proposed Middle Green Valley Specific Plan. The County of Solano is the Lead Agency for all environmental documentation and procedural requirements with respect to the proposed project. This EIR has been prepared to serve as the CEQA-required environmental documentation for use by the County in its consideration of the proposed project, including all of the associated project documents and approvals described in section 2.5 above, and the various other associated County actions that may be necessary to implement the Specific Plan.

This CEQA document is also intended to be used as the baseline (or "first-tier") CEQA documentation for subsequent public and private development and improvement actions in the Specific Plan area that are consistent with the Specific Plan. The County would examine these subsequent future activities in the context of the baseline documentation contained in this program EIR to determine whether additional, more focused environmental documentation (such as a mitigated negative declaration or a subsequent or supplemental EIR) would be required. (See appendix 23.2 of this EIR for more explanation of the "program EIR" purpose and application.)

As the Lead Agency, the County of Solano also intends this EIR to serve as the CEQA-required environmental documentation for consideration by other Responsible Agencies and Trustee Agencies that may have limited discretionary authority over future site-specific development proposals facilitated by and consistent with the Specific Plan.¹

¹See chapter 1, Introduction, for definitions of "Lead Agency" and "Responsible Agency."