

MIDDLE GREEN VALLEY  
**SPECIFIC PLAN**



: SOLANO COUNTY, CALIFORNIA :

**Adopted July 27, 2010**





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## [ directory ]

### CITIZEN'S ADVISORY COMMITTEE

Craig Gillespie

Bill Mayben

Bob Hager, GV Cellars

Nancy Nelson

Herb Hughes

Anthony Russo

Sarah Lindemann

James Wiley

### SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT

**Matt Walsh - Principal Planner**

675 Texas Street, Suite 5500

Fairfield, CA 94533

[www.solanocounty.com](http://www.solanocounty.com)

[mwalsh@solanocounty.com](mailto:mwalsh@solanocounty.com)

### SOLANO COUNTY PLANNING COMMISSION

Jennifer Barton

Fred Barnes

Dan Mahoney

Shawn McAndrew

Rod Boschee

### SOLANO COUNTY BOARD OF SUPERVISORS

Barbara Kondylis

Mike J. Reagan

Linda Seifert

Jim Spering

John M. Vasquez

## [ consultant team ]

### **HART HOWERTON** **Planners and Architects**

One Union Street, 3rd Floor  
San Francisco, CA 94111

#### **Amie MacPhee**

amacphee@harthowerton.com

#### **Brendan Kelly**

bkelly@harthowerton.com

### **SHERWOOD DESIGN ENGINEERS** **Civil Engineers**

One Union Street, 2nd Floor  
San Francisco, CA 94111

#### **Bry Sarte**

bsarte@sherwoodengineers.com

#### **Eric Zickler**

ezickler@sherwoodengineers.com

### **ABRAMS ASSOCIATES** **Traffic Engineering**

1660 Olympic Boulevard, Suite 210  
Walnut Creek, CA 94596

#### **Charlie Abrams**

charlie@abramsassociates.com

#### **Steve Abrams**

steve@abramsassociates.com

### **WETLAND RESEARCH ASSOCIATES** **Environmental Consultants**

2169-G East Francisco Blvd.  
San Rafael, CA 94901

#### **Mike Josselyn**

josselyn@wra-ca.com

#### **Justin Semion**

semion@wra-ca.com

### **WAGSTAFF ASSOCIATES** **Environmental Planning**

2512 Ninth Street, Suite 5  
Berkeley, CA 94710

#### **John Wagstaff**

john@wagstaffassociates.com

### **ECONOMIC PLANNING** **SYSTEMS**

#### **Real Estate Economics**

2501 Ninth Street, Suite 200  
Berkeley, CA 94710

#### **Teifion Rice-Evans**

triceevans@epsys.com

### **SUSTAINABLE AGRICULTURE** **EDUCATION**

#### **Agricultural Resources**

1625 Shattuck Avenue, Suite 210  
Berkeley, CA 94709

#### **Sibella Kraus**

sibella@sagecenter.org

### **HOLLAND & KNIGHT** **Land Use and Environmental Law**

50 California Street, Suite 2800  
San Francisco, CA 94111

#### **Tamsen Plume**

tamsen.plume@hklaw.com

Selected photos throughout book by Drummond Buckley

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*{ This is a very significant accomplishment; to work together to accomplish change . . . not based on which side of the issue we are on. We all share a deep feeling for this special place. }*

- Herb Hughes, Neighbor and CAC Member

## [ PREAMBLE ]

Middle Green Valley is unique and spectacular. The City of Fairfield, to the south, and unincorporated Solano County to the north, have continued to entitle subdivisions, while Middle Green Valley has remained largely undeveloped agricultural and open space land in the center. There is long-standing conflict between the open space desired by neighbors and development rights desired by landowners. The landowners of Middle Green Valley are under substantial pressure to both preserve their rural culture, even as the basic economics of agriculture are eroding the financial viability of their lands, and to develop their property to realize the economic benefit of their property. Many of the landowners, some whose families have cultivated the land for more than 150 years, wish to realize the development value of their land while, at the same time maintaining the integrity of the open space, agricultural productivity and farming legacy.

In accordance with the goals and policies of the General Plan, the County saw an opportunity to try to resolve this conflict, and avoid the piece-meal subdivision that would inevitably occur in the absence of a comprehensive plan. At the same time, the County also wants to ensure that the houses developed under the plan are in keeping with the unique setting: practical, clustered, rural in character, sustainable, and complementary to the existing landscape.

At significant cost and with no guarantee of success, the Solano County Board of Supervisors proposed a Specific Plan process for this part of Green Valley as part of the updated 2008 General Plan. That General Plan, with landowner and neighbor support in Green Valley, was passed with a 65% approval in November 2008. In January of 2009, the County appointed Hart Howerton, and consultant team to work with a Citizens Advisory Committee (CAC) which was divided equally between landowners and nearby residents. Their joint task was to produce a plan that meets the goal and policies for Middle Green Valley set forth by the General Plan. This Specific Plan is a result of that successful, collaborative effort.

Like all successful designs, this Specific Plan captures a moment in time when community representatives were able to develop a shared vision for an agriculturally-centered community founded on conserving a remarkable landscape, based on a stewardship ethic. No plan can be perfect, however, and many people spent countless hours discussing and ultimately compromising, where necessary, for the long term benefit of the whole area. This was an extraordinary opportunity for neighbors, landowners and local agencies to have an open dialogue about real long-term interests, and understand how financial, environmental, and cultural aspects of a community plan can fit together.

### it's all here

*we set the seeds, speak  
to the sky  
nurture the plants, drink  
the rain, give back  
to the soil, curse  
the cold, dance  
to the sun, sing  
with the wind, weep  
at the passing, dream  
with the moon. we open  
our hands and accept another  
season of hope fulfilled  
or not,  
balancing burdens with blessings,  
rocks and eagle feathers,  
carrying the harvest home.  
listen.  
The birds are singing the earth  
awake. the spiraling cosmos  
is bursting open seeds climbing  
to the light. there's a crackle  
of joy in our hearts, ignited  
by the sun----a flower filled  
with flame. listen. the plants will tell you  
of sending roots deep to survive  
the dry times.  
the seasons will show you how nothing  
is ever really gone but keeps  
turning out and over  
again and again and again,  
just as the ancestors  
smile down from the clouds  
onto the faces of children  
yet unborn shining up  
from rain spattered stones on the path  
we walk.  
listen.  
it's all here.*

-Sherrie Mickel, 1995



