

# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of May 20, 2010**

The regular meeting of the Solano County Planning Commission was called to order at 7:00 p.m. in the Board of Supervisors' Chambers, Fairfield, California.

**PRESENT:** Commissioners Barnes, Boschee, Rhoads-Poston, Karah, and Chairman Mahoney

**EXCUSED:** \_\_\_\_\_

**STAFF PRESENT:** Mike Yankovich, Planning Program Manager; Jim Laughlin, Deputy County Counsel; Kristine Letterman, Planning Commission Clerk

Items from the floor - none

**The Minutes** of the regular meeting of March 18, 2010 were approved with a request by Commissioner Barnes to add additional information under the Announcements and Reports section.

1. **PUBLIC HEARING** to receive comments and to consider a recommendation to the Board of Supervisors on Certification of the Final Environmental Impact Report (FEIR) for the **Middle Green Valley Specific Plan**, adoption of the Middle Green Valley Specific Plan and approval of a related Master Development Agreement.

Mike Yankovich gave a brief introduction of the item.

Commissioner Barnes questioned the process of having the Specific Plan and the FEIR together for consideration at the same meeting. Mr. Yankovich stated that there are times where all the entitlements of a project are heard concurrently, but noted that this is the first time it is being done in the county.

Brendan Kelly, consultant with Hart Howerton and Associates provided a detailed PowerPoint presentation of the Plan.

Staff addressed several questions that the commissioners had with regard to street lights and sidewalks, consequences for landowners who do not participate in the conservancy, designation of proceeds, and the selling of property before project build out.

Chairman Mahoney commented that putting agriculture and residential development together is not a good mix because of the potential conflicts. He said that hopefully this will be seriously addressed at the time home buyers are looking at moving into the area.

Since there were no further questions, Chairman Mahoney opened the public hearing.

Bill Mayben, 4243 Green Acres Court, Fairfield, stated that he participated as a member of the Citizens Advisory Committee (CAC) for the Middle Green Valley. He stated that this group helped to put together this plan. He said the plan preserves 75% of the plan area for active agriculture, views, open space and natural habitat. He said the housing element is both varied in size and architecture and it carries the history of Solano County. Mr. Mayben stated that the plan meets the highest and best solution to the interest of the community, the landowners in Middle Green Valley, and the interest of future generations. He stated that he is proud to have participated with the committee and to have created something that is unique.

Craig Gillespie, 4375 Green Valley Road, Green Valley, stated that he was also a member of the CAC. He stated that one of the most unique aspects about this process is how the process went forth. He said the specific value of the planning process was that staff, acting as an intermediary, brought together the landowners and the residents to try to bring to pass a plan that both sides could except so that ultimately when a developer comes forth there is a complete package already put together. He stated that this project provides a fabric to connect the whole area in a very beautiful way with a lot of trails and open space, and also provides a sense of place in Middle Green Valley. It also preserves the viewscapes and the rural look of the valley and is environmentally sound.

Herbert Hughes, 4317 Green Valley Road, Fairfield, stated that as a member of the CAC he supports the specific plan and FEIR. He said the CAC has been guided through an extraordinarily comprehensive, inclusive, and open to the public planning process. He commented that the plan will guide limited development, support agriculture, and protect the national resources and beauty of the area for at least 25 years. He stated that considering the likely alternatives, this outstanding plan is a rare gift to the community and to the valley. Mr. Hughes stated that the committee has thoughtfully worked together on this and he urged the commission to approve the plan and EIR.

Jack Batson, 3022 Vista Grande, Fairfield, spoke on behalf of the Solano County Orderly Growth Committee. He submitted a letter listing the committee's concerns. The letter stated that the FEIR is leaving some significant gaps in the planning process especially with the provision of water and disposition of sewage and the way Measure L will impact delivery of those services. He referred to Government Code Section 56133 and stated that they do not believe that either the City of Fairfield or LAFCO have the legal ability to make the decisions this EIR requires them to make. Mr. Batson did comment that they think this is an exemplary project and commended Hart Howerton and the rest of the consultant team as well as the landowners and stakeholders for their time, commitment, and creativity.

Sarah Lindemann, 1744 Mason Road, Fairfield, urged the commission to recommend moving adoption of this plan and FEIR to the Board of Supervisors. She referred to a letter that was previously distributed to the commission from a group of landowners within the specific study area. She stated that these landowners represent 12 out of 13 properties that were assumed to be participating in the plan and the development agreement. She stated that they all support the continuing negotiations related to the master development agreement and are working with the county to finalize the contract. She noted that there are still a few issues left to be resolved, but they are working cooperatively and hope to reach a satisfactory conclusion before this goes before the Board. Ms. Lindemann stated that they

support the continuing progress in the development of the sales participation agreement which is the document that explains how the transfer of development rights will work and the rights and responsibilities associated with the process.

Ms. Lindemann stated that as a commitment to this plan some of the landowners are forming the Green Valley Agricultural Conservancy. The conservancy will help to restore and maintain viable agriculture in Green Valley, it will assure that the rural character of the valley is maintained by helping to manage and monitor the approximately 1,600 acres of ag land and pastures and natural areas.

Nancy Sweeney, 4209 Green Valley Road, Fairfield, requested a change in the zoning of her entire property to the AG-R designation. She stated that the reason for her request is that according to the specific plan her parcel will be divided in two; the front 5 acres will be designated as AG-R and the back 5 acres designated AG-P, without the transfer of development rights. She stated that for the past 20 years her property has not been used as agricultural land due to the surrounding residential intrusion. Ms. Sweeney stated that as a result her property has no substantial market or rental value under the ag designation.

In response to Commissioner Barnes' inquiry, Ms. Sweeney stated that she has owned her property for 33 years. She stated that she did not receive any kind of notification with regard to this specific plan project.

Mike Yankovich indicated that staff has looked at Ms. Sweeney's property and because there are some extenuating circumstances with regard to the geographical constraints surrounding the property, staff could look at an alternative zoning within the specific plan to accommodate Ms. Sweeney's request. He stated that if the commission is in agreement it could be recommended to the Board that her property be changed to an "RF" zoning.

There was a consensus among the commission to change Ms. Sweeney's zoning to "RF".

Bob Berman, 250 West K Street, Benicia, stated that he disagrees with the process of combining the public hearing on both the FEIR and the specific plan. Mr. Berman stated his two main concerns relate to issues regarding regional open space and the proposed trail system. With regard to regional open space, Mr. Berman stated that he believes staff needs to go back and look at the policies of the county's General Plan, and revise the specific plan to meet the intent of those general plan policies. He recommended that the section on open lands describe the plan's open lands and how the specific open lands fit into the larger regional open space system. He said the plan needs to include a trail system that provides the links to the regional open space and demonstrates how this will be accomplished. In terms of trails within the plan itself, Mr. Berman recommended that all the trails shown on Figures 3-23 and 5-77 be stated that they are an integral part of the specific plan, and that it will be the responsibility of the developers to construct the trails and the Green Valley Conservancy will be responsible to maintain the trails.

Mr. Berman stated that a specific timing mechanism regarding by when the trails must be completed should also be included in the specific plan. He noted that page 5-103 provides specifications for the foothill trails, but there does not appear to be any designation of a foothill trail on any of the figures. He also noted that on page 5-105 it provides specifications

for the emergency access, and the only figure that seems to show the emergency vehicle access is Figure 3-23. He stated that these accesses appear to be outside of the study area boundary. Mr. Berman asked staff to clarify in the text and in the figures the location of the emergency access, who will be responsible to build them, and the timing of their construction. He also had comments about the trails used by hikers, equestrians, and bicyclists, about the bicycle trails themselves in terms of off road and on road, and where bicycles will be allowed.

Commissioner Barnes wanted to know Mr. Berman thoughts with regard to the conservancy.

Mr. Berman stated that his concern is that the overall structure and governance of the conservancy should be discussed in detail in the plan, and he believed while it is okay for some property owners to serve on the board of the conservancy, they should not be a majority of the board nor should they be able to take control of the operations of the conservancy.

Jay Huyssoon, Fire Chief, Cordelia Fire District, 2155 Cordelia Road, Fairfield, stated that he had questions regarding what the maximum number of homes will be and the height of the tallest building. He also stated concern with regard to where school children will attend school. He commented that his fire station is located on the Falls School site and they have a 20 year lease with the school district for the use of that site. He said if that school were to reopen they would have 30 days to relocate. Mr. Huyssoon noted that the next closest fire station is on Cordelia and Richie Road. With regard to the specific plan, Mr. Huyssoon stated that he requested a fire station to be turn key and FPA compliant, and essential facilities buildings must be able to withstand a magnitude 8 earthquake. He said the plan is vague with regard to this. He stated that he would like to have it in writing exactly what is going to take place, including the particulars such as with station equipment. With regard to water delivery, Mr. Huyssoon stated that they need to have hydrants that are able to deliver 1,250 gallons of water per minute for 120 minutes with 20 lbs of residual pressure. He said they also need to have a maintenance program which he did not see in the plan. Mr. Huyssoon stated that staff needs to update the wildfire information because in June of 2008 there was a wildfire in the area that exceeded 4,000 acres and came within 150 feet of some homes.

Commissioner Boschee inquired about the issue involving the Falls School site. Mr. Yankovich stated that the school is not large enough to accommodate the size of school that is planned, and noted that a search is currently underway for an adequate site outside of the project area.

Commissioner Boschee spoke with regard to fire protection and the additional equipment needed to provide that protection. He stated that there is no mitigation in the plan and it is not identified as to how funding is going to be provided for those facilities. He asked if the developer could be required to provide those dollars in order to provide adequate fire protection.

Mr. Yankovich stated that this issue would be addressed at the time of subdivision when the conditions of approval come into play, and the discussion of additional services such as fire and what equipment may be required.

Commissioner Boschee wanted to know if this could be included as mitigation in the FEIR so that when a developer comes in they can see that it will be something that needs to be considered. Brendan Kelly noted that there is mitigation included in the EIR on page 279, Mitigation No. 16.7.

Commissioner Barnes stated that since this is something that would be brought through the normal county application process, he questioned the role of the conservancy. Mr. Kelly explained that the conservancy has a design review function, but it is in addition to the already required county processes. He said the conservancy's reason for reviewing the design as part of the process is so that by the time it comes to the county, the county is clear what the landowners and the people who are invested in the specific plan think of a subdivision or submitted development plan.

Nancy Nelson, 1800 Cravea Lane, Fairfield, stated that she served as a member of the CAC and is currently a member of the Green Valley Agricultural Conservancy which has now been officially formed. She mentioned that she also serves as a member on the Solano County Orderly Growth Committee and board member of the Green Valley Landowners Association. Ms. Nelson stated that just a short time ago in this county there was a lot of contention among those groups and she believed it to be a real testament to this project that now there can be common threads through groups in this community that historically have been at odds against each other, and that alone is a real achievement of this plan. Ms. Nelson spoke about the conservancy and the impact of this project on existing residents and neighbors in Green Valley. She said the implementation of the plan is likely to save Green Valley in a way that would not otherwise be possible. It is a comprehensive plan as opposed to piecemeal development and the plan insures permanent protection and maintenance of resources and views that remain undeveloped, and the mechanism for that is the conservancy. It insures the economic viability of the farming and agriculture and ranching that can not sustain itself on its own. Ms. Nelson said there is so much good and extraordinary planning in the plan in the neighborhoods in the way they are interactive with the town greens and the community gardens.

Brian Miller, City of Fairfield, 1000 Webster Street, Fairfield, stated that overall the city is supportive of the plan. He said it is an impressive document with a lot of thought that went into the permanence and preserving and developing the community. He stated that the city believes that the FEIR does not fully address some of their concerns. Mr. Miller stated that they believe the plan should acknowledge the potential impacts on Rockville Hills Park and at minimum would like to see the county consider improving Rockville Road to provide for bicycle access to the existing entrances to the park. They are also concerned about impacts on Green Valley Road especially at the intersection with West Lake Drive. He stated that the plan will cause significant traffic delays potentially at that location and they want to make sure it is acknowledged in the plan that this process and future subdivisions will pay for the necessary signal caused by this increase in traffic. With regard to the impact on traffic on Green Valley Road north of the current development, although it is within the city limits the city is asking that the county be responsible for maintenance of that road. Mr. Miller stated

that they would like to be involved and allowed to comment on any future EIR's prepared for subdivision phases that may come forward. Mr. Miller also stated that they are concerned about cumulative impacts as these projects move forward and are concerned that the EIR did not fully mitigate some of these cumulative impacts, as well as long term impacts.

Roberto Valdez, 248 Plantation Way, spoke about his concerns with regard to the Multi-Species Habitat Conservation Plan and the piecemeal conservation efforts for threatened and endangered species. He stated that the plan disregards 13 other species involving known birds, insects, mammals, plants, trees, and invertebrates. He stated that the project has not specifically verified the existence of the Swainson hawk, boring owl, Golden Eagle, or California red-legged frog, nor does it deal with the silver spotted butterfly or salmon and the blue oak tree. Mr. Valdez stated that the exact conditions, locations, and possible removal or replacement to known oak trees in the project area are not specified. He commented that the removal of trees will have an impact on wildlife. Mr. Valdez also voiced concern that this project will impact at least 5 known Native American sacred sites within the project area.

Anthony Russo, 1804 Mason Road, Fairfield, stated that he participated in this process as a member of the Middle Green Valley CAC. He noted that he is also a member of the Green Valley Agricultural Conservancy and member of the ad hoc committee to help the Fairfield-Suisun Unified School District locate a school site for this project. With regard to the FEIR, Mr. Russo stated that this is a first tier level of study and more studies will be done in the future. He said this plan allows for agriculture in Green Valley not just to be conserved, but to prosper. He said the 400 units will hopefully help landowners profit in the long run. Mr. Russo stated that the agricultural conservancy and the transfer of taxes are a backstop to try to help agriculture prosper in the valley. He stated that this project has potential to create a really great community. He commented that there will still be issues to address but that this is the first step. Mr. Russo stated that he supports the plan and believes the EIR mitigates and describes the issues that are necessary to be dealt with at this tier of study.

Reed Onate, 5180 Lakeshore Drive, Fairfield, stated that he grew up in Green Valley and has seen this process come and go over the years. He commented that the land behind his father's house was subdivided. Mr. Onate wanted to know if in the future the floor of Green Valley will look like the current Cravea Lane. He also wanted to know how many additional agencies will need to give approval for this project. He asked what percentage of land the county will have to dedicate to water quality given the new regulation from the Regional Water Quality Control Board, and where the funding will come from.

Mike Yankovich stated that he believed the project would need to gain approval from 8 or 9 additional agencies. With regard to water quality, Mr. Yankovich stated that he did not know the percentage of land that would be dedicated. He said the project involves restoration efforts such as creek restoration and so the RWQCB would be involved in a number of issues also depending on the method of water and waste water. He believed the principal issue is that the creek itself will be cleaned up. Mr. Yankovich also commented that the floor of Middle Green Valley will not look like Cravea Lane.

Jim Dekloe, 655 Oakbrook Drive, Fairfield, stated that he did not believe the FEIR to be sufficient. He said it is unwise and inappropriate to make these decisions at the subdivision

level. He said the impact on schools is significant. Mr. Dekloe stated that the document should identify what the impacts are. He said that he disagrees this is a first tier EIR, and believed it to be the second tier. He said the first tier is the EIR that accompanies the Solano County General Plan. He said if this is approved the 400 home subdivision must have a full blown EIR. He commented that the school district has asked for recirculation of the EIR and the City of Fairfield has objected to the EIR. Mr. Dekloe questioned if it is legal to defer mitigation and analysis which this plan does.

Since there were no further speakers, Chairman Mahoney closed the public hearing.

Commissioner Barnes stated that he appreciates all of the work the CAC has put into this plan. He voiced his concern with this development being run like a small town in the unincorporated area of the county. Mr. Barnes spoke about his experience on the Fairfield Planning Commission and his involvement with the Cordelia Specific Plan. He stated that at that time there was some contention with the Green Valley Homeowner's Association with regard to development near Green Valley. With regard to the design review committee, Mr. Barnes stated that he would like to see the county architect, as well as a member from the county's planning staff to sit on that committee. He agreed with Nancy Sweeney's request for the redesignation of her property. Mr. Barnes spoke with regard to monitoring and verification. He emphasized that it is important that the county stay vigilant and watch that nothing goes wrong. He commented about a previous incident where a landowner in the Green Valley Highlands destroyed trees and foliage on his property in anticipation of receiving approval to build two additional homes. He stated that planning staff concurred with the applicant to build the residences even though the applicant signed the CC&R's that stated he would not remove trees and foliage without the county's approval, therefore the monitoring and verification at that time was suspect.

Commissioner Barnes stated that he would like to continue this item so that staff can address the issues raised by public speakers regarding such items as the protection of agriculture, buffers, water supplies and delivery, wastewater, trails, development and location of a fire station, and long term cumulative impacts. He stated that he would like to have staff come back and present the information in one single document and not a combination of documents as presented tonight.

Chairman Mahoney stated that the concept here sounds very much like the concept of a Policy Plan Overlay District where an EIR is prepared and then when a developer comes in a very specific EIR is prepared. Mr. Mahoney stated that there has to be a line between the two tiers where the concept and EIR are addressed, but not getting too exact with the specifics.

Jim Laughlin stated that this EIR is set up as a Program EIR. He said it looks at the bigger issues that are appropriate at this stage of the process. It says where subdivisions should occur generally, but at some point in the future there will be actual tentative subdivision maps submitted for approval, and at that point there will be a further level of environmental review looking at all the issues appropriate at that stage. Mr. Laughlin stated that the environmental review may be in the form of a negative declaration or a further EIR. Mr. Laughlin stated that at this point staff is looking at the program, the specific plan, and doing

as much environmental review as possible at this general conceptual level with the idea that there will be further review when specific development projects are proposed.

Commissioner Boschee stated that in looking at the volume of information that has been provided it can be very confusing at times trying to understand which document and which phase the commission is trying to evaluate and discuss. He agreed that it would have been better if the review of these documents had been held at separate meetings. Mr. Boschee stated that it appears the development agreement is still in draft form and he stated he cannot vote on a document that is incomplete. He believed the commission is trying to do too much in one evening. Mr. Boschee stated that he has questions and concerns about the EIR and cannot vote to certify it at this time. He also stated that he is perplexed as to which tier is being considered, tier one or tier two. He spoke with regard to water and stated that it should be identified if there is water available, its location, its quality and quantity. He stated that sanitary issues also need to be addressed.

Mr. Boschee commended everyone who participated in this project. He said he did not want to vote against the project because he believes it is a great idea and a great plan and he would like to see it implemented some day. He questioned if it is wise to move forward and start approving pieces of the project when there is no developer involved. He stated that the county has spent a lot of money on this project, and questioned how much more the county is going to continue to spend without a developer. He suggested the commission put this in abeyance until such time a developer comes along and then at that time move forward.

Commissioner Rhoads-Poston inquired if staff has knowledge of similar projects in other areas or states, and if it has been difficult to attract developers when everything is not fully laid out.

Mr. Yankovich stated that California has strict standards with regard to environmental issues and so that adds to the cost of any project. He stated that the developer is going to be looking at a number of issues and are aware that they will be required to go through an additional review. He stated that if the developer wants to ask the county to waive the cost they can certainly try and do that, although Mr. Yankovich did not believe the commission or Board would support that request. Mr. Yankovich stated that this project has the adequate analysis which has been detailed in the environmental document. He said at a subsequent level additional environmental review will be necessary which could be in the form of either a negative declaration, mitigated negative declaration or a focused EIR. He said there are limits as to what can be done based on a Program EIR.

Jim Laughlin stated that if the commission would like more time to think about this before making a recommendation to the Board that would certainly be appropriate. He said that given the work that staff has put in to this document, staff feels it is ready to go to the Board.

Chairman Mahoney inquired about the legal aspect of the EIR process. Jim Laughlin explained that as CEQA requires, a DEIR was submitted for public review, comments were submitted, and staff prepared responses to all the comments received during the comment period. He stated that county counsel has reviewed the FEIR document and believes it was prepared properly and meets all that is required at this stage for this type of project and

specific plan, recognizing that there will be some additional opportunity for environmental review in the future as development projects are proposed.

Commissioner Boschee stated that one issue that was brought up by a speaker who submitted his comments in writing was the issue of salmon in the creek. He said that the FEIR does not address this. Mr. Laughlin stated that the document does address this issue to some extent. He said the speaker is apparently unsatisfied with the level in which it was addressed. Mr. Laughlin commented that the speaker submitted his comments after the closing of the public review period.

Commissioner Boschee stated that he felt the issue of salmon is not adequately addressed in the FEIR. He stated that this alone is enough to say that this document is not complete. He also spoke about his concern as to whether this is a tier one or tier two document and what should be included in each document. He questioned if the commission needs to address the adequacy of water at this level or if it is something that comes later. Commissioner Boschee stated that he could not support certification of the FEIR at this time.

John Wagstaff, EIR consultant, stated that he helped assist staff in preparing this project EIR. He explained that this document includes a very detailed assessment of all of the issues that have been described. He said the analysis goes as far as it can at this point in time. With respect to water and sewer, Mr. Wagstaff stated that their team has analyzed the viability of both a municipal and onsite water withdrawal. They came to the conclusion that based on a substantial amount of research, the water withdrawal component of the plan is viable and described in great detail and contains existing county and state protocols that any development would need to go through to verify that groundwater withdrawal is safe. He stated that a municipal water connection and sewer district connection have been fully analyzed, and now it is in the hands of those districts, the county simply can not go any further.

With regard to special status species, Mr. Wagstaff stated that the EIR has a very extensive evaluation of special status species that either have been observed or could possibly occur in the plan area, and is quite comprehensive. He said most of those vulnerabilities are in the creek and the EIR points out that the development plan very carefully provides substantial setbacks from the creek that far exceed in most cases what the Department of Fish and Game would require. He explained that the impacts in the creek are limited to roadway crossings, infrastructure crossings, and construction staging, since those are the activities that would impact the creek. Mr. Wagstaff stated that the EIR includes mitigations at this first tier level that would be much more detailed at the second tier with respect to addressing those particular impacts on the creek. He stated that 78% of the area is left in open space so there is a substantial opportunity for habitat offset. Mr. Wagstaff noted that the woodlands are largely avoided and for any remaining trees that are to be removed there is a replacement ratio specified. Mr. Wagstaff stated that staff has gone as far as they can with the level of detail that is in this plan. He said that what is being proposing with respect to deferral is common practice. Mr. Wagstaff noted that if staff were to come back at another meeting, they simply could not provide any more analytical data until there are actual subdivision plans submitted.

Commissioner Boschee inquired about water. Mr. Wagstaff stated that their experts believe there is adequate water to readily provide the fire flow and the domestic needs of this project. He stated that the EIR says that before a subdivision can be approved an actual hydrological study would need to be prepared when the well locations are specified. He stated that well locations have not yet been specified, noting that this would be done by the individual applicants. He stated that there is also a monitoring process to insure that the water flows are maintained and there is county and state health protocols to insure that the quality of that water is sufficient. Mr. Wagstaff stated that the onsite water withdrawal is a fall back to the primary preferred approach which is with a municipal connection.

Commissioner Boschee inquired about the City of Fairfield's opinion with regard to the water issue. Mr. Wagstaff stated that the city's public works staff has prepared a water supply assessment to demonstrate that there is adequate water. He said the city would need to make the determination as to whether or not they want to serve the project.

Commissioner Boschee stated that he was under the impression that the citizens within the City of Fairfield had passed a Measure determining they did not want to serve water outside the city limits. Mr. Wagstaff stated that the city has reviewed that and determined that the vote essentially verifies what their general plan already says about the fact that there needs to be community consensus about any further extensions of services.

Mr. Yankovich noted that this would not be considered an extension of service. He explained that what would happen is that a county service area (CSA) would be formed and the City of Fairfield would then wholesale the water to the county. The county would in turn retail that water to the Middle Green Valley.

Mr. Wagstaff reiterated that this is as thorough an EIR that one would see for this level of planning, and staff does not believe they can go any further until specific subdivision applications are submitted.

Commissioner Rhoads-Poston commended everyone who has been involved in this process and has given their input. She stated that it is very impressive to see the community come together.

Commissioner Barnes thanked staff, the CAC, and everyone who has been involved in this process. He stated that he has spent many hours reading through these documents skipping from one document to another and wanted to see something in chronological order to make it more reader friendly. He stated that he did not know if the water and sewer issues were covered properly because it was difficult to find the information.

Commissioner Barnes made a motion to continue this item to allow staff additional time to put together one document for the FEIR and Specific Plan. Due to the lack of a second, the motion died.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Karah to recommend the Board of Supervisors certify the FEIR, adopt the findings and a mitigation monitoring and reporting program pursuant to CEQA, adopt the Draft Specific Plan, with amendments, and approve the Master Development Agreement, and to include a

change in zoning of Nancy Sweeney's property to "RF". The motion passed with Commissioners Barnes and Boschee dissenting. (Resolution No. 4529)  
Since there was no further business, the meeting was **adjourned**.

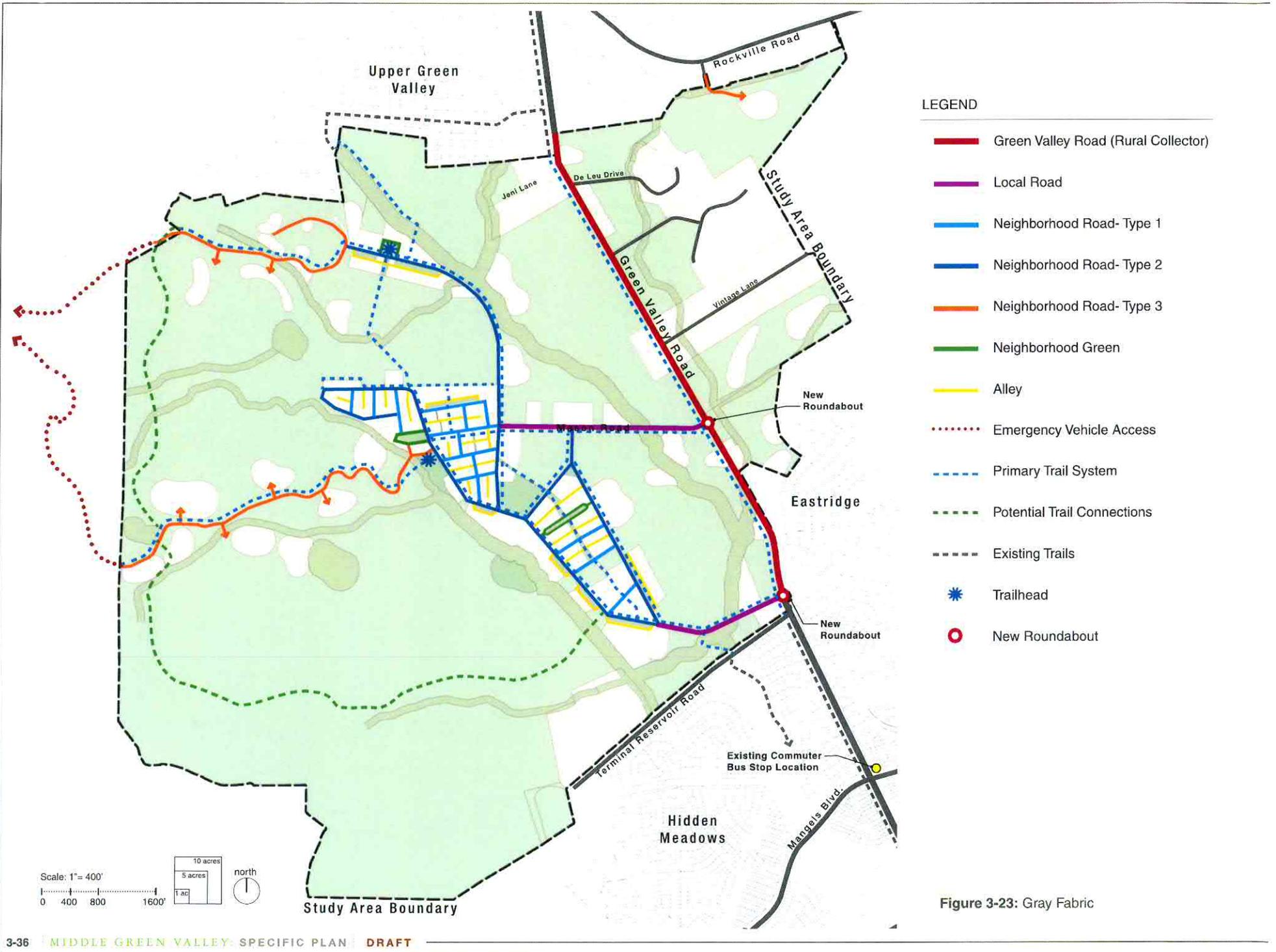


Figure 3-23: Gray Fabric

### 5.7.4 TRAIL NETWORK – HIKING, BIKING AND PEDESTRIAN CONNECTIVITY

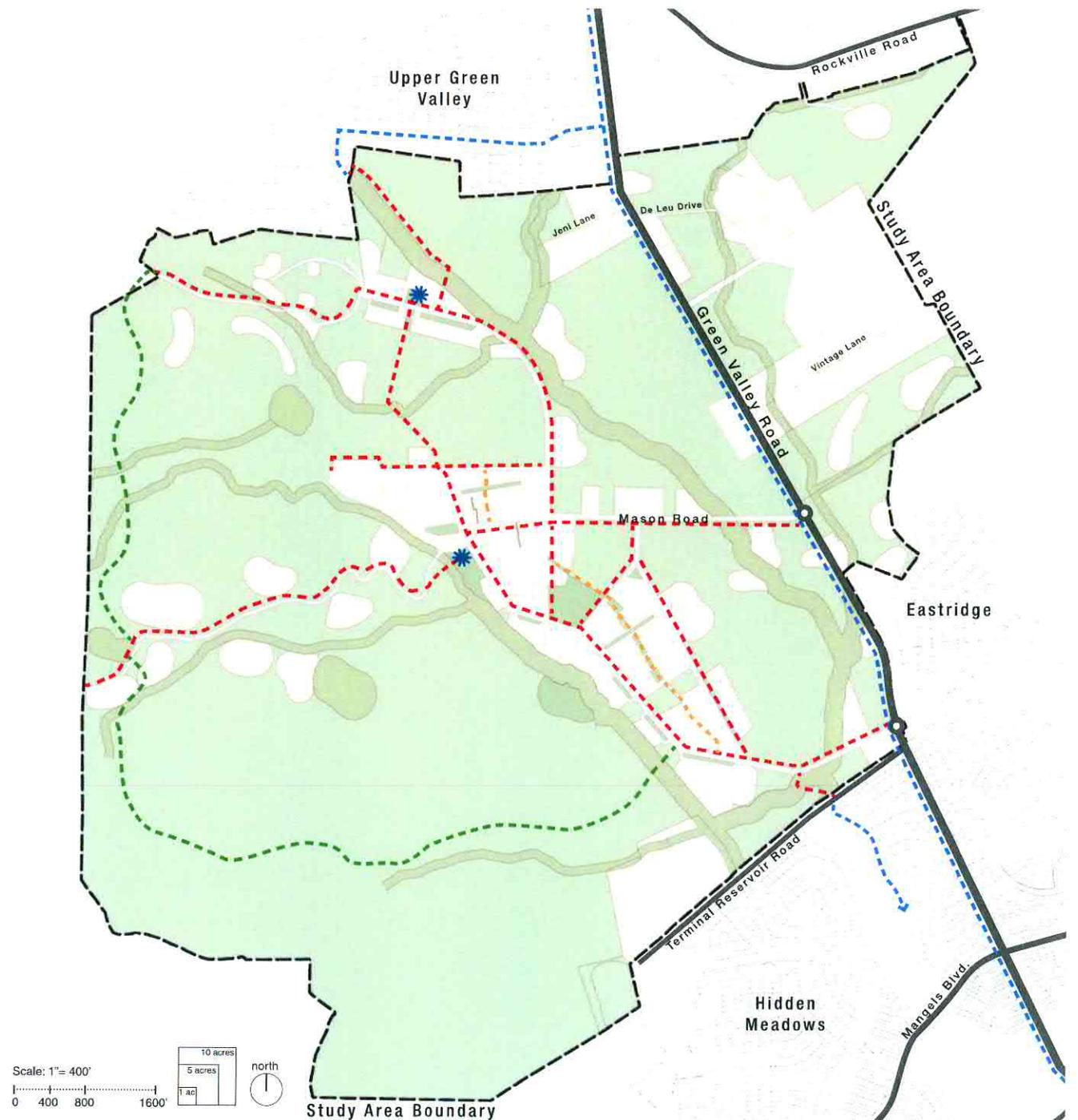
A network of trails, paths, and trailheads are to knit the community together and provide links to regional open space and adjacent residential areas. A hierarchy of trail types provides a multi-layered system that offers many alternative routes to move around the community on foot or by bike. Trail design principles center on creating safe, high quality walking environments while utilizing softer and more rustic paving (such as stabilized crushed rock), and wall and fence treatments, to reinforce the rural design aesthetic.

The following section provides the trail and trailhead Standards within the Plan Area. Refer to applicable street types (Section 5.7.3) for trail types, which occur along roads.

#### LEGEND

- - - Primary Trail System
- - - Ramble
- - - Potential Trail Connections
- - - Existing Trails
- \* Trailhead

Figure 5-77: Trail Network



**SOLANO COUNTY PLANNING COMMISSION  
RESOLUTION NO. 4529**

Recommending that the Board of Supervisors Adopt  
The Middle Green Valley Specific Plan, with Amendments

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**WHEREAS**, the Solano County Planning Commission has reviewed and considered the Draft Middle Green Valley Specific Plan (Draft Specific Plan); and

**WHEREAS**, the Solano County Planning Commission has reviewed and considered the Draft Master Development Agreement for the Middle Green Valley Specific Plan (Master Development Agreement); and

**WHEREAS**, the Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the Draft Specific Plan and Master Development Agreement at a duly noticed public hearing held on May 20, 2010; and

**WHEREAS**, a Final Environmental Impact Report (FEIR) has been prepared for the Draft Specific Plan, in accordance with the California Environmental Quality Act (CEQA) and the County CEQA Guidelines; and

**WHEREAS**, the Commission has considered the FEIR and public comments thereon prior to making its recommendation on the Draft Specific Plan; and

**WHEREAS**, the Solano County Planning Commission finds that the Draft Specific Plan, with specified amendments, is consistent with the General Plan; and

**WHEREAS**, the Solano County Planning Commission finds that adoption of the Draft Specific Plan, with specified amendments, is in the public interest and is necessary for the public health, safety, and welfare of Solano County; and

**WHEREAS**, the Solano County Planning Commission finds that the specified amendments to the Draft Specific Plan should include the rezoning of the Nancy Sweeney property (APN: 0148-020-040) from AG-R and AG-P to RF; and

**WHEREAS**, the Solano County Planning Commission finds that

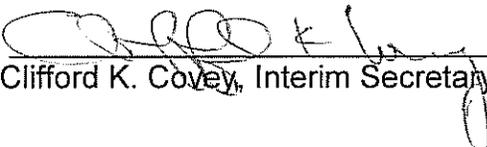
1. Approval of the Master Development Agreement could provide a substantial benefit to the community;
2. The Master Development Agreement is consistent with the goals, objectives, and policies of the General Plan and the Middle Green Valley Specific Plan;

3. The Master Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is or will be located, including any policy plan overlay applicable to the property;
4. The Master Development Agreement would not be detrimental to the public health, safety, or welfare of the community;
5. The Master Development Agreement would promote the public convenience, general welfare, and good land use practices, and is in the best interest of the community;
6. The Master Development agreement would not adversely affect the orderly development of property and surrounding area, or the preservation of property values; and
7. The Master Development Agreement would promote and encourage the development of the proposed project by providing a greater degree of requisite certainty.

**BE IT, THEREFORE, RESOLVED,** that the Solano County Planning Commission recommends that the Board of Supervisors certify the FEIR, adopt overriding considerations, adopt findings and a mitigation monitoring and reporting program pursuant to CEQA, adopt the Draft Specific Plan, with amendments in Exhibit 1, attached to and made a part of this resolution, and approve the Master Development Agreement.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on May 20, 2010, by the following vote:

AYES:	Commissioners	<u>Rhoads-Poston, Karah, and Chairman</u>
		<u>Mahoney</u>
NOES:	Commissioners	<u>Barnes and Boschee</u>
ABSTAIN:	Commissioners	<u>None</u>
ABSENT:	Commissioners	<u>None</u>

By:   
Clifford K. Covey, Interim Secretary

**Exhibit 1 to  
Planning Commission Resolution No. 4529**

**Recommended Text Amendments to Middle Green Valley Specific Plan**

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**1) Figure 3-4 - Green Valley Corridor Plan Detail – Page 3-9.**

The graphic will be expanded to include the total Study Area boundary so that the most northeasterly portion (Engel property) is completely shown.

**2) Figure 3-5 – Elkhorn Neighborhood Plan Detail – Page 3-11.**

The "potential trail connection" will be removed from the neighborhood road type 3 shown in the western foothill area. A trail would be built as part of the road improvements as depicted on page 3-41, Neighborhood Road – Type 3.

**3) Page 3-12 – Nightingale Neighborhood – Built Fabric**

The third sentence will be revised as follows to be consistent with County direction regarding the potential school use:

**A *community services use, which could include a private*** neighborhood elementary school (maximum **100** 325 students) with adjoining sports fields is envisioned in the northwesterly portion of the neighborhood. Next to the school ***community services area***, a recreational/fitness center (or similar) is located to provide the community with an active gathering space.

**4) Figure 3-6 – Nightingale Neighborhood Plan Detail – Page 3-13.**

This figure will be updated to remove the label "Potential Neighborhood Elementary School Site (Public or Private)" to read "Community Services use" in the northwesterly portion of the neighborhood.

**5) Page 3-27 – 3.3.3 - Sustainable Stormwater Design**

The following sentence will be inserted after the second sentence in the first paragraph to per County direction:

***"This includes no increased runoff from the pre-development conditions."***

**6) Page 3-28 – 3.3.3B -Sustainable Stormwater Design – Best Management Practices**

The following sentence will be inserted after the first sentence in the first paragraph of Section B:

***"Refer to Sections 5.5.3 for Grading and Drainage Standards for specific information."***

**7) Page 3-28 – 3.3.3B2 - Best Management Practices – Roads and Streets**

The following language will be inserted at the end of Section B2 as follows:

***"Refer to Figures 3-13 and 3-14 for road and street design approaches, and Section 5.7 for Street and Circulation Standards."***

**8) Page 3-33 – 3.3.4E Environmental Stewardship – Conservation Easements**

The following language will be inserted in this paragraph to read:

As described in Chapter 4 –Implementation, conservation easement will be used to preserve agricultural and open space lands in exchange for development rights. **Conservation easements will be held by a qualified, accredited non-profit organization for those portions of the Open Lands that require agricultural, grazing and/or on-going resource management. The Conservancy will assist in overseeing and coordinating these easements.** This provides the main tool in preserving and aggregating agricultural and open space lands so that they are managed comprehensively.

9) **Page 3-40 – Green Valley Road (Rural Collector)**

The following language will be inserted in this paragraph to read:

This is an **existing** moderately paced 2-lane country road with an **existing** 6-8 foot asphalt trail on one side. **This Specific Plan proposes to replace the existing trail with an improved pervious surface and provide a wider (one foot on each side), improved shoulder area (per County request). No widening of the travel way will occur. Street tree treatments and the addition of two roundabouts along the Middle Green Valley portion of the road provide traffic calming.**

10) **Figure 3-45 – Land Use Summary – Green Valley Road Corridor – Page 3-56.**

The maximum new unit number will be corrected to “**20**” rather than 23 throughout this section for the Green Valley Corridor. Three (3) units are included in the Nightingale Neighborhood for a total of **100** rather than 97.

11) **Figure 3-47 – Land Use Summary Nightingale Neighborhood – Page 3-60.**

The maximum new unit number has been corrected to “**100**” rather than 97.

12) **Page 3-54, Table 3-4 – Allowed Uses – b. Recreation, Education and Public**

**Assembly** – This portion of the table has been updated to reflect the revised school use designation which is: **School (Private, Max. 100 Students).**

13) **Page 4-7 – Section 4.2.1 – Connecting on Many Levels**

The following language will be added after the last sentence of the second paragraph in this section as follows:

**Conservation easements will be held by a qualified, accredited non-profit organization for those portions of the Open Lands that require agricultural, grazing and/or on-going resource management. The Conservancy will assist in overseeing and coordinating these easements to ensure that a comprehensive management strategy is used.**

14) **Page 4-18 – Section 4.2.3 – Transfer of Development Rights Program, Table 4-1 – Unit Allocation**

This Table will be updated according to the final participation of landowners. Staff will provide the final Table for approval.

15) **Pages 4-21 and 4-23, Figures 4-4 and 4-5 –**

These figures will be updated to show the service routes to water storage tanks and wastewater Surge Tank.

16) **Page 4-36– Section 4.4 – Administrative Procedures – Subsequent Environmental Review**

The first two paragraphs on this page will be removed.

17) **Page 4-37 – Section 4.4.4– Administration**

The following language will be added after the last sentence of the second paragraph in this section as follows:

***The CRC review process is in addition to all County, local, state and federal approvals and/or permitting that must take place, as applicable, for any Improvement in the Plan Area. Refer to Section 5.9.2 – Conservancy Design Review Committee Organization.***

18) **Page 4-40- Section -4.5 – Development Sequencing**

The sixth bullet in this section, regarding the school sequencing requirements will be removed.

19) **Page 4-44– Section 4.6 – Financing Plan- School District Impact Fees.**

The last sentence in this section will be removed.

20) **Page 5-42– Section 5.42D – Exterior Walls**

Under “General”, the first bullet item, the following will be added to the list of approved materials:

-Metal applications (*non-reflective, non painted, this could include corten and galvanized finishes or similar*).

21) **Page 5-70 – Section 5.5.6 – Tree and Habitat Protection, Removal, Pruning and Defensible Space**

The first full sentence will be revised as follows:

In order to maintain...the removal of trees is to be avoided whenever possible **practical**.

22) **Page 5-92 – Section 5.7.3– Roundabout and Street Standards**

The third sentence of this section will be revised as follows:

The roundabout will have a 16 foot travel lane with an ***approximate*** inside radius of 45 **40-50 feet (to be determined in consultation with County staff)**.

23) **Page 5-94 – Figure 5-70: Rural Collector Section and Table 5-6 – Green Valley Road Specifications**

The figure and table on this page will be updated as follows per County request:

- A 4' shoulder on each side will be shown (not including the vegetated swale and planting area)
- The maximum design speed will be revised to indicate a range, **35mph to 45 mph**.

24) **Page 5-95– Figure 5-71: Local Road Section and Table 5-7 – Local Road Specifications**

The figure and table on this page will be updated as follows per County request:

- A 4' shoulder on each side will be shown (not including the vegetated swale and planting area)
- The ROW width will be revised to indicate to **50-70** feet (rather than 50-60 feet)

25) **Page 5-102 and Page 3-36 – Figures 5-77 and 3-23: Trail Network and Gray Fabric**

The figures will be updated to correct the trail indication along the Neighborhood Road Type 3 to ***Primary Trails*** rather than “Potential” trails.

26) **Page 5-115– Section 5.7.6 – Streetscape Lighting**

The first paragraph of this section will be revised as follows to clarify the intent of the street lighting approach:

The exterior lighting objective for Middle Green Valley is to preserve the dark, nighttime sky. ***With that in mind, only key intersections and the proposed roundabouts will have street lighting.*** In common areas, standard pole street lighting may only be used at key intersections.

(See Figure 5-82 for ***the limited street*** light locations and Figures.... The ambient lighting from houses.....needs in neighborhoods. ***Final street light locations will be finalized in consultation with County staff to both ensure safety while complying with the goals of preserving the nighttime sky.***

**27) Page 3-61 – 3.5.5 – Neighborhood Land Use Overview – C. Nightingale Neighborhood – Community Services Designations and Agricultural Tourism Overlays**

The second sentence will be revised as follows:

~~“A neighborhood elementary school (maximum of 100325 students) is envisioned in the northwesterly area that focuses on agricultural awareness and education (Refer to Section 4.5 for development sequencing requirements).”~~