



## COUNTY OF SOLANO GENERAL PLAN UPDATE

# MIDDLE GREEN VALLEY COMMUNITY WORKSHOP #4

Solano Community College  
Room 1646  
4000 Suisun Valley Road, Fairfield

July 17, 2007  
7:00 pm to 9:00 pm

### MEETING SUMMARY

Approximately 50 people attended the fourth community workshop to discuss land use options for Middle Green Valley. Attendees provided input on the refined options the consultant brought to the meeting. Many questions were raised regarding how options could be implemented. Many attendees desired more details including how a transfer of development rights (TDR) program could work



or how development could be served with sewer and water. Adena Friedman, Elizabeth Boyd, and County staff reminded attendees that such details would have to be dealt with in a separate and subsequent process. The current process is to determine what land use changes are necessary to include in the General Plan. Implementation measures would also be included in the General Plan that would guide the subsequent actions.



Several viewpoints were represented, and the consultant was given direction to craft policies to bring back to the next meeting. There were many ideas expressed throughout the meeting. These can be seen in the comments below. The consultant agreed to bring policies that could apply to the different situations. Both Scott Greenwood-Meinert and Ms. Friedman reminded attendees that the [County CAC](#) is not expecting consensus. They would like to hear the differing viewpoints from

attendees and stakeholders, and several options will be brought forward to the CAC for further discussion. The CAC is expected to make a recommendation to the Board of Supervisors, which is responsible for making a final decision on the land use options.

### **Public Presentations**

Two attendees gave 3-minute presentations. The presenters and their comments are below:

- Mark Ragsdale
  - He asked that attendees consider allowing development in the hills. He stated that there are locations in the hills that would be appropriate for development and would be hidden from view by contours in the land or by trees.
- Betty Mason
  - She said that she was not clear about how transfer of development rights (TDR) would be accomplished. She brought up several questions, including: What determines the value of a credit? What determines the number of credits? What does clustered zoning mean? Would different agencies interpret TDR differently? She also stated that the current zoning needs to change because right now she doesn't have the flexibility to take a small piece of her land and subdivide it for use by family members.

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### **Comments**

Ms. Friedman led a discussion on the options EDAW had brought to the meeting. These options were created to reflect input from the previous meetings' discussions. The following comments were received from meeting attendees.

- Don't take away previous options. Don't "narrow to two" as stated on the agenda. Change the language on the agenda because narrowing the options to only two doesn't fully represent the opinions expressed by the various attendees.
- Include options that show no change or show ¼ acre lots. The options shown are not expansive enough to show the range of viewpoints present among stakeholders.
- Land use and zoning should remain as they are with no changes.
- Don't allow any more development in Middle Green Valley but do compensate owners for keeping the land in open space. Look at Middle Green Valley from a regional perspective and use it as a sending area to places like Dixon that may be more appropriate as receiving areas.
- Everything should remain as it is "on-the-ground" and options should be brought forth to make preservation of the entire valley possible.
- Some people would like to see no change. One person stated that any extra units would add to existing traffic problems.

- There should be an option where everything could be built up because Middle Green Valley is already sandwiched between two development areas.
- Development areas should be more extensive. Some thought that some hillside development would be appropriate with the use of clustering or locating development out of the viewshed.
- Yes to developing in clusters, not necessarily one cluster, look to a specific plan for more details, the basic concept is good.
- Put development next to the City of Fairfield, and allow some areas densities up to four units per acre. Others agreed with this and thought that tools like TDR could be used to compensate those that don't have land closer to the city.
- Development should be allowed but tools like transfer of development rights, clustering, and conservation easements should be employed to protect important areas of the valley.
- A comment was made that it wasn't possible to evaluate the level of development intensity or density without knowing more about the details of sewer and water service.
- A discussion ensued whether any of these options were assuming that it was possible to serve the development with water or sewer. A representative from Fairfield, Erin Beavers, was in the audience and he stated that Fairfield had planned for this area in the past and had the ability to serve this area. One option for service is for the City to annex the developed area and provide water and sewer.
- Look at ways to serve existing or planned development in this area using surface water, rather than relying on groundwater supplies.
- There was concern about the graphical representation of the green corridor. Many like the idea of allowing a way for wildlife to cross the study area but don't like how it is represented graphically. Many would like to see policy language supporting a wildlife/green corridor but more study would be necessary to choose its ultimate location.
- Encourage the County to study groundwater resources.
- Changing zoning up to A20 wouldn't help.
- How would the land protected through clustering be maintained? This land can be placed under the control of an HOA or with a conservation easement it could be controlled by a public agency. Where land is left in open space due to clustering, there needs to be an assurance that this land will be protected forever.
- There was concern that with TDR, the value of land would be disconnected from how landowners are compensated.
- Many attendees agreed with the concept of development areas and protected areas, but didn't want to restrict the designation of these areas without further study.

- TDR credits could end up being used as currency, being traded as well as sold.
- Show case studies of how TDR has worked in other areas, including showing more information on lot costs, unit costs, credits, and the difference in values from before and after the TDR program.
- Look at policies that could be incorporated into the General Plan.
- Look at other options besides TDR or clustering to protect land including conservation easements.
- Use the policies to allow for the creation of a specific plan.
- Where is TDR being used? Success? Will studies to get a TDR program started cost too much to make development profitable?
- 300 units are too much.
- Make clustering more dense and closer to services or the City. Make open space contiguous and useable rather than the development contiguous.
- Would development be allowed in sending area? Ms. Boyd explained that under a voluntary TDR process, development may be allowed in the sending areas at a certain density and owners would be given incentives, such as additional development credits, if they chose to sell their development rights instead.
- There was a concern that the ability to redesignate properties would be lost under a TDR process. An attendee explained that it was important that everyone start on the same footing in terms of development rights. They were concerned that in some areas it looked like properties would be downzoned and some would be upzoned. Ms. Boyd explained that, under a voluntary TDR process, property owners in sending areas could be given incentives to sell their development rights and preserve their property in farmland or open space, rather than being forced to preserve their property.
- A comment was made that it is not a fair assumption that a landowner would be able to build as much as they desired on their property or that they could expect a denser zoning designation change.
- There needs to be a bonus given to landowners to encourage development where it is desired.
- Use a specific plan process to decide where development should be allowed and where it shouldn't.

The website for more information regarding Middle Green Valley is:

<http://www.solanocountygeneralplan.net/SPA-MiddleGreenValley.htm>

**COMMENTS**

**NEGATIVE IN FEEDBACK**

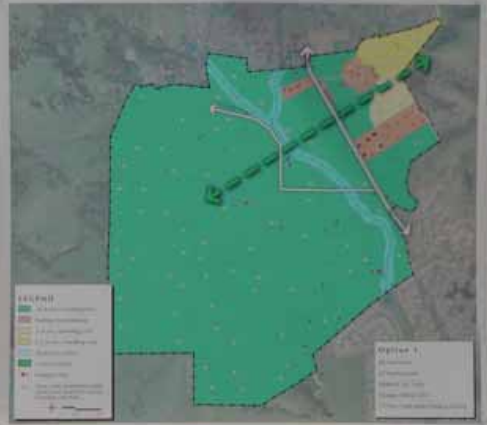
- DON'T TAKE AWAY PREV OPTIONS, DON'T WANT TO TWO (+ NO CHANGE, 4 ACRES)
- CONCERN ABOUT REPRISAL OF GRN CORR (LABEL GRN CORR), POLICY LANG. TAKE OFF MAP
- DECISION LEVEL OF DEV: WANT EVALUATE W/O INFO ON LIMIT LINE, H<sub>2</sub>O, SEWER

- ASSUMPTION OF OPTIONS - SERV (MAKE CLD)
- INFRA / DENSITIES
- AREA WAS IN FF URB LIMIT LINE
- CITY SERV CLD BE PROVIDED & ANNEXED

- TRAFFIC PROBLEMS CHANGE WOULD ADD KEEP EXISTING

- ✓ □ PUT ALL DEV NEXT TO CITY (4 ACRES)

- GRND CLD BE PLAYED CURRENTLY
- LOOK AT HOW TO USE SURF ENH IN FUTURE



NO WAY OF KNOWING ABOUT GRND H<sub>2</sub>O MONITORING PROGRAM

- DON'T GP
- BRN FALL EVEN FROM OTHER OPT
- DON'T ALLOW DEV



**OWNERS WORK TOGETHER**

- LIKE IDEA OF CLOSER TO CITY REASONABLY JUST TO LANDOWNERS NOT NEXT TO FF - YES TO TDR OPTIONS

- NO MORE DEV - SENDING AREAS LOOK AT A LARGER PICTURE - BUT

- ALL BUILT UP BTWN CLUST NEAR EXIST
- A-ZO WOULDNT HELP ANYONE

- CLUSTERING WOULD LEAVE LAND TO BE MAINTAINED BY HOA

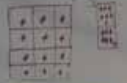
- CLUSTERING WASSURANCE THAT LAND NOT CLUSTERED IS PREV

- CONDN ABOUT VILLUS OF PRD - DISCONNECT WHERE'D BLD FROM COMPENSATION
- TDR IN URGENCY (LELANDO PLAN)
- OF W/IN NEAR TRN ACRES - CONN TO TRN

- USE STREETS W/ LOT, UNIT COST, CREDITS, TRN IN UNITS
- LOOK AT POLICIES / MAP FOR GP
- CLD BE OTHER OPTION FOR CLD - SEND INTO VILLUS OF TRN



- ALLOW FOR SPEC PLAN IN PD
- WHERE IS THE BRN BRING INBY SUBSISTANT TO H<sub>2</sub>O IN HEAD TO MAKE IT PROGRAME



□ NOT FIVE ASSUMPTION TO BE ABLE TO BUILD AS MUCH AS DESIRED

- DEV IN CLUSTERS, NOT NBC IN ONE CLUSTER, LOOK AT SPEC PLAN FOR MORE DET, BASIC CONCEPT GOOD
- 300 UNITS TOO MUCH

- MAKE CLUSTERING MORE DENSE CLOSER TO SERV/ CITY, MAKE OS CONTIGU, NOT DEV. LONT SO MORE USABLE

- DEV ALLOWED IN SENDING AREA?

- CONC ABOUT LOSING ABILITY TO REPRESENT

- WANT TO HAVE EQ FORMING, SAME AMOUNT OF DEV RIGHTS

- HILLSIDES SHOULD BE ALLOWED FOR CLUST - BUT LOOK FOR MORE BUT A GOOD DEV PLAN



- BONUS NEEDED TO ENC DEV WHERE DESIRED

- LOOK AT SPEC PLAN PROCESS TO DEV WOULD TO GO & HOW TO GET IT