



COUNTY OF SOLANO GENERAL PLAN UPDATE

MIDDLE GREEN VALLEY COMMUNITY WORKSHOP #5

Solano Community College
Room 1646
4000 Suisun Valley Road, Fairfield

July 31, 2007
7:00 pm to 9:00 pm

SPECIAL STUDY AREA GOAL AND POLICY RECOMMENDATIONS

Goal: Protect and maintain the rural character of Middle Green Valley while still allowing opportunities for some compatible residential development to occur.

Policies:

1. Protect views of the valley floor and hillsides from Green Valley Road by guiding development into areas not visible from the road because of natural contours in the land, woodland vegetation and/or riparian vegetation.
2. Protect resources in Middle Green Valley, including viewsheds, farmland [with soil quality to produce economically sustained high yields of crops](#), oak woodlands, riparian habitat, and other important habitat areas.
3. Provide a corridor ("green corridor") within Middle Green Valley to allow for the migration of wildlife.
4. Provide a variety of incentives and techniques to encourage property owners to preserve natural and visual resources.
5. Encourage cluster development through incentives to property owners in areas that will least affect resources, steep slopes, or very high wildfire hazard areas.
6. Encourage the transfer of development potential from lands with view sheds or with other natural resources to lands in other parts of Middle Green Valley. Adopt a program that provides residential development credits to property owners who voluntarily forego development on their lands. These credits may be sold to allow for development of other properties that do not contain natural and visual resources to be protected.
7. Adopt a plan (either a specific plan or master plan) to implement these policies for Middle Green Valley that specifies:
 - a. The area covered by the plan;

- b. Guidelines for cluster development, including minimum and maximum lot sizes, development standards, and density bonus credits for clustered development;
- c. The details of a transfer of development rights (TDR) program (with an implementing ordinance), including the designation of areas where development is preferred, areas where resources/view protection is preferred, and the ratio of credits to property owners who voluntarily forego development in areas where development is not preferred;
- d. The location and dimensions of a wildlife corridor ("green corridor");
- e. The maximum number of units any property owner can develop with or without clustering; and
- f. The techniques to be applied voluntarily by property owners that ensure permanent protection of resources/views on lands not to be developed.