



## 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

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### MEETING SUMMARY

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Community members met for the fifth workshop to consider and discuss proposed General Plan policies and land use options for Middle Green Valley. Scott Greenwood-Meinert, General Plan Citizen Advisory subcommittee chair for the Middle Green Valley special study area process, welcomed attendees. Adena Friedman and Elizabeth Boyd of EDAW presented two options: 1) maintain existing General Plan land use designations and zoning, and 2) use development rights transfers with clustering to create preservation and development opportunity areas. Ms. Friedman and Ms. Boyd also presented proposed policies implement the second option. They also noted that the next meeting, on August 14<sup>th</sup>, was the final meeting.

The purpose of this meeting was to discuss the preliminary policies, accept comments, and review the land use options to ensure that all viewpoints have been captured during the last four meetings. At the final meeting, EDAW will present revised policies and next steps. The General Plan Citizen Advisory Committee (CAC) will receive all materials; meeting summaries, images of notes, maps, and options. The CAC will recommend one or more options to the Planning Commission for consideration, and the Board of Supervisors will make the ultimate decision regarding land use designations in Middle Green Valley.

#### Public Presentations

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

- Bill Mayben
  - A collaborative effort is required to “get things moving”.
  - This is a good time to plan while the housing market is depressed.
  - It is not possible to both develop and preserve.
  - How can we plan to benefit current residents?
- Carol Washburne
  - Access should be given off of Mason Road rather than Green Valley Road to protect the bicycle trail.
  - She expressed a concern about the availability of water for new development.

- Clustering belongs in cities and not in Middle Green Valley.
- She would like to see farmers working to produce organic fruits and vegetables for local sale.

### **Comments**

Ms. Friedman presented two options. One option was to keep current General land use designations and zoning. The other option was to use the transfer of development rights (TDR) and clustering to create both development areas and preservation areas. Ms. Boyd stated that these options were not the only ones that the CAC would receive for consideration, but these options seemed to represent the majority of opinions expressed during the last four meetings. She stated that the CAC would receive all materials, including maps, comments, and summaries, for their review.

General comments on the options included:

- Concern that once a TDR program is in place, it won't be undone. Concern about the ultimate number of units.
- The current density seems low but zoning would change.
- Make sure the quality is done well. Could use an overlay district or special zoning district.
- Concern that the study area did not extend all the way to the ridgeline. Include the whole of Middle Green Valley into an alternative.
- There were many people that said that homes should be allowed in the hills as long as they are not visible from the valley.
- Don't mind houses in the hills.
- How to define the special study area? Agreed on line and all else goes to the General Plan.
- When to determine zoning? Land use to be determined in this process, and could be an overlay in the General Plan. Another planning process, like a specific plan or master plan, would be used to determine the zoning. This process would be separate from the General Plan process...
- There was some concern that about how taxes would be assessed. Under prop. 13, the tax assessor would not reassess a property's value until the time of sale. A question was raised over whether and how this would apply to a TDR credit. Harry Englebright stated that he would investigate this information.
- There was discussion regarding land protected under the Williamson Act. Landowners with property protected under Williamson Act would have to comply with all Williamson Act rules until the contract expires under the usual process.
- Make Middle Green Valley a sending area using other areas in the County for receiving. (Some disagreed with this statement)

- Existing land use and zoning is effective because it allows for estate development and there are few other areas near the Bay Area that could be appropriate for estate development.

### **Policies**

Ms. Friedman presented policies that would accompany an option that allows TDR and clustering. Participants suggested the following additions or changes:

- Consider a cap of 400 units and contrast with the current General Plan.
- Consider a cap at the number of units allowed under current zoning.
- Create a policy that states, “target 400 units, subject to further study.”
- Concern about how many details will go into the general plan.
- Include policy language to “allow development in the hills that does not adversely affect the views of the ridgeline.”
- Investigate additional receiving areas in the hills.
- Investigate using public water and sewer for new development. Rely on water and sewer service.
- Do not allow the use of well water. Do not rely on well water.
- Create development standards that will govern how the buildings are designed in order to keep the rural character.
- Create pedestrian connections in and through Middle Green Valley, including trails.
- Create a new traffic connection on Green Valley Rd near Eastridge.
- Create additional methods to assist landowners to continue farming.
- Do not allow building on ridgelines or skylines. Avoid visual impacts on the slopes and hillsides.
- Preserve contiguous land that is large enough for resource protection. Link open spaces and habitats.
- Enforce and educate residents on the right-to-farm act.
- Include a light pollution ordinance in the general plan.
- Don’t widen existing roads.
- Use roundabouts at intersections rather than traffic lights.
- Keep development denser near Fairfield. Create incentives for owners away from Fairfield to sell development credits to owners closer to Fairfield. (Some thought it would be effective to give additional credits to those owners that are farther from the city boundary.)
- Keep urban development in cities.
- Buffer the areas between new development areas.
- Keep flexibility in the policies. Keep thoughts as big picture.

Some attendees stated that they appreciated how this process had been conducted and enjoyed the opportunity to discuss Middle Green Valley with other local stakeholders. They expressed a desire to continue a local discussion throughout the rest of the General Plan process and would like to see future meetings be conducted near to the valley.

The website for all materials and announcements regarding Middle Green Valley is:

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

**COMMENTS**

- REQUIRE COLLABORATIVE EFFORT TO SET UP NEW HOUSING, GOOD TIME TO PLAN, CANT DEVELOP & DEMONSTRATE WHAT CAN BE DONE CURRENT RESIDENTS
- ACCESS SHOULD BE GIVEN OFF OF HIGHWAY RATHER THAN BY RD TO PROTECT TRAIL
- CONCERN ABOUT AMOUNT OF WATER FOR NEW DEV, CLUSTERING BELONGS IN CITIES NOT IN HIGH WOULD LIKE TO SEE OR PROOVE
- CONCERN THAT ONCE PROGRAM DONE, NOT BE LOST AND CONCERN ABOUT LIT # OF UNITS

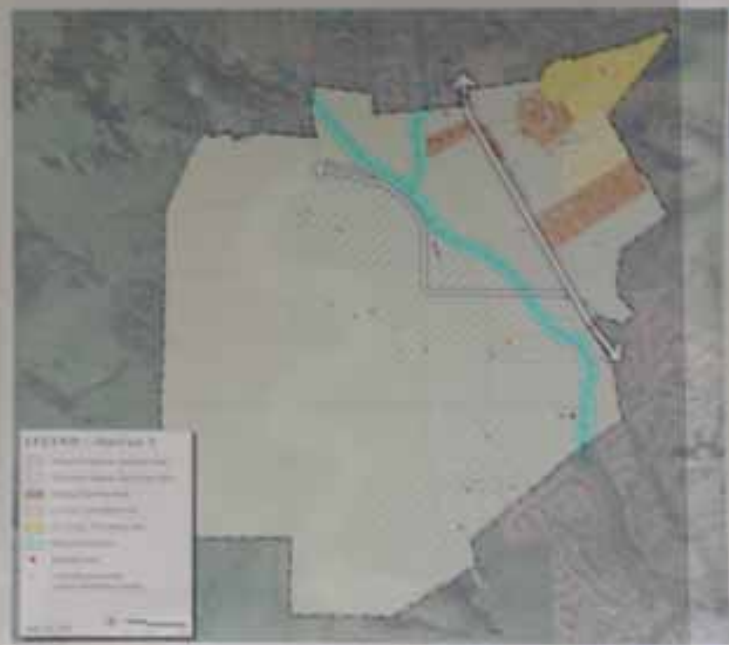


**POLICIES**

- WE CURRENTLY HAVE A CAP
- CONSIDER CAP OF 400 (UPD 100)
  - CONSIDER CAP AT 1/2 CURB ZONE
  - IN POLICY "TARGETED, SUBJECT TO STUDY"
  - CONCERN ABOUT RITING DETAILS AND GEN PLAN
  - POLICY RE ALLOW DEV VISAS NOT TO INCLUDE RIDGELINE BUT NOT REST FROM HILLS
  - SHOULD BE "IT" INVESTIGATE SEND/RX AREAS IN HILLS
  - TARGET RIBLE WATER/SEWER
  - DEV STANDARDS FOR RIBEN CHARACTER
  - CREATE CONNECTIOUS-TRAILS
  - TRAPPE CONNECT BYED AREA BRIDGE
  - ASK LAWDOWNERS TO STAY IN AC
  - ADDRESS IN RIDGELINES OR SKYLINE AND W/ IN C/P & W/ W/

- RESERVE FOR RES
- HAVE HIGH
- LIGHT PL
- NOT ARE
- CANT ALL CROPS
- DON'T W/D
- MORE R
- KEEP DEV MORE N
- ALL ON
- RESUR
- BIEPE
- AREA
- KEE
- MA
- RE
- BE

- PRESERVE "LARGER OPEN" AREAS FOR RECREATION POTENTIAL. CANT HAVE "HEAD HUNTERS", UNK OS 140
- BUILT TO RISE
- LIGHT POLLUT. ORD
- SET ABL. WATER
- CANT ALL ANIMALS THAT FEED ON GRASS
- DONT WIDEN BUST RD
- MORE ROWN WALKS, NOT STR. LIGHTS
- EST DONT KEEP DEN CLOSER TO CITIES, DEN'S MORE NEAR RARE VS. HAVE SAME ALL OVER
- NATURAL DEN IN CITIES
- HILLS □ BUFFER AREAS BTWN NEW DEN AREAS
- KEEP PLANNABILITY - (GBP BIG PLOT)
- CHARACTER □ MAKE MV. SEVENS AREA
- NEW NEIGH. NEAR BARRA COULD BE BUST



CONCERN ABOUT WILDLAND

- DEN'S SEEMS OK, ZONING WOULD CHANGE
- HOW TO MAKE SURE QUALITY & IDEAL WILL REMAIN OVER THE SPEC. TIME
- BEST AREA LOCATION DID NOT GO TO REDLINE, CONCERN THAT WILL NOT BE CONCERN THAT HOMES NOT USABLE FROM VALLEY BT SOME DEN ON HILLS OVAL
- DONT MIND HOUSES IN HILLS
- INCLUDE THE WHOLE OF MEN (WATERWAYS)
- HOW TO DEFINE SEA? MERGED ON LINE & ALL ELSE GOES TO GEN PLAN
- WHEN TO GET ZONING? WOULD BE BEST. COULD BE AN OVERLAY PORTION. SEP FROM GO
- FUTURE PROCESS LIKE HOW COMM. IS ABLE TO DISCUSS. NOT HERE IS GOOD
- IN MEMBER, PROP IS DOES NOT LOVE UNTIL SURE
- IN AT SOME OF TR. CREDIT?

ENSTRIDGE  
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