

## Options

Option 1 – Existing Zoning – Option 1 depicts the maximum allowed buildout under current zoning, including second units. This option shows the maximum buildout conditions and does not take into account any restrictions due to sewer or water capacity, or other site planning requirements.

Option 2 – Focus on preservation – In this scenario, there is a focus on preserving as much of the resource areas as possible and avoiding potentially hazardous areas, yet still allowing for some development to occur. These resources include prime farmland, habitat, habitat corridor, and viewsheds. Potential hazardous areas include steep slopes and very high wildfire areas. In this option, new development would hug the hills, low enough to not impact views, off of most prime farmland, leaving a break for a habitat corridor link, away from oak woodlands, steep slopes, and very high wildfire areas. Some rural residential development would occur on the valley floor, and residential development on the parcel to the far northeast would be clustered away from the oak woodlands.

Option 3 – Focus development closer to the City of Fairfield – In this option development is placed nearer the city boundary even if it impacts some resources. In this option, most of the prime farmland and views from the road are preserved. Because the parcel on the northeast corner is already zoned for rural residential, it is included on all three options.

Option 4 – Create contiguous development areas – In this option, those areas already bisected by residential development are designated for more rural residential development. This would include most of the study area to the east of Green Valley Road and the parcel in the north that is in between the residential development in upper Green Valley and the four houses to the south. The area hugging the hills to the southwest is also included. Because the parcel on the northeast corner is already zoned for rural residential, it is included on all three options.