

# **Solano County**

*675 Texas Street  
Fairfield, California 94533  
[www.solanocounty.com](http://www.solanocounty.com)*



## **Agenda - Final**

**Thursday, July 6, 2017**

**7:00 PM**

**Board of Supervisors Chambers**

**Planning Commission**

Any person wishing to address any item listed on the Agenda may do so by submitting a Speaker Card to the Clerk before the Commission considers the specific item. Cards are available at the entrance to the meeting chambers. Please limit your comments to five (5) minutes. For items not listed on the Agenda, please see "Items From the Public".

All actions of the Solano County Planning Commission can be appealed to the Board of Supervisors in writing within 10 days of the decision to be appealed. The fee for appeal is \$150.

Any person wishing to review the application(s) and accompanying information may do so at the Solano County Department of Resource Management, Planning Division, 675 Texas Street, Suite 5500, Fairfield, CA. Non-confidential materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection during normal business hours and on our website at [www.solanocounty.com](http://www.solanocounty.com) under Departments, Resource Management, Boards and Commissions.

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please contact Kristine Sowards, Department of Resource Management at (707) 784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

## **AGENDA**

### **CALL TO ORDER**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

### **APPROVAL OF AGENDA**

### **APPROVAL OF THE MINUTES**

[PC 17-029](#) Minutes of the meeting of June 1, 2017

Attachments: [draft minutes](#)

### **ITEMS FROM THE PUBLIC:**

*This is your opportunity to address the Commission on a matter not heard on the Agenda, but it must be within the subject matter jurisdiction of the Commission. Please submit a Speaker Card before the first speaker is called and limit your comments to five*

*minutes. Items from the public will be taken under consideration without discussion by the Commission and may be referred to staff.*

## REGULAR CALENDAR

- 1      [PC 17-030](#)      Public hearing to consider recommending that the Board of Supervisors adopt minor revisions to the Middle Green Valley Specific Plan and approve a revised Mitigation Monitoring and Reporting Program for the Middle Green Valley Specific Plan. (Project Planner: Matt Walsh)

**Attachments:**    [Exhibit A - Proposed Revisions](#)  
                              [Exhibit B - EIR Addendum](#)  
                              [Exhibit C - Revisions to MMRP](#)

- 2      [PC 17-031](#)      Update from staff on the status of the County's cannabis evaluation process and a study session on commercial and medical cannabis laws and regulations; no action or formal recommendation will be made. (Project Planner: Karen Avery)

**Attachments:**    [A - Types of Commercial Marijuana Licenses](#)  
                              [B - Cannabis Tours Summary](#)  
                              [C - Summary of Community Meetings](#)  
                              [D - Local Jurisdictions Stance 06.28.17](#)  
                              [E - Counties Cannabis Regulation 06.28.17](#)

## ANNOUNCEMENTS AND REPORTS

### ADJOURN

*To the Planning Commission meeting of July 20, 2017 at 7:00 P.M., Board Chambers, 675 Texas Street, Fairfield, CA*



# Solano County

675 Texas Street  
Fairfield, California 94533  
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## Agenda Submittal

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**Agenda #:**  
**Type:** PC-Document  
**File #:** PC 17-029  
**Agenda date:** 7/6/2017  
**Title:** Minutes of the meeting of June 1, 2017

**Status:** PC Minutes  
**Department:** Planning Commission  
**Contact:**  
**Final action:**

**Governing body:**

**District:**

**Attachments:** [draft minutes](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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# ***MINUTES OF THE SOLANO COUNTY PLANNING COMMISSION***

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## **Meeting of June 1, 2017**

The regular meeting of the Solano County Planning Commission was held in the Solano County Administration Center, Board of Supervisors' Chambers (1<sup>st</sup> floor), 675 Texas Street, Fairfield, California.

**PRESENT:** Commissioners Rhoads-Poston, Walker, Hollingsworth, Bauer, and Chairperson Cayler

**EXCUSED:** None

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

Chairperson Cayler called the meeting to order at 7:00 p.m. with a salute to the flag. Roll call was taken and a quorum was present.

### **Approval of the Agenda**

The Agenda was approved with no additions or deletions.

### **Approval of the Minutes**

The minutes of the regular meeting of May 18, 2017 were approved as prepared.

### **Items from the Public**

There was no one from the public wishing to speak.

### **Regular Calendar**

Item No 1-

**PUBLIC HEARING** to consider an ordinance amending Chapter 28 of the Solano County Code establishing noise regulations for land uses in the unincorporated area of Solano County. (Project Planner: Michael Yankovich) Staff Recommendation: To withdraw the Draft Noise Ordinance from further consideration.

Since this item was continued at the Planning Commission's April 6, 2017 meeting, staff has met with landowners from different areas of the county regarding the draft noise ordinance. Based on the comments received, staff believes the best approach at this time is to withdraw the Draft Noise Ordinance from further consideration. This will allow staff to conduct further public outreach.

Since there were people from the public wishing to speak, Chairperson Cayler opened the floor for comments.

Linda Tenbrink, 5260 Gordon Valley Road, Fairfield, agreed with the staff recommendation to withdraw the ordinance. She provided to the commission numerous letters in support of the withdrawal.

Bob Ecker, 6430 Gordon Valley Road, Napa, stated that he is the owner of Seven Artisans Winery in the Suisun Valley. He said that he agrees with staff's recommendation to withdraw further consideration of this item at this time. Mr. Ecker said that his patrons have expressed their enjoyment of the live music they provide. He said he believed the music is a non-issue and has not heard of any complaints in opposition to the music. Mr. Ecker said that he and his wife bring in many tax dollars to the county and are a benefit to Solano County and the Suisun Valley.

Since there were no further speakers, Chairperson Cayler closed the floor to comments.

A motion was made by Commissioner Rhoads-Poston and seconded by Commissioner Bauer to withdraw the Noise Ordinance from further consideration. The motion passed 4-1 with Commissioner Walker dissenting.

Item No 2-

**PUBLIC HEARING** to consider an Amendment to Use Permit No. U-82-52 (**Skaggs Trucking**) to a previously approved use permit for an Agricultural Trucking Repair Shop which would permit the addition of a Farm and Ranch Supply Store and an Agricultural Trucking business. The project is located on 8.18 acres located at 5164 Fry Road, Vacaville, in an "A-40" Exclusive Agricultural District. APN-0137-020-130. The project qualifies for an Exemption from the California Environmental Quality Act pursuant to the CEQA Guidelines. (Project Planner: Jim Leland)

Staff requested that this item be continued to resolve questions pertaining to the proposed development.

A motion was made by Commissioner Walker and seconded by Commissioner Rhoads-Poston to continue this item to the meeting of June 15, 2017. The motion passed unanimously.

Item No 3-

**PUBLIC HEARING** to consider Rezoning Petition No. Z-16-01 and Certificate of Compliance No. CC-16-09 of **Pokrajac Properties** to align the zoning designations with the current General Plan designations. The property is under four zoning designations – rural residential, agricultural, neighborhood commercial and service commercial. The General Plan designations are Highway Commercial and Service Commercial. The applicant is proposing to rezone the properties eliminating the rural residential, agricultural zoning and neighborhood commercial and recognizing the General Plan designations approved by the 2008 Solano County General Plan. Total number of acres being rezoned is 16.64 acres. The project site is located on the northeast corner of Midway Road and Hartley Road in unincorporated Solano County outside the boundaries of the City of Vacaville, APN's: 0106-210-180, 190 and 0106-150-400. The Planning Commission will also consider adoption of a Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery)

Karen Avery gave a brief presentation of the written staff report. The report stated that the site is mostly vacant land with mature non-native eucalyptus trees at the north and south end of

the property and a single line of non-native eucalyptus trees bordering Hartley Road. The property is enclosed with a chain link fence along Hartley and Midway, and barbed wired fencing along I-505. The property currently has several storage containers on-site used for storage of tools and materials to maintain property by the property owner. There are no permanent structures on the property. The majority of the property is flat with a berm running north/south near Hartley Road. In the past, the center of the property was used as a materials borrow pit to construct the Interstate 505 and Midway Road overpass and subsequently the majority of topsoil was stripped off the property. The majority of the property is vegetated with annual grasses.

Ms. Avery noted that no development of the property is proposed at this time. However, because the property is located adjacent to the boundaries of the City of Vacaville and because Midway Road is a City of Vacaville maintained road, the project proponent has agreed to comply with the City of Vacaville's Gateway Plan for the portion of the property that is being rezoned to Highway Commercial. Also, for any development within the property being rezoned to highway commercial, the developer will be required to enter into an agreement with the City of Vacaville regarding road improvements to Midway Road.

The applicant, Daniel Pokrajac appeared before the commission. He stated that his family has owned the subject property since 2005 and prior to their purchase the property was an eyesore and a public nuisance. He specified that they had met with county and city officials to implement a plan to clean up and secure the property after which they received numerous compliments from neighbors, local residents, and law enforcement. He said they have cooperated and actively participated in the county's efforts to establish an appropriate land use and the purpose for their application now is to bring the property into conformance with the county's general plan zoning designation.

Kevin Pokrajac also appeared before the commission and spoke in favor of the proposal. He stated that he has been an active engineer in the State of California for 38 years and has been extensively involved with establishing projects along the freeway. He said he reviewed what is being proposed and complimented the county on their general plan designations.

Tom Phillippi, Phillippi Engineering, 425 Merchant Street, Vacaville, stated that they have not only met with county staff but also with representatives of the City of Vacaville to make sure their proposed project is in conformance with their Gateway Plan. Mr. Phillippi said that it is difficult to market a piece of property when four different zoning designations exist making it even more difficult that those designations are not in conformance with the general plan. He said that they are proposing this rezoning of the property to bring it into conformance, but noted that there is no proposed project at this time.

Cindy Steele, 7491 Hartley Road, Vacaville, stated that she is an area resident who lives in close proximity to the property. She stated that currently the strip of land along Hartley Road is a buffer between the residents and this property, and she is concerned with how this rezoning will affect their neighborhood which is rural in character. She was also concerned about increased traffic, noting that there are already two Giant Travel centers in the area. She understood there is no proposal in the works at this time, but stated that it is important for the neighbors to voice their concerns now rather than later down the road.

Marjorie Susan Hogue, 7372 Paddon Road, Vacaville, voiced concern about the future use of the property stating that this is a rural residential area and she would like it to remain that way.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

Commissioner Walker commented that it would be difficult to complete an environmental analysis with the absence of an actual project and he presumed that if someone were to bring in a specific proposal, staff would then look at the issues such as lighting, water, noise, etc. in much more detail. Ms. Avery confirmed Mr. Walker's statement and noted that even the allowed uses would be required to have an architectural and design review performed and at any point the proponent applies for a building permit the project would be reviewed. She stated that if a conditional or minor use permit were to be required, the project would go before a public hearing.

Commissioner Walker commented that the City's Gateway Plan is very stringent and encouraged the applicant to be sure to familiarize themselves with the plan.

A motion was made by Commissioner Hollingsworth and seconded by Commissioner Rhoads-Poston to recommend to the Board of Supervisors to adopt the Negative Declaration and approve Rezoning Petition No. Z-16-01. The motion passed unanimously. (Resolution No. 4645)

Item No 4 -

General Plan Amendment Application No. G-15-01, Rezoning Petition No. Z-15-01 and Policy Plan Overlay No. PP-15-01 of **Rockville Trails Preserve** to change the General Plan designation on a portion of the property from Rural Residential to Agricultural. The applicant is also requesting a rezoning of a portion of the property from Rural Residential/Policy Plan Overlay to Agricultural/Policy Plan Overlay. The rezoning will allow public open space uses to a privately owned, working ranch by allowing use of the site by hikers, trail runners, mountain bicyclers, equestrians, and other low-impact recreation and educational users. The property is located west of Rockville Road and Suisun Valley Road, outside the City of Fairfield, APNs: 0153-080-100, 110, 120, 130 and 0153-060-060 and 070. The Planning Commission will also consider adoption of a Mitigated Negative Declaration of Environmental Impact as recommended by the Solano County Department of Resource Management. (Project Planner: Karen Avery)

Karen Avery provided a brief background on the site history. In the 1975 *West Central Solano County General Plan*, the 1200-acre portion of the Project site was designated "Very Low Density Residential with a Planned Unit Development". The housing density for most of that area was set at 0.5 du/ac (dwelling unit per acre). The 1980 Solano County General Plan re-designated the 1200 acres as Rural Residential. In 2008, the Board of Supervisors recognized the existing rural residential land use designation and approved a general plan amendment to allow an onsite community wastewater treatment facility. At the same time, the Board also approved rezoning of a portion of the property from Exclusive Agricultural (A-20) with a Planned Unit Development designation to Rural Residential (RR2.5) and Exclusive Agricultural (A-20), with a Policy Plan Overlay. The Board also approved a major subdivision application (Rockville Trails Estates) which proposed to subdivide the entire 1500-acre property into 370 residential lots which ranged in size from 1 acre to 20 acres. Along with these approvals, the Board certified an Environmental Impact Report for the project. Ms. Avery also discussed the use on the existing property and the elements of proposed project.

Nicole Byrd Braddock, Executive Director, Solano Land Trust and Sue Wickham, project manager of the Rockville Trails Preserve provided a slide presentation describing what the

land trust is, its mission and goals, and gave a more in depth look at the project details.

Chairperson Cayler asked about the availability to the park for someone who has limited mobility. Ms. Wickham stated that they plan on having a low mobility trail which will be a .8 mile loop with benches and will include interpretative signage. She pointed out the area on the site map saying that it will not be paved but will be low impact to allow for those persons with wheelchairs, walkers, or strollers.

Chairperson Cayler opened the public hearing.

Roger Merrill, 604 Cherry Court, Fairfield, spoke on behalf of the Green Valley Landowners Association. The association submitted a letter voicing their strong support for the changes being requested in helping this to become a reality as a natural park in their community. He said as a personal note, he has been on the property several times and it is pleasantly remote and one of the few places in Solano County where it feels like you have stepped back into the past because it is untouched and magnificent. Mr. Merrill stated that he appreciated how the Land Trust included the homeowners association in the planning of this project and valued their thoughts and opinions.

Kristin Herman, 4950 Claremont Street, stated that her father owns property on Morrison Lane which borders the eastern portion of the subject property. She noted that she submitted a letter to staff voicing her concerns. She had questions about the service access. Ms. Herman said that there are no contiguous trails or roads or anything that follow the eastern side of the property and so she questioned the language in the report where it states that no further improvements are expected. She said although no improvements are expected, it does not state that there will not be any improvements. She also questioned what the general maintenance would be. Ms. Herman said that the area is a nice and quiet area and they would like it to remain that way. She talked about the report where it noted if there are any deviations or changes from the uses described, there would be an amendment made to the project. She wanted to ensure that any amendment would also include looking at an EIR, the reason being that the properties on the eastern side differ a lot from the rest of the property such as soil erosion and the cultural and environmental sensitive areas which tend to be more on the eastern side.

Linda Russum, 2206 Morrison Lane, Fairfield, voiced concern with the statement that there would be no further improvements expected to those service access areas other than general maintenance. She wanted to know what general maintenance would be occurring when there is nothing to maintain. She said there are no ATV trails and no trails other than a few non-contiguous cow paths. She noted that she also submitted a letter to staff voicing her concerns.

Nicole Byrd Braddock reappeared before the commission. She explained that there are two pieces of infrastructure that are related to the cattle operation that are in that eastern area; one is the fence where they perform perimeter checks to make sure the fences are in good shape, and the other is an old stock pond that needs to be maintained.

Linda Seifert, 4254 Green Acres Court, Fairfield, spoke about the history of the property and stated that it has always been a priority of the Green Valley Landowners Association to have this land maintained forever in open space. She said the Land Trust raised the money to buy this property and they came forward and listened to the landowners, listened to the neighbors

and to the Board of Supervisors and to the Planning Commission and to staff, and then came forward with what she believed is a plan that is going to be magnificent for Solano County.

Since there were no further speakers, Chairperson Cayler closed the public hearing.

A motion was made by Commissioner Bauer and seconded by Commissioner Rhoads-Poston to recommend that the Board of Supervisors adopt the Mitigated Negative Declaration for the project and adopt General Plan Amendment No. G-15-01, Rezoning Petition No. Z-15-01, and Policy Plan Overlay No. PP-15-01. The motion passed unanimously. (Resolution No. 4646)

#### **ANNOUNCEMENTS and REPORTS**

There were no announcements or reports.

Since there was no further business, the meeting was **adjourned**.

DRAFT



## **DISCUSSION:**

### **Background**

The Middle Green Valley area is located north of the Fairfield city limits, along Green Valley Road, and is approximately 1,903 acres in size. It is nestled on the edge of the western hills with a mixture of cultivated agricultural land on the valley floor and grazing land in the hills. It lies between 1/3 to 2.5 acre residential development in upper Green Valley (north) and the City of Fairfield (south). The area is valued for its rural character and scenic qualities.

In August 2008, Solano County completed and adopted a comprehensive update to its General Plan, portions of which were approved by voters at the November 4, 2008 election. Through the General Plan update process, various specific project areas were identified for further planning, including the Middle Green Valley area.

The primary goal of the General Plan for this area is to maintain the rural character of Middle Green Valley while allowing opportunities for compatible residential development in accordance with the Plan's goals and policies. The General Plan directs that land use tools, such as clustering and transfers of development rights are to be utilized to limit the effects of residential development on the rural character of the valley, including protection of the existing viewsheds, wildlife habitat, and agricultural activities.

The Plan was originally adopted in July 2010 with the certification of an EIR. Soon after, a neighborhood group, the Upper Green Valley Homeowners (UGH) filed a lawsuit. The court found that the County needed to do additional analysis in its EIR on use of groundwater and to confirm the availability of groundwater to serve the Plan area. The County completed this analysis showing that there was ample groundwater available, and responded accordingly to the court. While the court accepted the additional analysis as adequate, it expressed concern that potential impacts to surface water and related biology resulting from groundwater extraction was not fully evaluated. The County then evaluated potential biological impacts in this context. It determined that there would be no additional significant impacts as a result and re-certified the EIR.

As explained in the Summary above, prior to the court's re-consideration of the updated EIR, a Settlement Agreement was executed between the County and UGH (the Agreement also included the underlying landowners and the Green Valley Agricultural Conservancy). As part of the Agreement, the County agreed to update its MMRP to the EIR to be consistent with certain requests of UGH. The Planning Commission is requested to consider the updated MMRP along with minor revisions to the Specific Plan which do not pose any additional significant impact or exacerbate a previously identified impact.

### **Description and Key Elements of Specific Plan**

The Specific Plan will guide the long term realization of a vision for Middle Green Valley in which long-term conservation of agriculture is accomplished alongside and sustained by a series of connected and sustainable rural neighborhoods. This Plan is a result of community, landowner, and County consensus building and cooperation, recognizing the need to protect the unique rural qualities of the area, while providing the means for appropriate settlement patterns to take place.

The General Plan policies for the Study Area served as a backbone for the development of the Plan, however, those policies were also considered minimum requirements in its development. Not only does the Plan directly address the policies laid out in the General Plan concerning the Middle Green Valley area, but it also strives to address many of the other goals, objectives, and policies set forth in the General Plan. Appendix C to the Plan provides a matrix identifying over 100 of the General Plan's goals and policies with which the Specific Plan can be found to be consistent. They relate to agriculture, water use, energy resources, biological and recreational resources, public health, sustainable land use, and many others. This matrix is an important reference tool which shows how the complexities of the proposed Specific Plan advance and build upon the important goals and policies set forth in the General Plan.



The heart of the Specific Plan is an emphasis toward preserving, maintaining, and managing the open lands and agricultural areas while utilizing the Plan's community development as a tool to achieve this goal. As the Plan states, the development is viewed as a "community within a conservation framework".

The Plan's support and protection of the agricultural landscape cannot be overstated. Links to the valley's agricultural heritage are found intertwined within all aspects of the vision, the community Plan, implementation strategies and the Neighborhood Code. For much of the century, Green Valley has served as a vital agricultural resource for the production of grapes, orchards, and row crops. Over the last 20 years, agricultural success has been intermittent. Urban encroachment has threatened the local farming economy, while attempting to compete in a global marketplace for food products. As one landowner stated, "We can grow anything. We just can't sell it."

This Plan provides for long term financial stability for farming in Middle Green Valley. Concepts such as clustered development, the transfer of development rights program, establishment of the Green Valley Agricultural Conservancy, transfer fees used to fund the Conservancy, agricultural easements, and establishment of the Green Valley Farm Stand to provide access to locally produced products will all serve to support the viability and success of local agriculture in the valley, while allowing for it to be a more visible part of day to day life. While these tools directly serve the local farming economy, the allowed land uses and Neighborhood Design Code will ensure that the built environment, both in land use and in design, reflects the rural agricultural history of California and this area.

The following concepts serve as key elements to the Specific Plan:

**Green Valley Conservancy:** The Plan calls for the establishment of a conservancy, which will oversee the management and monitoring of conservation easements encompassing the approximately 1,490 acres of agricultural lands, pastures, and natural areas. The conservancy would be an objective organization which would focus its attention on education, resource and open space preservation, community connectivity, and agricultural awareness. The conservancy would have three primary areas of responsibility:

1. Assisting and encouraging the farms in Green Valley and where appropriate helping to manage agricultural operations and public education activities;
2. Overseeing the management, stewardship, enhancement, restoration and access easements for conservation lands including oak woodlands, riparian areas, pastures, rangelands, and agricultural lands and assisting landowners to identify and interface with an established, qualified, accredited land trust to hold title to the conservation easements;
3. Managing and developing a design review process for the community that is consistent with Specific Plan goals and principles and that anticipates the review process conducted by the County. This design review process is in addition to all applicable County review processes.

The conservancy would utilize an Agricultural Business Plan to guide the agricultural operations and management of all agricultural lands placed under conservation easements. It would utilize a Resource Management Plan to provide the framework and performance standards for managing the resources. And the conservancy would set up and oversee a comprehensive design review process utilizing the Neighborhood Design Code (Specific Plan, Ch. 5).

The conservancy would operate as certified non-profit organization and would be eligible for grants and donations, its primary funding source is through "transfer fees." As final subdivision maps are recorded within MGV, 1% of the sale price of undeveloped parcels will transfer to the conservancy. Once developed, a one-time 3% of the sale price on the developed parcel will be transferred to the conservancy. Thereafter, 1% of the price for each resale will go to the conservancy. This revenue will fund an endowment that will provide funds to cover operational aspects of the conservancy, as well as subsidize the cost and expense of the agricultural activity as needed. The Master DA provides the mechanism to establish both the Conservancy and the transfer fees.

**Transfer of Development Rights (TDR) Program:** In general, the concept of traditional TDR programs is to serve as a land use regulatory tool where development rights can be severed from one parcel(s) and transferred or sold to other parcels. The parcels that give up their rights (sending areas) are then permanently restricted by easements and the parcels receiving the rights (receiving areas) are provided with a greater density for development. This technique is generally used to relocate development away from sensitive natural resource areas, important farmland, historic resources, or areas within viewsheds. Traditional TDR programs are market-based and rely on the negotiation of private, one-by-one transactions for eventual implementation. The TDR Program, as implemented through the Specific Plan and "Sales Participation Agreement" for MGV, builds on these traditional TDR tools, but, as described below, has been carefully designed to avoid some of the traditional difficulties associated with TDR Programs to help ensure its success and the implementation of the Specific Plan.

For the Specific Plan, a constraints map was generated which identified the location of areas in which development should be avoided as much as possible. These areas include: flood zone, dam inundation areas, areas within viewsheds, creek corridors, steep slopes, prime agricultural areas, etc. These sensitive areas became sending areas, while lands outside these sensitive areas became receiving areas. Primary areas for development are located and clustered in the receiving areas, encouraging more of a neighborhood type of development and land use pattern. Prior to the recordation of any subdivision maps or approval of building permits for new development under the Specific Plan, a conservation easement will be required to be recorded over the corresponding sending areas. At build-out, over 1,400 acres of open lands, sensitive habitat, and agricultural areas will have been permanently preserved under easements.

The number of development rights (credits) that each property owner has was calculated based on a total of 400 new residential units allowed pursuant to the General Plan. A landowner's percentage of new units is strictly proportional to the ratio of land they own in the study area. For example, if a landowner owns 40 acres of the 1,905 acre study area (2%), he would be credited with 2% of the 400 units, or approximately 8 units. This ratio methodology applies to all sending and receiving parcels to determine how many credits they are entitled to for their existing lands, regardless of market value of the underlying land. From the inception of the MGV Specific Plan process, each acre has been considered equally valuable from a policy perspective to implement the goals and policies of the General Plan. Pursuant to direction from the General Plan, participation in the TDR program is voluntary and incentive based. For those who choose not to participate in the TDR program, a smaller number of units are credited to the land owner based on the number of units allowed under the existing General Plan and zoning. Most non-participating land owners would receive one unit per 20 acres of land, based on the previous agricultural zoning and General Plan designation.

As a result of the constraints and opportunities analysis in the Specific Plan, most property owners within the Specific Plan area "send" and "receive" within their own property. Most landowners can essentially cluster the allowed development on a portion of their property and will be required to record a conservation easement on the remainder as part of the normal development process. In the end, only 37 residential unit "credits" created by the Specific Plan were allocated to properties that cannot accommodate the entire allocation. These excess credits are proposed to be assigned from one property owner's land ("sending property") to another's "receiving property" through the Sales Participation Agreement. To participate in the TDR program, landowners are being required to be a party to the Master Development Agreement (MDA) (and the Sales Participation Agreement that is incorporated into the MDA) which provides the details and implementation procedures for the TDR program. The MDA is described further below and a draft has previously been sent to the Planning Commission.

**Neighborhood Design Code:** The Neighborhood Design Code (NDC) provides Development Standards, Design Guidelines, and the design review process which will guide and direct the development of the neighborhood areas. The development plan focuses on the primary goal of preserving rural character while defining appropriate development patterns. The patterns draw from settlement traditions of small California

towns.

The first important aspect of the NDC is the introduction of Transect Zones, which provide for six different zones ranging from the most natural and passive of areas (Conservation area) to the more intensely developed areas (Neighborhood Center). Different Building Types are assigned to each Transect Zone, consistent with the nature of the permitted development in those areas. The Building Types include: Agriculture/Community, Courtyard, Bungalow, Farmstead, Meadow, Compound, and Secondary Units/Ancillary Structures. Each Type includes its own placement, form, and other development standards. The Building Types and Standards are described in Section 5.4 of the Specific Plan.

**Sustainability:** Where the intended design and build-out of the Specific Plan area are that of a small rural California town, the actual design concepts and integration of the land uses is more modern in nature. Many of the elements incorporated into the Plan are typically associated with sustainable types of development. Some highlights include:

- Increased preservation of active agriculture through the use of conservation easements, clustering of development, and establishment and funding for an agricultural conservancy.
- Incorporation of agri-tourism uses and focus on locally produced food
- Providing a mixture of land uses (residential, community service, commercial, agri-tourism, recreation, etc.), creating a whole community; encouraging pedestrian oriented neighborhoods.
- New and remodel construction to exceed Title 24 state energy efficiency standards by 20%.
- LEED certified and participation in the California Energy Commission's New Solar Homes Partnership for residential development exceeding six units.
- Use of water efficient appliances, Energy Star appliances and lighting, and use of recycled and renewable building materials to the greatest extent possible.
- Water efficient landscaping and reuse of water for landscaping/toilets; approximately a 40% decrease in water use compared to more typical developments in the County.
- Use of sustainable stormwater approaches (Section 3.3.3 in Specific Plan) which includes minimizing paved areas, increasing infiltration opportunities, utilizing pervious solutions where feasible and handling water at the source.

**Infrastructure and Financing:** The Plan provides options for providing potable water and waste disposal to the area. Options for water include connecting to the City of Fairfield, utilizing SID water (treated by the City), or community groundwater wells. For waste disposal, the options include connecting to the Fairfield-Suisun Sewer District for sewer service or an onsite package treatment facility. To allow for this, the County must form a County Service Area (CSA), governed by the Board of Supervisors.

Once established, the CSA will facilitate the eventual formation of a Community Facilities District (CFD). The CFD will serve as the primary financing tool to fund the necessary infrastructure improvements. Construction costs for the water and sewer infrastructure as well as new roads was estimated at approximately \$20-25 million in 2010, but may have increased since that time. The likely scenario for funding is for the CFD to issue infrastructure bonds to generate the initial financing for the improvements. The CFD will then assess property owners for the reimbursement of those bonds and to provide for ongoing maintenance.

### **Proposed Revisions to the MMRP**

As stated, the Middle Green Valley Specific Plan was originally adopted in July 2010. In response to litigation

from UGH, the Plan and its EIR have been updated twice (November 25, 2014 and October 25, 2016) to provide greater water supply and biological impact analysis. In order to expedite the completion of the litigation process, a Settlement Agreement has been entered into by the County, UGH, the GVAC, and the associated landowners. Each party has certain obligations set forth in the Agreement. The following provides a summary of key points in the Agreement.

#### UGH

Members of UGH agreed to file a response with the Court to support the County's request to discharge the Writ of Mandate and further agreed not to pursue additional litigation against the County relating to any future permit issuance or entitlements in the Middle Green Valley Specific Plan area.

#### GVAC

The Conservancy agreed to conduct and fund creek restoration activity, as detailed in the Agreement and identified as the Green Valley Creek Restoration Project (GVCRP). The Conservancy also agreed to provide information on its website relating to the wildlife in the area and to provide additional signage, educating the public of special status species found in the area and of any pertinent GVAC activities.

#### Landowners

The Middle Green Valley landowners agreed to cooperate with both the County and the GVAC with the preparation and implementation of the GVCRP and the proposed signage, described above.

#### Solano County

The County agreed to pay UGH's attorney fees in the amount of \$50,000.

The County agreed to make certain revisions to its MMRP, as shown in Exhibit C, within 90 days of the effective date of the Agreement. Notable revisions are described as follows:

- Project level discretionary applications must comply with the International Dark-Sky Association Model Lighting Ordinance (June 15, 2011), which serves to minimize glare and "sky glow" from new outdoor area lighting.
- Clarification that Hennessy and Green Valley Creeks will ultimately be protected by conservation easement.
- Clarification that certain invasive plant species will be discouraged.
- Notations that Steelhead are present in Green Valley Creek and that some people have reported observations of Chinook Salmon, though presence of the salmon have not been confirmed.
- Ensurance that the County will provide monitoring of Green Valley Creek, consistent with the restoration project.
- Clarification in various areas to show that permit issuance and review of habitat areas will be conducted in consultation with pertinent federal, state, and regional agencies.

While the MMRP revisions are not necessarily required to be reviewed by the Planning Commission, certain revisions are also proposed to be incorporated by reference in the Specific Plan itself, such as the required compliance with the Model Lighting Ordinance and the creek restoration activity described in the GVCRP. As a result, a Planning Commission recommendation to the Board on the MMRP revisions is requested by staff.

#### **Proposed Revisions to the Specific Plan**

Certain minor revisions to the Specific Plan are proposed at this time for the reasons explained below. A list of the proposed revisions is identified in Exhibit A.

Revisions Related to the updated MMRP: Some of the revisions are intended to address aspects of the MMRP and are well suited to be incorporated into the Plan's text. While this isn't a requirement of the Settlement Agreement, it does provide greater consistency between the Plan and CEQA requirements set forth in the MMRP that ultimately address the future implementation of the Plan.

Many of the MMRP revisions are for clarification purposes, such as ensuring consistency with State and Federal agency requirements. These kinds of technical revisions don't necessarily need to carry over to the Specific Plan. However, there are two notable revisions that deserve mention.

- Utilization of the Model Lighting Ordinance. This intends to address environmental concerns related to excessive glare from night lighting in the Plan area. Since build-out of the Specific Plan will need to evaluate lighting from land uses and publicly maintained area, it is important that the requirement to adhere to the MLO is cross referenced in the Specific Plan. It should be noted that the County has previously approved incorporating the MLO requirement into the Plan, but it had not previously approved it as a revision to the MMRP.
- Referencing the Green Valley Creek Restoration Project. While creek restoration has always been a requirement of the Specific Plan, the MMRP revisions direct the establishment of the GVCRP and set forth some more specific requirements. Since this is a key component of the implementation of the Specific Plan, staff believes it should be cross referenced in the Plan.
- A notation that there is a preference for non-deciduous native trees along the north side of the Three Creeks Neighborhood to assist with the prevention of potential glare from neighborhood development.

Other Minor Revisions to the Specific Plan: The Plan has not been proposed for updates since its inception in 2010. In reviewing the Plan now and discussing its vision with landowners, staff believes that minor revisions are appropriate throughout the document for clarification purposes and to make the document more consistent with the current setting and the visions in the Middle Green Valley area. While the complete list of proposed revisions is attached in Exhibit A, the following provides some notable examples of these types of revisions.

- Changing references of Secondary Living Units to Accessory Dwelling Units to be consistent with state law.
- Updating property ownership and TDR participation as needed.
- Updating mapping to clarify that the Farmstand site is intended to include the existing barn to the west. These areas will both be utilized in concert to serve as Agricultural Tourism Overlay sites.
- Include the necessity of obtaining a "minor use permit" for certain new land uses. Previously, a land use was either "permitted" or "conditional". This brings the permitting options available in the Middle Green Valley area more into consistency with the balance of the County's zoning ordinance.
- Clarify that community gathering areas, accessory structures, and temporary structures may be considered in certain transect zones and building types.
- Revisions to minimum setbacks for Type A (Agriculture/Community) buildings and Type E (Meadow) buildings to make the setbacks more measurable and definable. Currently the setbacks are based on a percentage of the average lot depth. Since rural parcels are often oddly shaped, it can be difficult to measure average lot depth. The revisions are easier to implement.
- Various additions/deletions/clarification to the land use table (Table 3-4). Providing the revised table in redline/strikeout form is difficult to follow. Rather, staff is providing a copy of the existing table and a copy of the updated table for comparative purposes within Exhibit A.
  - o Renaming Daycare Center to community care facility to be consistent with the remainder of the zoning ordinance and state statute.
  - o Including Wireless Communication Facilities to be consistent with the zoning ordinance and with existing land uses in the Plan area.
  - o Separating Agricultural uses from Agritourism uses.
  - o Bringing permitting for wineries and special events more in-line with permitting requirements elsewhere in the zoning ordinance.
  - o Removing cafes and coffee shops from the Neighborhood Commercial uses.
  - o Including Local Products Store in the Neighborhood Commercial uses to promote sale of locally produced products.

### **Addendum to the Certified EIR**

The Specific Plan and Master Development Agreement for Middle Green Valley have been approved and adopted by the Board, along with certification of an EIR. Section 15164(a) of the CEQA Guidelines provides:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162

calling for preparation of a subsequent EIR have occurred.

The proposed revisions to the Specific Plan are minor in nature. Exhibit B provides an addendum to the certified EIR which considers and discusses the proposed revisions in the context of Section 15162 cited above.

**ALTERNATIVES:**

The Planning Commission could choose not to recommend approval of the revisions to the MMRP or of the revisions to the Specific Plan. This is not recommended because this would be inconsistent with the agreed upon terms of the Settlement Agreement and the proposed revisions are needed to maintain consistency between the Specific Plan and other zoning requirements.

Exhibits:

- A. Proposed Revisions to the MGV Specific Plan
- B. Addendum to EIR for MGV Specific Plan
- C. Revised MMRP

**Global updates:**

| Page # | Section # | Description of text, figure or table revision  |
|--------|-----------|--|
|        |           | Change all references of "Special Study Area" or "SSA" to " <u>Specific Project Area</u> "               |
|        |           | Change all references of "Secondary Dwelling Unit", "Second Unit" to " <u>Accessory Dwelling Unit</u> ". |
|        |           | Delete all references to "Guest House", and if appropriate, change to " <u>Accessory Structure</u> ".    |

**Section 1 - VISION**

| Page # | Section # | Description of text, figure or table revision   |
|--------|-----------|---|
| 1-20   | 1.4       | Update Appendix list to include Appendix F – <u>Green Valley Creek Restoration Project</u> (Attachment A of Settlement Agreement) |

**Section 2 – PLAN PURPOSE, AUTHORITY AND CONTEXT**

| Page # | Section # | Description of text, figure or table revision  |
|--------|-----------|--|
| 2-11   | 2.4.4     | Update Figure 2-7 to show current ownership, (replace "Siebe" ownership on northern boundary to be " <u>Frei</u> ").<br>Cross-reference this Figure to table 4-1. Update asterisk note regarding approved tentative map as follows " <i>*Property east of Green Valley Road has <del>an approved tentative</del> <u>a recorded final</u> map on file with Solano County for 6 <del>new</del> Lots. The Lots are included in the maximum 400 unit count for this Specific Plan.</i> " |

**Section 3 – THE NEIGHBORHOOD PLAN**

| Page # | Section # | Description of text, figure or table revision  |
|--------|-----------|--|
| 3-8    | 3.2.1A    | Update Built Fabric paragraph to locate the "Grange Hall " function at the existing Barn to the west, as follows:<br><br><i>To reinforce the visibility and viability of agriculture, a small local produce stand – The Green Valley Farm Stand with complimentary uses such as a café or restaurant and a community gathering facility (a grange hall) is <u>are</u> located just north of the new roundabout at Mason and Green Valley Roads. The Green Valley Farm Stand will be one of the first tangible results of the Specific Plan. It will celebrate and further the area's agricultural traditions and help to satisfy burgeoning local and regional demand for fresh local food. <del>In addition, it</del> <u>The grange hall, or community gathering facility, will be located just to the west of the Farm Stand in the existing barn, adjacent to Green Valley Creek to</u></i> |



|              |        |  |
|--------------|--------|--|
|              |        | <u>compliment the Farm Stand.</u> The Farm Stand and community gathering facility will provide the opportunity to strengthen the connections to local farmers and regional farmlands. <del>This facility</del> <u>The grange hall/barn</u> is a multi-purpose, flexible building that could be used to accommodate open air community, interpretive or educational events.   |
| 3-51         | 3.5.3  | Update Figure 3-44 to relocate the LeMasters RF designation from the current location on the south side of property to existing site location to the north, and add ATO overlay (blue star) to existing Barn location in the MGV Corridor.   |
| 3-53         | 3.5.4  | Insert the following text under Permit Requirements to include a Minor Use Permit process for some land uses:<br>1. "p" – These uses are permitted subject to compliance with all applicable provisions of this Specific Plan, and design review requirements.<br><u>2. "m" – These uses are allowed subject to the approval of a minor use permit.</u><br><del>2.</del> <u>3. "c" – These uses are allowed subject to the approval of a conditional use permit</u><br><del>3.</del> <u>4. "-" – These uses are not allowed in the applicable area.</u>  |
| 3-54 to 3-55 | 3.5.   | Update Allowed Uses, Table 3-4, to accomplish the following main items: <ul style="list-style-type: none"> <li>- clarify agricultural tourism uses and permitting, by aligning more closely to County's framework and permitting structure.</li> <li>- Align land uses with County's existing permitting structure and use definitions</li> <li>- Clarify "Special Events" uses</li> <li>- Add "Wireless Communication Facilities" uses</li> <li>-</li> </ul>  |
| 3-56         | 3.5.5  | Update Figure 3-45 (same updates as Figure 3-44, see above)  |
| 3-57         | 3.5.5  | Update language to be consistent with the new location of the "grange" hall facility:<br><i>A Farm Stand, an agricultural tourism use (ATO) with complimentary uses, and a community gathering facility (CS) <del>such as a grange hall,</del> <u>located in the existing Barn just to the west of the Farm Stand,</u> are located across from the Vintage Lane access drive. <del>These two buildings would be a maximum of 3,000 sf.</del> This farm stand and community assembly area are to support local agricultural viability and provide a gathering place for the community. Refer to Section 4.5 - Development Sequencing for details regarding development timing requirements.</i> |
| 3-66         | 3.5.6G | Change Building Type descriptor to <u>Accessory Dwelling Unit</u> as follows:<br><br><b>G. <del>Secondary unit</del><u>Accessory Dwelling Unit/Ancillary Accessory-structures</u></b><br><i>Forms: The intent of this Building Type is to reinforce the idea of a collection of buildings that grew over time to respond to evolving needs. These Building Types are subordinate to the main structure, while</i>  |



|      |        |  |
|------|--------|--|
|      |        | <i>utilizing the same, human scale qualities and forms of rural architecture. These buildings are to utilize similar or complementary materials to the main structure but may be more whimsical or playful in style. They may be either connected by architectural projections or freestanding to the main structure. <del>Secondary</del> <u>Accessory Dwelling Units</u> may only occur with specific Building Types, while <del>Ancillary</del> <u>Accessory Structures</u> may occur with all Building Types. <u>Accessory Structures may include the use of Temporary Structures or facilities, such as portable sanitation, and temporary research, food or event facilities/structures.</u> Refer to Section 5.4.1 - Building Types for specific details and Appendix A for specific definitions.</i> |
| 3-66 | 3.5.6G | Remove outdated definition in green box for “Secondary Unit.”  |
| 3-67 | 3.6    | Remove outdated “Housing Element” information in green box.  |

#### Section 4 - IMPLEMENTATION

| Page # | Section # | Description of text, figure or table revision   |
|--------|-----------|---|
| 4-12   | 2.4.4     | Update text in second paragraph to be consistent with settlement agreement to read:<br><br><i>Resource Management Plan (RMP) An RMP will be developed for the Plan Area by the Conservancy in cooperation with the landowners based on the General Plan, the Specific Plan Goals and Policies, the Final EIR (FEIR) and applicable federal or state permits related to natural resources. <u>The RMP will also include the Green Valley Creek Restoration Project “GVCRP” in accordance with Appendix F, which sets out specific budgets, team members, activities and monitoring and reporting programs.</u></i> |
| 4-18   | 4.2.3     | Update Table 4-1 for updated land ownership and unit distribution information, cross reference to Figure 2-7 (see attached).  |

#### Section 5 – THE NEIGHBORHOOD DESIGN CODE

| Page #     | Section # | Description of text, figure or table revision  |
|------------|-----------|--|
| 5-6 to 5-7 | 5.3       | Update Table 5-1 to add the following:<br><u>Open Lands/Active uses add:</u><br>-“ <u>Special Events/Community Gathering</u> ” to all zones except T1.<br><u>Building Types add:</u><br>- <u>Accessory Dwelling Units</u> to all Zones with the exception of T1 and T2.<br>- <u>Accessory Structures</u> to all Zones with the exception of T1<br>- <u>Temporary Structures</u> to all Zones |
| 5-8        | 5.3.2     | Update Figure 5-1 – <i>Regulating Plan</i> to be consistent with relocated LeMasters residence on southern area in the Green Valley Road corridor.   |
| 5-12       | 5.4.1     | Clarify that the Agricultural/Community Building Type includes   |

|      |                                |   |
|------|--------------------------------|---|
|      | TYPE A                         | <p>Accessory Structures and Temporary agricultural structures as follows:</p> <p><i>Definition: These are the dominant, expressive, agricultural building forms that remind us of where we are in the world and the rich legacy we are living in. They draw from the simple, bulky, honest forms of barns, water towers, and agricultural service and utility buildings that dot the farming landscape. <u>This includes both the primary agricultural building forms as well as the agricultural accessory and Temporary Structures that are important to agricultural operations, servicing and agricultural tourism (see also Building Type G – Accessory Dwelling Unit and Accessory Structures).</u></i></p>   |
| 5-13 | 5.4.1<br>TYPE A                | <p>Update Building Placement for the Agriculture/Community buildings to the following setbacks:</p> <p><i>Setbacks:</i><br/>     &gt;&gt;Front Yard Setback Zone <u>30 feet</u><br/>     &gt;&gt;Rear Yard Setback <u>20 feet</u><br/>     &gt;&gt;Side Street Setback Zone (corner) <u>15 feet</u></p> <p><i>Encroachment Zone:</i><br/>     &gt;&gt;Front <u>15 feet</u><br/>     &gt;&gt;Side Street (corner or open lands) <u>7 feet</u><br/>     &gt;&gt;Rear <u>10 feet</u></p> <p><i>Miscellaneous:</i><br/>     &gt;&gt; Street façade elevation must utilize a minimum of a 5' offset (building projection or jog) for every 60 feet of horizontal plane.<br/>     &gt;&gt;Building placement <del>Guidelines</del> for the Agricultural/Community Building are <u>is</u> general in nature. Building locations are to respond to the specific setting, use and dimensions of the particular Lot size.</p> |
| 5-29 | 5.4.1<br>TYPE E<br>-<br>Meadow | <p>Update Building Placement for the Meadow buildings to the following setbacks:</p> <p><i>Setbacks:</i><br/>     &gt;&gt;Front Yard Setback Zone <u>20 feet</u><br/>     &gt;&gt;Rear Yard Setback <u>25 feet</u><br/>     &gt;&gt;Combined Side Setback <u>15 feet</u></p>  |
| 5-36 | 5.4.1<br>TYPE G                | <p>Update language for as follows for this Building Type:</p> <p><i>Type G – <del>Secondary</del> <u>Accessory Dwelling</u> unit or <del>Ancillary</del> <u>Accessory</u> Structures</i></p> <p><i>Definition: This Building Type is a small detached single story structure or a living space located above or next to a garage on the same Lot or premises as the main living structure. <del>Ancillary</del> <u>Accessory</u> Structures are allowed with each Building Type, while the <del>Secondary</del> <u>Accessory Dwelling</u> Unit is only permitted with the Compound, Meadow and</i></p>  |



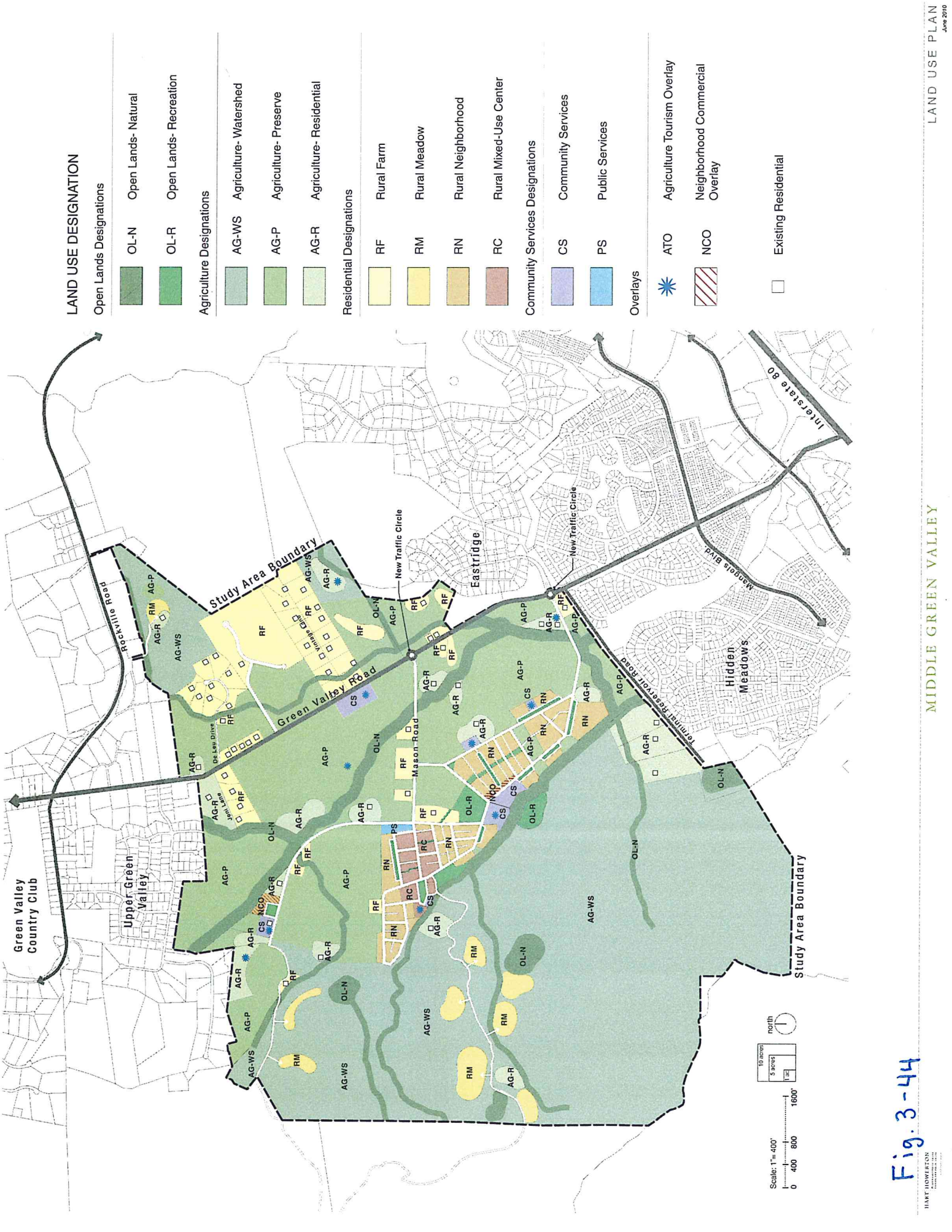
|       |       |  |
|-------|-------|--|
|       |       | <p><i>Farmstead Building Types. <u>This also includes temporary structures that are needed for agricultural, construction, research, servicing and agricultural tourism (such as temporary event tents). See also Type A, Agricultural/Community Buildings.</u></i></p> <p><i>Concept: <u>These structures and</u> living spaces are typically located towards the rear of the Lot, and offer opportunities to provide multi-generational, workforce and/or office and <u>servicing</u> space.</i></p> <p><i>Allowed Transect Zones <u>for Accessory Dwelling Units: T3, T4, T5, T6</u></i></p> <p><i><u>Allowed Transect Zones for Accessory and Temporary Structures: All Zones</u></i></p> <p><i>Refer to Section 5.4.3 for additional architectural massing and character Guidelines.</i></p>  |
| 5-106 | 5.7.5 | <p>Language shall be added to the second paragraph consistent with Settlement Agreement and MMRP:</p> <p><i>There are several street tree alternatives that have been designated for each street type. In this way, other tree species may be substituted as long as the form, habit and cultural characteristics are clearly similar to the tree alternatives included in this Specific Plan. In addition, a plant list of compatible ground covers, shrubs and accent trees are provided to complete the understory and ground plane treatments of the streetscape environment.</i></p> <p><i><u>In the Three Creeks neighborhood, a preference for non-deciduous native trees along the north side of the Three Creeks Neighborhood shall be utilized in order to reduce glare from buildings within the Three Creeks Neighborhood.</u></i></p> |
| 5-117 | 5.8.2 | <p>The Board previously approved additional wording that references consistency with the Model Lighting Ordinance (MLO) within "Attachment G" of the Specific Plan's original approval in July 2010. This wording shall be updated to specify the June 15, 2011 version of the Joint IDA – IES Model Lighting Ordinance (MLO).</p>   |

**Appendix**

| Page # | Section #  | Description of text, figure or table revision   |
|--------|------------|---|
|        | Appendix A | <p>Add definition for Temporary Structure as follows:<br/> <u>Temporary Structure – A structure not permanently affixed to the ground and is readily removable in its entirety, which is used solely for a temporary use.</u></p> |
|        | Appendix   | <p>Add Appendix F – <u>Green Valley Creek Restoration Project (Settlement Agreement, Attachment A).</u></p>   |



Fig. 3-44





Land Use Summary- Green Valley Road Corridor

|                      | Max. New Units | Acres |
|----------------------|----------------|-------|
| OL-N                 | 20             | 78    |
| OL-R                 | --             | --    |
| AG-WS                | 52             | 210   |
| AG-P                 | 210            | 30    |
| AG-R                 | 30             | 131   |
| RF                   | 131            | 2     |
| RM                   | 2              | --    |
| RN                   | --             | --    |
| RC                   | --             | --    |
| CS                   | 5              | --    |
| PS                   | --             | --    |
| ATO                  |                |       |
| NCO                  |                |       |
| Existing Residential |                |       |

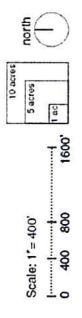


Fig 3-45

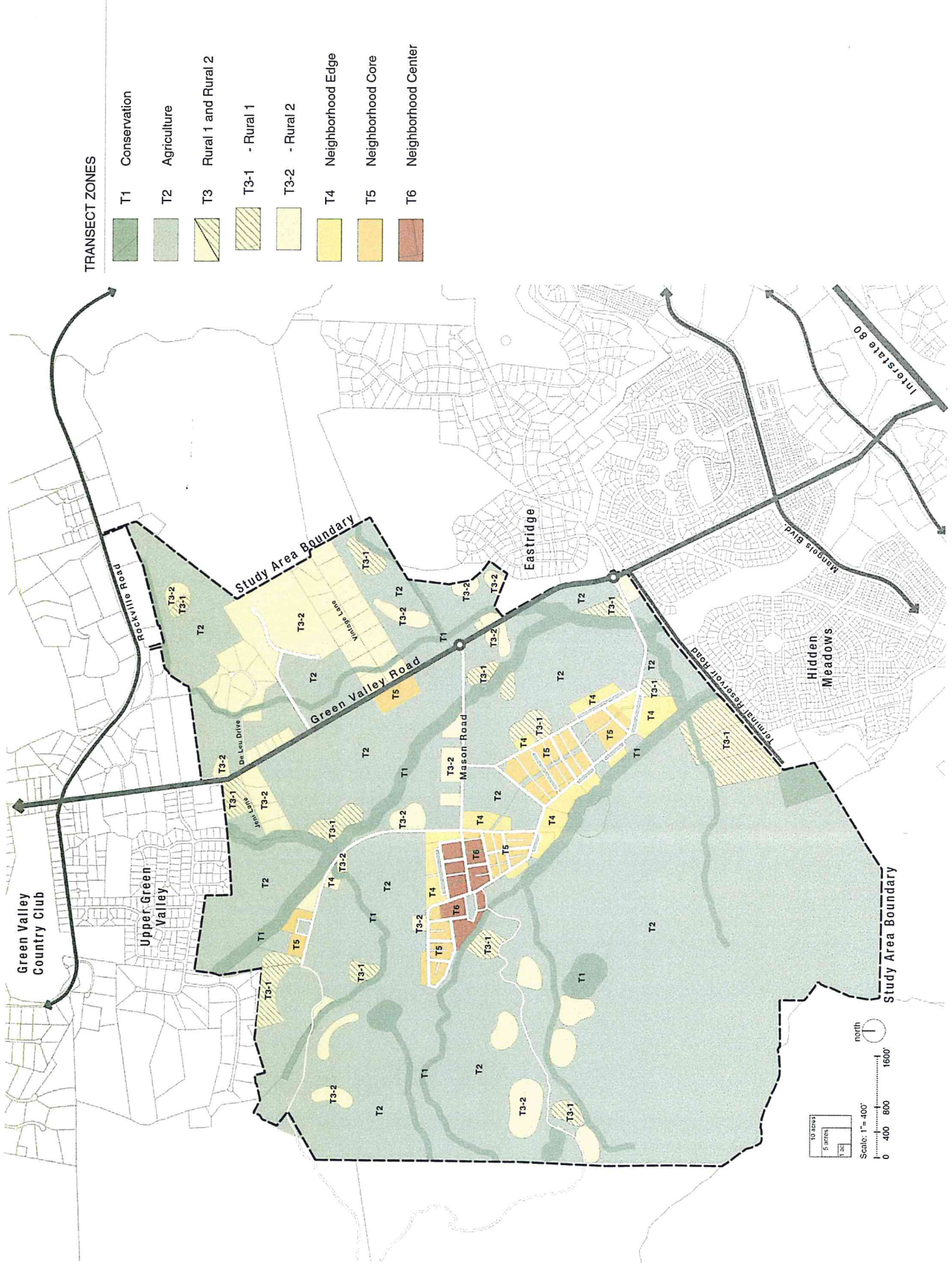


Fig. 5-1



| Participating Landowners            | Acreage      | % of Participating Acre | Allowed New Unit Count (No. TDR Program) |                                  |
|-------------------------------------|--------------|-------------------------|--|----------------------------------|
|                                     |              |                         | TDR                                      | Program                          |
| B.L. Properties                     | 253.0        | 16.5%                   | 64                                       | 9                                |
| Engel                               | 52.3         | 3.4%                    | 13                                       | 9                                |
| Hager                               | 40.2         | 2.6%                    | 10                                       | 2                                |
| Mason/Leckmann                      | 296.0        | 19.3%                   | 75                                       | 14                               |
| Mason/Lawson Trust                  | 476.1        | 31.1%                   | 121                                      | 21                               |
| Meyer                               | 146.8        | 9.6%                    | 37                                       | 7                                |
| Rohrbach                            | 168.6        | 11.0%                   | 43                                       | 7                                |
| Frost                               | 18.2         | 1.2%                    | 5  | 0                                |
| Stuebe (Jazz)                       | 23.7         | 1.5%                    | 6  | 0                                |
| Vothardt                            | 40.0         | 2.6%                    | 10                                       | 1                                |
| Wiley                               | 15.6         | 1.0%                    | 4  | 0                                |
| <b>SUBTOTAL</b>                     | <b>1,530</b> | <b>100.0%</b>           | <b>388</b>                               | <b>70</b>                        |
| <b>Non-Participating Landowners</b> |              |                         |  |                                  |
|                                     | Acreage      |                         | New Unit Count                           | New Unit Count (No. TDR Program) |
| Bupp                                | 61.6         |                         | 6  | 6                                |
| DalDomenico                         | 40.6         |                         | 1  | 1                                |
| DalCastello                         | 82.4         |                         | 3  | 3                                |
| Parsons                             | 12.9         |                         | 0  | 0                                |
| Winn                                | 40.7         |                         | 1  | 1                                |
| Montez-Lowe                         | 42.1         |                         | 0  | 0                                |
| De Laun, David/GVR                  | 23.3         |                         | 0  | 0                                |
| Jan, Lena                           | 20.8         |                         | 0  | 0                                |
| Terminal Reserveur, Ls              | 30.2         |                         | 0  | 0                                |
| Terminal Reserveur                  | 8.7          |                         | 0  | 0                                |
| <b>SUBTOTAL</b>                     | <b>363</b>   |                         | <b>11</b>                                | <b>11</b>                        |
| <b>Existing Infrastructure</b>      |              |                         |  |                                  |
|                                     | 11           |                         |  |                                  |
| <b>TOTAL STUDY AREA</b>             | <b>1,905</b> |                         | <b>399</b>                               | <b>81</b>                        |

Table 4-1 - Unit Allocation

# Proposed Table

**Table 3-4: Allowed Uses**

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

## a. Residential

| Land Use Designation    | Open Lands |      | Agriculture |      |      | Residential |    |     | Community |    | Overlays |     |     |
|-------------------------|------------|------|-------------|------|------|-------------|----|-----|-----------|----|----------|-----|-----|
|                         | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN  | RC        | CS | PS       | ATO | NCO |
| Single Family Dwelling  | -          | -    | -           | -    | p    | p           | p  | p   | p         | -  | -        | -   | -   |
| Accessory Dwelling (1)  | -          | -    | -           | -    | p    | p           | p  | (1) | (1)       | -  | -        | -   | -   |
| Accessory Structure     | -          | -    | -           | p    | p    | p           | p  | p   | p         | p  | p        | -   | -   |
| Farmworker Housing      | -          | -    | -           | -    | p    | -           | -  | -   | -         | -  | -        | -   | -   |
| Home Occupation         | -          | -    | -           | -    | p    | p           | p  | p   | p         | -  | -        | -   | -   |
| Live-Work Unit          | -          | -    | -           | -    | p    | p           | p  | p   | p         | -  | -        | -   | -   |
| Community Care Facility | -          | -    | -           | -    | -    | c           | c  | c   | -         | -  | -        | -   | -   |

## b. Recreation, Education and Public Assembly

| Land Use Designation  | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|---|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Health/Fitness facility                                     | -          | -    | -           | -    | -    | -           | -  | c  | -         | p  | -        | -   | -   |
| Community Trails (2)  | -          | p    | p           | p    | -    | -           | -  | -  | -         | -  | -        | -   | -   |
| Trailhead/Comfort Stations                                  | -          | p    | -           | -    | -    | -           | -  | -  | -         | p  | m        | -   | -   |
| Interpretive facility (1000 sf max.)                        | -          | p    | -           | -    | -    | -           | -  | -  | c         | p  | m        | -   | -   |
| Library   | -          | -    | -           | -    | -    | -           | -  | -  | c         | p  | c        | -   | c   |
| Community Assembly  | -          | -    | -           | -    | -    | -           | -  | c  | c         | p  | m        | p   | c   |
| Nursery School (up to 12 children)                          | -          | -    | -           | -    | -    | -           | -  | m  | -         | p  | -        | -   | -   |
| School (Private, Max 100 Students)                          | -          | -    | -           | -    | -    | -           | -  | c  | -         | p  | -        | -   | -   |
| Sports Fields   | -          | p    | -           | -    | -    | -           | -  | -  | -         | -  | -        | -   | -   |
| Passive Recreation (3)                                      | -          | p    | c           | -    | -    | -           | -  | -  | -         | p  | -        | p   | -   |
| Teaching Studio - art, dance, fitness, music (1500 sf max.) | -          | -    | -           | -    | -    | -           | -  | c  | p         | p  | -        | -   | p   |

## c. Public Serving

| Land Use Designation | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|----------------------|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|                      | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Fire Station         | -          | -    | -           | -    | -    | -           | -  | -  | -         | c  | p        | -   | -   |
| Police Station       | -          | -    | -           | -    | -    | -           | -  | -  | -         | c  | p        | -   | -   |







- (5) Use must be ancillary to the primary agricultural use
- (6) Parking for special events, weddings, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Limitations on the number of guests may be based on availability of off-street parking. Overflow parking areas may be of dirt, decomposed granite, gravel or other permeable surface, provided that the parking area is



# Current Table

Table 3-4: Allowed Uses

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

## a. Residential

| Land Use Designation                            | Open Lands |      | Agriculture |      |      | Residential |    |     |     | Community |    | Overlays |     |
|---|------------|------|-------------|------|------|-------------|----|-----|-----|-----------|----|----------|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN  | RC  | CS        | PS | ATO      | NCO |
| Single Family Dwelling                          | -          | -    | -           | -    | p    | p           | p  | p   | p   | -         | -  | -        | -   |
| Secondary Dwelling <sup>(1)</sup>               | -          | -    | -           | -    | p    | p           | p  | (1) | (1) | -         | -  | -        | -   |
| Accessory Buildings                             | -          | -    | -           | p    | p    | p           | p  | p   | p   | p         | p  | -        | -   |
| Guest House                                     | -          | -    | -           | -    | p    | p           | p  | p   | p   | p         | c  | -        | -   |
| Farmworker Housing                              | -          | -    | -           | -    | p    | -           | -  | -   | -   | -         | -  | -        | -   |
| Home Occupation                                 | -          | -    | -           | -    | p    | p           | p  | p   | p   | -         | -  | -        | -   |
| Live-Work                                       | -          | -    | -           | -    | p    | p           | p  | p   | p   | -         | -  | -        | -   |
| Day Care Center: Child, Adult (up to 8 persons) | -          | -    | -           | -    | -    | c           | -  | p   | p   | c         | -  | -        | -   |

## b. Recreation, Education and Public Assembly

| Land Use Designation  | Open Lands |      | Agriculture |      |      | Residential |    |    |    | Community |    | Overlays |     |
|---|------------|------|-------------|------|------|-------------|----|----|----|-----------|----|----------|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC | CS        | PS | ATO      | NCO |
| Health/Fitness facility                                     | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Community Trails <sup>(2)</sup>                             | -          | -    | -           | p    | -    | -           | -  | -  | -  | -         | -  | -        | -   |
| Trailhead/Comfort Stations                                  | -          | p    | -           | -    | -    | -           | -  | -  | -  | p         | c  | -        | -   |
| Interpretive facility (1000 sf max.)                        | -          | p    | -           | -    | -    | -           | -  | -  | c  | p         | c  | -        | -   |
| Library   | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | c  | -        | -   |
| Community Assembly  | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | c  | -        | -   |
| Nursery School (up to 12 children)                          | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | c  | p        | c   |
| School (Private, Max 100 Students)                          | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Sports Fields   | -          | p    | -           | -    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Passive Recreation <sup>(3)</sup>                           | -          | p    | c           | -    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Teaching Studio – art, dance, fitness, music (1500 sf max.) | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | p  | -        | p   |

## c. Public Serving

| Land Use Designation | Open Lands |      | Agriculture |      |      | Residential |    |    |    | Community |    | Overlays |     |
|----------------------|------------|------|-------------|------|------|-------------|----|----|----|-----------|----|----------|-----|
|                      | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC | CS        | PS | ATO      | NCO |
| Fire Station         | -          | -    | -           | -    | -    | -           | -  | -  | -  | c         | p  | -        | -   |
| Police Station       | -          | -    | -           | -    | -    | -           | -  | -  | -  | c         | p  | -        | -   |
| Public Utility       | -          | -    | -           | -    | -    | -           | -  | -  | -  | -         | p  | -        | -   |
| Post Office          | -          | -    | -           | -    | -    | -           | -  | -  | p  | p         | p  | -        | p   |



**d. Agricultural/Tourist Commercial**

| Land Use Designation  | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|---|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Agricultural Accessory Structure  | -          | p    | p           | p    | p    | p           | -  | -  | -         | -  | -        | p   | -   |
| Animal Keeping/Grazing  | -          | -    | p           | p    | p    | p           | -  | -  | -         | -  | -        | p   | -   |
| Crop production, horticulture, orchard, vineyard  | -          | p    | -           | p    | p    | p           | -  | -  | -         | -  | -        | p   | -   |
| Farmers Market  | -          | p    | -           | -    | -    | -           | -  | -  | p         | p  | -        | p   | p   |
| Community Garden  | -          | p    | -           | p    | -    | -           | -  | -  | -         | p  | p        | -   | -   |
| Agricultural Processing Facility  | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Agricultural Processing with complimentary agricultural tourist support facilities (4)                    | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Winery, small   | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Winery, large   | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Agriculture tourist commercial (co-op tasting rooms, farm stand, local crafts and related office support) | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | p   | -   |
| Lodging- Small Inn (25 room max)  | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Lodging- Bed and Breakfast (up to 6 guest rooms)  | -          | -    | -           | -    | -    | c           | -  | c  | p         | p  | -        | p   | p   |
| Commercial Nursery  | -          | -    | -           | p    | -    | -           | -  | -  | -         | p  | -        | p   | -   |

**e. Neighborhood Commercial**

| Land Use Designation                        | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|---|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Local serving/ convenience (1500 sf max)    | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| Café, Restaurant, Coffee Shop (1500 sf max) | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| General Store (2000 sf max)                 | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| Gallery                                     | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Bank  | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| Tasting Room                                | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Local retail/craft (creation and sale)      | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |

**f. Office/Business Services**

| Land Use Designation                               | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|--|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|  | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Office: Business, services (1500 sf max)           | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Office: Professional, administrative (1500 sf max) | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Office: Real Estate (1500 sf max)                  | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |

- (1) Refer to specific Building Type requirements for permitted Secondary Units, Section 5.4.1.
- (2) Trail improvements are to comply with all applicable state and federal permits.
- (3) Passive Recreation uses include walking, sitting, picnicking, organized games or events.
- (4) Complimentary tourist facilities include tasting rooms, gift shops, galleries, restaurants, cafes, facilities for the sale of local produce, and ancillary offices for the support of agricultural tourism.

P – Permitted Uses  
 c – Conditional Use Permit Required  
 - - - Uses not allowed

## **Addendum to the Certified EIR for the Middle Green Valley Specific Plan**

Section 15164 of the CEQA Guidelines states that an Addendum to a previously certified EIR shall be prepared if there are project changes that do not require the preparation of a subsequent EIR pursuant to Section 15162.

The Plan has not been proposed for updates since its inception in 2010. In reviewing the Plan now and discussing its vision with landowners, staff believes that minor revisions are appropriate throughout the document for purposes of: clarifying intent of various land uses and locations, updating parcel ownership and TDR information, and to provide greater consistency with the balance of the County's Zoning Ordinance.

*More detailed revisions to the Specific Plan are attached to this Addendum as Exhibit A.*

The proposed revisions present no substantial changes in the project. The proposed revisions include: clarification and additions to definitions to eliminate ambiguity and to impart consistency with the existing County Zoning Ordinance (Chapter 28 of County Code); bringing text and language up-to-date as the original text was approved in 2010 and in some instances is no longer accurate; additional wording to the text to be consistent with the revisions in the MMRP that are required as a result of the Settlement Agreement. No changes to intensity or density of development are proposed.

The revisions are minor in nature and do not change any of the conclusions resulting from the EIR. No new significant environmental impacts are created and no previously identified impacts are made greater as a result of the proposed revisions.

There are no changes to the circumstances under which the project is undertaken. The essence of the Middle Green Valley environment remains as it was in 2010. No new significant environmental effects will result from the proposed revisions, as intensity and density of future development remains unchanged. The revisions are primarily proposed for clarification and consistency purposes.



**Global updates:**

| Page # | Section # | Description of text, figure or table revision  |
|--------|-----------|--|
|        |           | Change all references of "Special Study Area" or "SSA" to " <u>Specific Project Area</u> "               |
|        |           | Change all references of "Secondary Dwelling Unit", "Second Unit" to " <u>Accessory Dwelling Unit</u> ". |
|        |           | Delete all references to "Guest House", and if appropriate, change to " <u>Accessory Structure</u> ".    |

**Section 1 - VISION**

| Page # | Section # | Description of text, figure or table revision   |
|--------|-----------|---|
| 1-20   | 1.4       | Update Appendix list to include Appendix F – <u>Green Valley Creek Restoration Project</u> (Attachment A of Settlement Agreement) |

**Section 2 – PLAN PURPOSE, AUTHORITY AND CONTEXT**

| Page # | Section # | Description of text, figure or table revision  |
|--------|-----------|--|
| 2-11   | 2.4.4     | Update Figure 2-7 to show current ownership, (replace "Siebe" ownership on northern boundary to be " <u>Frei</u> ").<br>Cross-reference this Figure to table 4-1. Update asterisk note regarding approved tentative map as follows " <i>*Property east of Green Valley Road has <del>an approved tentative</del> <u>a recorded final</u> map on file with Solano County for 6 <del>new</del> Lots. The Lots are included in the maximum 400 unit count for this Specific Plan.</i> " |

**Section 3 – THE NEIGHBORHOOD PLAN**

| Page # | Section # | Description of text, figure or table revision  |
|--------|-----------|--|
| 3-8    | 3.2.1A    | Update Built Fabric paragraph to locate the "Grange Hall " function at the existing Barn to the west, as follows:<br><br><i>To reinforce the visibility and viability of agriculture, a small local produce stand – The Green Valley Farm Stand with complimentary uses such as a café or restaurant and a community gathering facility (a grange hall) is <u>are</u> located just north of the new roundabout at Mason and Green Valley Roads. The Green Valley Farm Stand will be one of the first tangible results of the Specific Plan. It will celebrate and further the area's agricultural traditions and help to satisfy burgeoning local and regional demand for fresh local food. <del>In addition, it</del> <u>The grange hall, or community gathering facility, will be located just to the west of the Farm Stand in the existing barn, adjacent to Green Valley Creek to</u></i> |

|              |        |   |
|--------------|--------|---|
|              |        | <u>compliment the Farm Stand.</u> The Farm Stand and community gathering facility will provide the opportunity to strengthen the connections to local farmers and regional farmlands. <del>This facility</del> <u>The grange hall/barn</u> is a multi-purpose, flexible building that could be used to accommodate open air community, interpretive or educational events.  |
| 3-51         | 3.5.3  | Update Figure 3-44 to relocate the LeMasters RF designation from the current location on the south side of property to existing site location to the north, and add ATO overlay (blue star) to existing Barn location in the MGV Corridor.  |
| 3-53         | 3.5.4  | Insert the following text under Permit Requirements to include a Minor Use Permit process for some land uses:<br>1. “p” – These uses are permitted subject to compliance with all applicable provisions of this Specific Plan, and design review requirements.<br><u>2. “m” – These uses are allowed subject to the approval of a minor use permit.</u><br><del>3.</del> “c” – These uses are allowed subject to the approval of a conditional use permit<br><del>4.</del> “-” – These uses are not allowed in the applicable area.   |
| 3-54 to 3-55 | 3.5.   | Update Allowed Uses, Table 3-4, to accomplish the following main items:<br>- clarify agricultural tourism uses and permitting, by aligning more closely to County’s framework and permitting structure.<br>- Align land uses with County’s existing permitting structure and use definitions<br>- Clarify “Special Events” uses<br>- Add “Wireless Communication Facilities” uses<br>-  |
| 3-56         | 3.5.5  | Update Figure 3-45 (same updates as Figure 3-44, see above)   |
| 3-57         | 3.5.5  | Update language to be consistent with the new location of the “grange” hall facility:<br>A Farm Stand, an agricultural tourism use (ATO) with complimentary uses, and a community gathering facility (CS) <del>such as a grange hall,</del> <u>located in the existing Barn just to the west of the Farm Stand,</u> are located across from the Vintage Lane access drive. <del>These two buildings would be a maximum of 3,000 sf.</del> This farm stand and community assembly area are to support local agricultural viability and provide a gathering place for the community. Refer to Section 4.5 - Development Sequencing for details regarding development timing requirements. |
| 3-66         | 3.5.6G | Change Building Type descriptor to <u>Accessory Dwelling Unit</u> as follows:<br><br><b>G. Secondary unit**<u>Accessory Dwelling Unit/Ancillary Accessory-structures</u></b><br>Forms: The intent of this Building Type is to reinforce the idea of a collection of buildings that grew over time to respond to evolving needs. These Building Types are subordinate to the main structure, while   |



|      |        |  |
|------|--------|--|
|      |        | <i>utilizing the same, human scale qualities and forms of rural architecture. These buildings are to utilize similar or complementary materials to the main structure but may be more whimsical or playful in style. They may be either connected by architectural projections or freestanding to the main structure. <del>Secondary</del> <u>Accessory Dwelling Units</u> may only occur with specific Building Types, while <del>Ancillary</del> <u>Accessory Structures</u> may occur with all Building Types. <u>Accessory Structures may include the use of Temporary Structures or facilities, such as portable sanitation, and temporary research, food or event facilities/structures.</u> Refer to Section 5.4.1 - Building Types for specific details and Appendix A for specific definitions.</i> |
| 3-66 | 3.5.6G | Remove outdated definition in green box for “Secondary Unit.”  |
| 3-67 | 3.6    | Remove outdated “Housing Element” information in green box.  |

#### Section 4 - IMPLEMENTATION

| Page # | Section # | Description of text, figure or table revision   |
|--------|-----------|---|
| 4-12   | 2.4.4     | Update text in second paragraph to be consistent with settlement agreement to read:<br><br><i>Resource Management Plan (RMP) An RMP will be developed for the Plan Area by the Conservancy in cooperation with the landowners based on the General Plan, the Specific Plan Goals and Policies, the Final EIR (FEIR) and applicable federal or state permits related to natural resources. <u>The RMP will also include the Green Valley Creek Restoration Project “GVCRP” in accordance with Appendix F, which sets out specific budgets, team members, activities and monitoring and reporting programs.</u></i> |
| 4-18   | 4.2.3     | Update Table 4-1 for updated land ownership and unit distribution information, cross reference to Figure 2-7 (see attached).  |

#### Section 5 – THE NEIGHBORHOOD DESIGN CODE

| Page #     | Section # | Description of text, figure or table revision  |
|------------|-----------|--|
| 5-6 to 5-7 | 5.3       | Update Table 5-1 to add the following:<br><u>Open Lands/Active uses add:</u><br>-“ <u>Special Events/Community Gathering</u> ” to all zones except T1.<br><u>Building Types add:</u><br>- <u>Accessory Dwelling Units</u> to all Zones with the exception of T1 and T2.<br>- <u>Accessory Structures</u> to all Zones with the exception of T1<br>- <u>Temporary Structures</u> to all Zones |
| 5-8        | 5.3.2     | Update Figure 5-1 – <i>Regulating Plan</i> to be consistent with relocated LeMasters residence on southern area in the Green Valley Road corridor.   |
| 5-12       | 5.4.1     | Clarify that the Agricultural/Community Building Type includes   |

|      |                                |  |
|------|--------------------------------|--|
|      | TYPE A                         | <p>Accessory Structures and Temporary agricultural structures as follows:</p> <p><i>Definition: These are the dominant, expressive, agricultural building forms that remind us of where we are in the world and the rich legacy we are living in. They draw from the simple, bulky, honest forms of barns, water towers, and agricultural service and utility buildings that dot the farming landscape. <u>This includes both the primary agricultural building forms as well as the agricultural accessory and Temporary Structures that are important to agricultural operations, servicing and agricultural tourism (see also Building Type G – Accessory Dwelling Unit and Accessory Structures).</u></i></p>  |
| 5-13 | 5.4.1<br>TYPE A                | <p>Update Building Placement for the Agriculture/Community buildings to the following setbacks:</p> <p><i>Setbacks:</i><br/>     &gt;&gt;Front Yard Setback Zone <u>30 feet</u><br/>     &gt;&gt;Rear Yard Setback <u>20 feet</u><br/>     &gt;&gt;Side Street Setback Zone (corner) <u>15 feet</u></p> <p><i>Encroachment Zone:</i><br/>     &gt;&gt;Front <u>15 feet</u><br/>     &gt;&gt;Side Street (corner or open lands) <u>7 feet</u><br/>     &gt;&gt;Rear <u>10 feet</u></p> <p><i>Miscellaneous:</i><br/>     &gt;&gt; Street façade elevation must utilize a minimum of a 5' offset (building projection or jog) for every 60 feet of horizontal plane.<br/>     &gt;&gt;Building placement <del>Guidelines</del> for the Agricultural/Community Building <del>are</del> <u>is</u> general in nature. Building locations are to respond to the specific setting, use and dimensions of the particular Lot size.</p> |
| 5-29 | 5.4.1<br>TYPE E<br>-<br>Meadow | <p>Update Building Placement for the Meadow buildings to the following setbacks:</p> <p><i>Setbacks:</i><br/>     &gt;&gt;Front Yard Setback Zone <u>20 feet</u><br/>     &gt;&gt;Rear Yard Setback <u>25 feet</u><br/>     &gt;&gt;Combined Side Setback <u>15 feet</u></p>   |
| 5-36 | 5.4.1<br>TYPE G                | <p>Update language for as follows for this Building Type:</p> <p><i>Type G – <del>Secondary</del> <u>Accessory Dwelling</u> unit or <del>Ancillary</del> <u>Accessory Structures</u></i></p> <p><i>Definition: This Building Type is a small detached single story structure or a living space located above or next to a garage on the same Lot or premises as the main living structure. <del>Ancillary</del> <u>Accessory Structures</u> are allowed with each Building Type, while the <del>Secondary</del> <u>Accessory Dwelling Unit</u> is only permitted with the Compound, Meadow and</i></p>   |



|       |       |  |
|-------|-------|--|
|       |       | <p><i>Farmstead Building Types. <u>This also includes temporary structures that are needed for agricultural, construction, research, servicing and agricultural tourism (such as temporary event tents). See also Type A, Agricultural/Community Buildings.</u></i></p> <p><i>Concept: <u>These structures and</u> living spaces are typically located towards the rear of the Lot, and offer opportunities to provide multi-generational, workforce and/or office and <u>servicing</u> space.</i></p> <p><i>Allowed Transect Zones <u>for Accessory Dwelling Units: T3, T4, T5, T6</u></i></p> <p><i><u>Allowed Transect Zones for Accessory and Temporary Structures: All Zones</u></i></p> <p><i>Refer to Section 5.4.3 for additional architectural massing and character Guidelines.</i></p>  |
| 5-106 | 5.7.5 | <p>Language shall be added to the second paragraph consistent with Settlement Agreement and MMRP:</p> <p><i>There are several street tree alternatives that have been designated for each street type. In this way, other tree species may be substituted as long as the form, habit and cultural characteristics are clearly similar to the tree alternatives included in this Specific Plan. In addition, a plant list of compatible ground covers, shrubs and accent trees are provided to complete the understory and ground plane treatments of the streetscape environment.</i></p> <p><i><u>In the Three Creeks neighborhood, a preference for non-deciduous native trees along the north side of the Three Creeks Neighborhood shall be utilized in order to reduce glare from buildings within the Three Creeks Neighborhood.</u></i></p> |
| 5-117 | 5.8.2 | <p>The Board previously approved additional wording that references consistency with the Model Lighting Ordinance (MLO) within “Attachment G” of the Specific Plan’s original approval in July 2010. This wording shall be updated to specify the June 15, 2011 version of the Joint IDA – IES Model Lighting Ordinance (MLO).</p>   |

**Appendix**

| Page # | Section #  | Description of text, figure or table revision   |
|--------|------------|---|
|        | Appendix A | <p>Add definition for Temporary Structure as follows:<br/> <u>Temporary Structure – A structure not permanently affixed to the ground and is readily removable in its entirety, which is used solely for a temporary use.</u></p> |
|        | Appendix   | <p>Add Appendix F – <u>Green Valley Creek Restoration Project (Settlement Agreement, Attachment A).</u></p>   |



# LAND USE DESIGNATION

## Open Lands Designations

- OL-N Open Lands- Natural
- OL-R Open Lands- Recreation

## Agriculture Designations

- AG-WS Agriculture- Watershed
- AG-P Agriculture- Preserve
- AG-R Agriculture- Residential

## Residential Designations

- RF Rural Farm
- RM Rural Meadow
- RN Rural Neighborhood
- RC Rural Mixed-Use Center

## Community Services Designations

- CS Community Services
- PS Public Services

## Overlays

- ATO Agriculture Tourism Overlay
- NCO Neighborhood Commercial Overlay
- Existing Residential





Fig. 3-44










Land Use Summary- Green Valley Road Corridor



Max. New Units 20




Acres

|   |      |                        |    |
|---|------|------------------------|----|
|  | OL-N | Open Lands- Natural    | 78 |
|  | OL-R | Open Lands- Recreation | -- |

|   |       |                          |     |
|---|-------|--------------------------|-----|
|  | AG-WS | Agriculture- Watershed   | 52  |
|  | AG-P  | Agriculture- Preserve    | 210 |
|  | AG-R  | Agriculture- Residential | 30  |

|   |    |                        |     |
|---|----|------------------------|-----|
|  | RF | Rural Farm             | 131 |
|  | RM | Rural Meadow           | 2   |
|  | RN | Rural Neighborhood     | --  |
|  | RC | Rural Mixed-Use Center | --  |

|   |    |                    |    |
|---|----|--------------------|----|
|  | CS | Community Services | 5  |
|  | PS | Public Services    | -- |

-  ATO Agricultural Tourism Overlay
-  NCO Neighborhood Commercial Overlay
-  Existing Residential

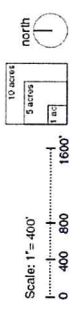


Fig 3-45

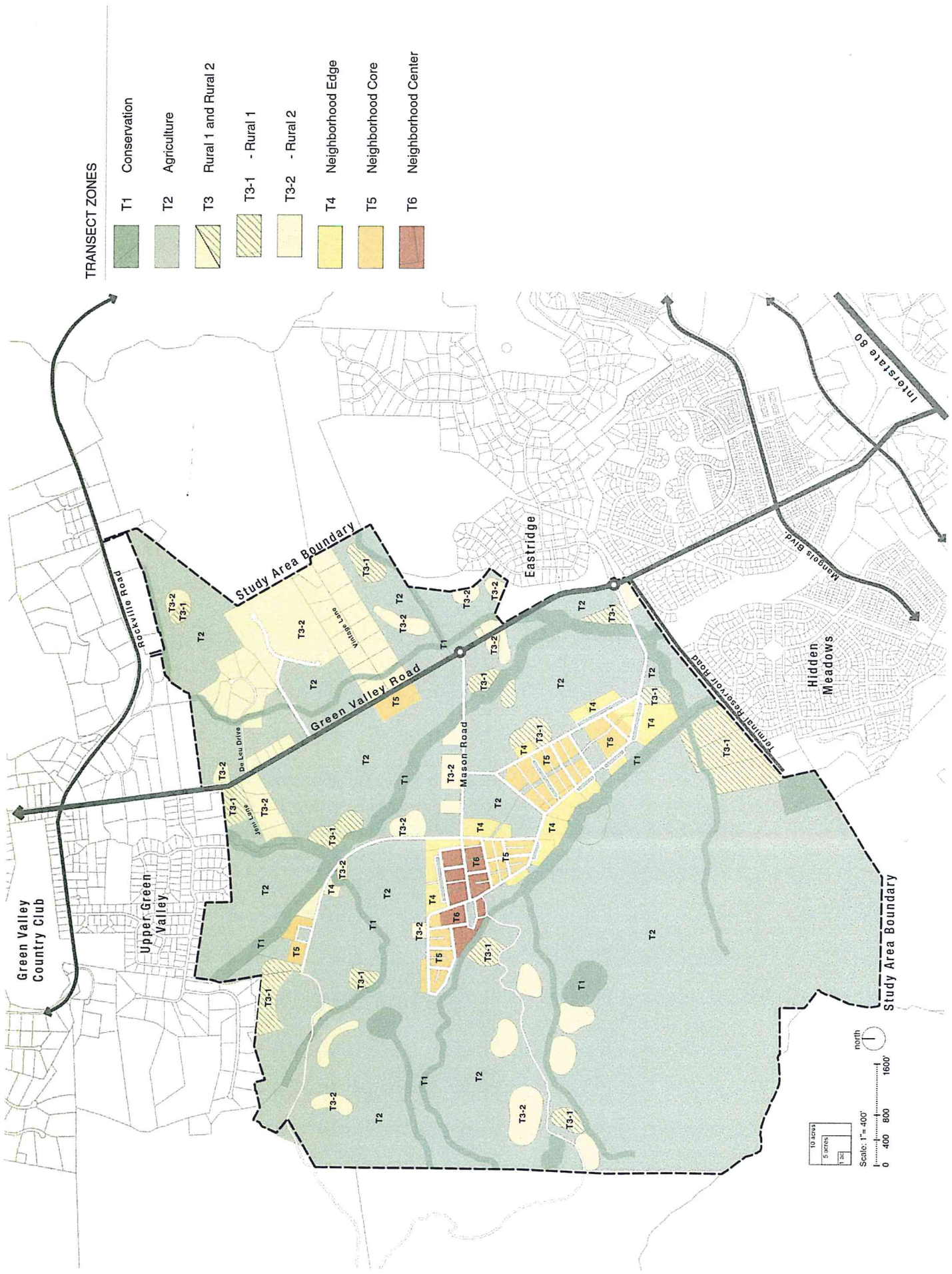


Fig. 5-1



| Participating Landowners            | Acreage      | % of Participating Area | Allowed New Unit Count (No TDR Program) |                                 | Allowed New Unit Count (No TDR Program) |           |
|-------------------------------------|--------------|-------------------------|---|---------------------------------|---|-----------|
|                                     |              |                         | TDR                                     | Program                         | TDR                                     | Program   |
| Btl Properties                      | 253.0        | 16.5%                   | 64                                      | 9                               | 64                                      | 9         |
| Ensign                              | 52.3         | 3.4%                    | 13                                      | 9                               | 13                                      | 9         |
| Hopper                              | 40.2         | 2.6%                    | 10                                      | 2                               | 10                                      | 2         |
| Mason/Luskmann                      | 296.0        | 19.3%                   | 75                                      | 14                              | 75                                      | 14        |
| Mason/Lawton Trust                  | 476.1        | 31.1%                   | 121                                     | 21                              | 121                                     | 21        |
| Meyer                               | 146.8        | 9.6%                    | 37                                      | 7                               | 37                                      | 7         |
| Rensselaer                          | 168.6        | 11.0%                   | 43                                      | 7                               | 43                                      | 7         |
| Free (Lease)                        | 18.2         | 1.2%                    | 5                                       | 0                               | 5                                       | 0         |
| Steele (Lease)                      | 23.7         | 1.5%                    | 6                                       | 0                               | 6                                       | 0         |
| Yonkers                             | 40.0         | 2.6%                    | 10                                      | 1                               | 10                                      | 1         |
| Wuz                                 | 19.8         | 1.0%                    | 4                                       | 0                               | 4                                       | 0         |
| <b>SUBTOTAL</b>                     | <b>1,530</b> | <b>100.0%</b>           | <b>388</b>                              | <b>70</b>                       | <b>388</b>                              | <b>70</b> |
| <b>Non-Participating Landowners</b> |              |                         |   |                                 |   |           |
|                                     | Acreage      |                         | New Unit Count                          | New Unit Count (No TDR Program) |   |           |
| Biggs                               | 61.6         |                         | 6                                       | 6                               |   |           |
| DeDominico                          | 40.6         |                         | 1                                       | 1                               |   |           |
| Dai Castino                         | 82.4         |                         | 3                                       | 3                               |   |           |
| Parsons                             | 12.9         |                         | 0                                       | 0                               |   |           |
| Wash                                | 40.7         |                         | 1                                       | 1                               |   |           |
| Yonkers Lease                       | 43.1         |                         | 0                                       | 0                               |   |           |
| De Laa Drouot GVR                   | 23.5         |                         | 0                                       | 0                               |   |           |
| Jean Leves                          | 20.8         |                         | 0                                       | 0                               |   |           |
| Terminal Reserve L.                 | 30.2         |                         | 0                                       | 0                               |   |           |
| Terminal Reserve                    | 8.7          |                         | 0                                       | 0                               |   |           |
| <b>SUBTOTAL</b>                     | <b>363</b>   |                         | <b>11</b>                               | <b>11</b>                       |   |           |
| <b>Existing Infrastructure</b>      |              |                         |   |                                 |   |           |
|                                     | 11           |                         |   |                                 |   |           |
| <b>TOTAL STUDY AREA</b>             | <b>1,905</b> |                         | <b>399</b>                              | <b>81</b>                       |   |           |

Table 4-1 - Unit Allocation

# Proposed Table

**Table 3-4: Allowed Uses**

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

## a. Residential

| Land Use Designation    | Open Lands |      | Agriculture |      |      | Residential |    |     | Community |    | Overlays |     |     |
|-------------------------|------------|------|-------------|------|------|-------------|----|-----|-----------|----|----------|-----|-----|
|                         | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN  | RC        | CS | PS       | ATO | NCO |
| Single Family Dwelling  | -          | -    | -           | -    | p    | p           | p  | p   | p         | -  | -        | -   | -   |
| Accessory Dwelling (1)  | -          | -    | -           | -    | p    | p           | p  | (1) | (1)       | -  | -        | -   | -   |
| Accessory Structure     | -          | -    | -           | p    | p    | p           | p  | p   | p         | p  | p        | -   | -   |
| Farmworker Housing      | -          | -    | -           | -    | p    | -           | -  | -   | -         | -  | -        | -   | -   |
| Home Occupation         | -          | -    | -           | -    | p    | p           | p  | p   | p         | -  | -        | -   | -   |
| Live-Work Unit          | -          | -    | -           | -    | p    | p           | p  | p   | p         | -  | -        | -   | -   |
| Community Care Facility | -          | -    | -           | -    | -    | c           | c  | c   | c         | -  | -        | -   | -   |

## b. Recreation, Education and Public Assembly

| Land Use Designation  | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|---|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Health/Fitness facility                                     | -          | -    | -           | -    | -    | -           | -  | c  | -         | p  | -        | -   | -   |
| Community Trails (2)  | -          | p    | p           | p    | -    | -           | -  | -  | -         | -  | -        | -   | -   |
| Trailhead/Comfort Stations                                  | -          | p    | -           | -    | -    | -           | -  | -  | -         | p  | m        | -   | -   |
| Interpretive facility (1000 sf max.)                        | -          | p    | -           | -    | -    | -           | -  | -  | c         | p  | m        | -   | -   |
| Library   | -          | -    | -           | -    | -    | -           | -  | -  | c         | p  | c        | -   | c   |
| Community Assembly  | -          | -    | -           | -    | -    | -           | -  | c  | c         | p  | m        | p   | c   |
| Nursery School (up to 12 children)                          | -          | -    | -           | -    | -    | -           | -  | m  | -         | p  | -        | -   | -   |
| School (Private, Max 100 Students)                          | -          | -    | -           | -    | -    | -           | -  | c  | -         | p  | -        | -   | -   |
| Sports Fields   | -          | p    | -           | -    | -    | -           | -  | -  | -         | -  | -        | -   | -   |
| Passive Recreation (3)                                      | -          | p    | c           | -    | -    | -           | -  | -  | -         | p  | -        | p   | -   |
| Teaching Studio - art, dance, fitness, music (1500 sf max.) | -          | -    | -           | -    | -    | -           | -  | c  | p         | p  | -        | -   | p   |

## c. Public Servicing

| Land Use Designation | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|----------------------|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|                      | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Fire Station         | -          | -    | -           | -    | -    | -           | -  | -  | -         | c  | p        | -   | -   |
| Police Station       | -          | -    | -           | -    | -    | -           | -  | -  | -         | c  | p        | -   | -   |



|                                   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Public Utility                    | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Post Office                       | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Wireless Communication Facilities | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Co-locations                      | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| New towers                        | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

#### d. Agriculture

##### d(1) Agricultural Production, Processing and Accessory Uses

| Land Use Designation   | Open Lands |      | Agriculture |      |      |    | Residential |    |    |    | Community |     |     | Overlays |  |
|--|------------|------|-------------|------|------|----|-------------|----|----|----|-----------|-----|-----|----------|--|
|  | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF | RM          | RN | RC | CS | PS        | ATO | NCO |          |  |
| Agricultural Accessory Structure (barns, farm offices, greenhouses, coolers, storage houses, hullers, silos) | -          | p    | p           | p    | p    | p  | -           | -  | -  | -  | -         | -   | -   |          |  |
| Animal Keeping/Grazing   | -          | -    | p           | p    | p    | p  | -           | -  | -  | -  | -         | -   | -   |          |  |
| Stable, private  | -          | -    | -           | p    | p    | p  | -           | -  | -  | -  | -         | -   | -   |          |  |
| Crop production, horticulture, orchard, vineyard   | -          | p    | -           | p    | p    | p  | -           | -  | -  | -  | -         | -   | -   |          |  |
| Community Garden   | -          | p    | -           | p    | -    | -  | -           | -  | -  | p  | p         | p   | -   |          |  |
| Agricultural Processing Facility   | -          | -    | -           | m    | -    | -  | -           | -  | -  | p  | -         | p   | -   |          |  |
| Agricultural Processing with complimentary agricultural tourist support facilities (4)                       | -          | -    | -           | -    | -    | -  | -           | -  | -  | p  | -         | p   | -   |          |  |
| Agricultural Processing Facility with special events (6)   | -          | -    | -           | p    | p    | -  | -           | -  | -  | p  | -         | p   | -   |          |  |
| 6 per year max, and 150 persons or less  | -          | -    | -           | m    | m    | -  | -           | -  | -  | m  | -         | m   | -   |          |  |
| 12 per year max, and 150 persons or less   | -          | -    | -           | c    | c    | -  | -           | -  | -  | c  | -         | c   | -   |          |  |
| More than 12 per year, or more than 150 persons  | -          | -    | -           | c    | p    | -  | -           | -  | -  | p  | -         | p   | -   |          |  |
| Winery, small  | -          | -    | -           | c    | c    | -  | -           | -  | -  | p  | -         | p   | -   |          |  |
| Winery, large  | -          | -    | -           | c    | c    | -  | -           | -  | -  | p  | -         | p   | -   |          |  |
| Winery with Special Events (6)   | -          | -    | -           | p    | p    | -  | -           | -  | -  | p  | -         | p   | -   |          |  |
| 6 per year max, and 150 persons or less  | -          | -    | -           | m    | m    | -  | -           | -  | -  | m  | -         | m   | -   |          |  |
| 12 per year max, and 150 persons or less   | -          | -    | -           | c    | c    | -  | -           | -  | -  | c  | -         | c   | -   |          |  |
| More than 12 per year, or more than 150 persons  | -          | -    | -           | -    | -    | -  | -           | -  | -  | -  | -         | -   | -   |          |  |

##### d(2) Agritourism - Agriculture Tourist Commercial

| Land Use Designation                       | Open Lands |      | Agriculture |      |      |    | Residential |    |    |    | Community |     |     | Overlays |  |
|--|------------|------|-------------|------|------|----|-------------|----|----|----|-----------|-----|-----|----------|--|
|  | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF | RM          | RN | RC | CS | PS        | ATO | NCO |          |  |
| Seasonal Sales Lot (temporary agritourism) | -          | p    | -           | p    | m    | m  | -           | -  | m  | p  | p         | p   | -   |          |  |
| Roadside Stand (max 2,500 sf)              | -          | p    | -           | -    | m    | m  | -           | -  | p  | p  | p         | p   | p   |          |  |
| Farmers Market/Certified Farmers Market    | -          | p    | -           | -    | -    | -  | -           | -  | p  | p  | -         | p   | p   |          |  |



(5) Use must be ancillary to the primary agricultural use

(6) Parking for special events, weddings, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Limitations on the number of guests may be based on availability of off-street parking. Overflow parking areas may be of dirt, decomposed granite, gravel or other permeable surface, provided that the parking area is



# Current Table

Table 3-4: Allowed Uses

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

## a. Residential

| Land Use Designation                            | Open Lands |      | Agriculture |      |      | Residential |    |     |     | Community |    | Overlays |     |
|---|------------|------|-------------|------|------|-------------|----|-----|-----|-----------|----|----------|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN  | RC  | CS        | PS | ATO      | NCO |
| Single Family Dwelling                          | -          | -    | -           | -    | p    | p           | p  | p   | p   | -         | -  | -        | -   |
| Secondary Dwelling <sup>(1)</sup>               | -          | -    | -           | -    | p    | p           | p  | (1) | (1) | -         | -  | -        | -   |
| Accessory Buildings                             | -          | -    | -           | p    | p    | p           | p  | p   | p   | p         | p  | -        | -   |
| Guest House                                     | -          | -    | -           | -    | p    | p           | p  | p   | p   | c         | -  | -        | -   |
| Farmworker Housing                              | -          | -    | -           | -    | p    | -           | -  | -   | -   | -         | -  | -        | -   |
| Home Occupation                                 | -          | -    | -           | -    | p    | p           | p  | p   | p   | -         | -  | -        | -   |
| Live-Work                                       | -          | -    | -           | -    | p    | p           | p  | p   | p   | -         | -  | -        | -   |
| Day Care Center: Child, Adult (up to 8 persons) | -          | -    | -           | -    | -    | c           | -  | p   | p   | c         | -  | -        | -   |

## b. Recreation, Education and Public Assembly

| Land Use Designation  | Open Lands |      | Agriculture |      |      | Residential |    |    |    | Community |    | Overlays |     |
|---|------------|------|-------------|------|------|-------------|----|----|----|-----------|----|----------|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC | CS        | PS | ATO      | NCO |
| Health/Fitness facility                                     | -          | -    | -           | -    | -    | -           | -  | -  | -  | -         | -  | -        | -   |
| Community Trails <sup>(2)</sup>                             | -          | p    | p           | p    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Trailhead/Comfort Stations                                  | -          | p    | -           | -    | -    | -           | -  | -  | -  | p         | c  | -        | -   |
| Interpretive facility (1000 sf max.)                        | -          | p    | -           | -    | -    | -           | -  | -  | c  | p         | c  | -        | -   |
| Library   | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | c  | -        | -   |
| Community Assembly  | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | c  | -        | -   |
| Nursery School (up to 12 children)                          | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | c  | p        | c   |
| School (Private, Max 100 Students)                          | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Sports Fields   | -          | p    | -           | -    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Passive Recreation <sup>(3)</sup>                           | -          | p    | c           | -    | -    | -           | -  | -  | -  | p         | -  | -        | -   |
| Teaching Studio – art, dance, fitness, music (1500 sf max.) | -          | -    | -           | -    | -    | -           | -  | -  | c  | p         | p  | -        | p   |

## c. Public Servicing

| Land Use Designation | Open Lands |      | Agriculture |      |      | Residential |    |    |    | Community |    | Overlays |     |
|----------------------|------------|------|-------------|------|------|-------------|----|----|----|-----------|----|----------|-----|
|                      | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC | CS        | PS | ATO      | NCO |
| Fire Station         | -          | -    | -           | -    | -    | -           | -  | -  | -  | -         | p  | -        | -   |
| Police Station       | -          | -    | -           | -    | -    | -           | -  | -  | -  | -         | c  | p        | -   |
| Public Utility       | -          | -    | -           | -    | -    | -           | -  | -  | -  | -         | c  | p        | -   |
| Post Office          | -          | -    | -           | -    | -    | -           | -  | -  | -  | p         | p  | -        | p   |



**d. Agricultural/Tourist Commercial**

| Land Use Designation  | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|---|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Agricultural Accessory Structure  | -          | p    | p           | p    | p    | p           | -  | -  | -         | -  | -        | p   | -   |
| Animal Keeping/Grazing  | -          | -    | p           | p    | p    | p           | -  | -  | -         | -  | -        | p   | -   |
| Crop production, horticulture, orchard, vineyard  | -          | p    | -           | p    | p    | p           | -  | -  | -         | -  | -        | p   | -   |
| Farmers Market  | -          | p    | -           | -    | -    | -           | -  | -  | p         | p  | -        | p   | -   |
| Community Garden  | -          | p    | -           | p    | -    | -           | -  | -  | -         | p  | -        | -   | -   |
| Agricultural Processing Facility  | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | -   | -   |
| Agricultural Processing with complimentary agricultural tourist support facilities (3)                    | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Winery, small   | -          | -    | -           | -    | p    | -           | -  | -  | -         | -  | -        | p   | -   |
| Winery, large   | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Agriculture tourist commercial (co-op tasting rooms, farm stand, local crafts and related office support) | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | p   | -   |
| Lodging- Small Inn (25 room max)  | -          | -    | -           | -    | -    | -           | -  | -  | -         | -  | -        | p   | -   |
| Lodging- Bed and Breakfast (up to 6 guest rooms)  | -          | -    | -           | -    | -    | c           | -  | c  | p         | p  | -        | p   | p   |
| Commercial Nursery  | -          | -    | -           | p    | -    | -           | -  | -  | -         | p  | -        | p   | -   |

**e. Neighborhood Commercial**

| Land Use Designation                        | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|---|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|   | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Local serving/ convenience (1500 sf max)    | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| Café, Restaurant, Coffee Shop (1500 sf max) | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| General Store (2000 sf max)                 | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| Gallery                                     | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Bank  | -          | -    | -           | -    | -    | -           | -  | -  | p         | -  | -        | -   | p   |
| Tasting Room                                | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Local retail/craft (creation and sale)      | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |

**f. Office/Business Services**

| Land Use Designation                               | Open Lands |      | Agriculture |      |      | Residential |    |    | Community |    | Overlays |     |     |
|--|------------|------|-------------|------|------|-------------|----|----|-----------|----|----------|-----|-----|
|  | OL-N       | OL-R | AG-WS       | AG-P | AG-R | RF          | RM | RN | RC        | CS | PS       | ATO | NCO |
| Office: Business, services (1500 sf max)           | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Office: Professional, administrative (1500 sf max) | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |
| Office: Real Estate (1500 sf max)                  | -          | -    | -           | -    | -    | -           | -  | c  | p         | -  | -        | -   | p   |

- (1) Refer to specific Building type requirements for permitted Secondary Units, Section 5.4.1.
- (2) Trail improvements are to comply with all applicable state and federal permits.
- (3) Passive Recreation uses include walking, sitting, picnicking, organized games or events.
- (4) Complimentary tourist facilities include tasting rooms, gift shops, galleries, restaurants, cafes, facilities for the sale of local produce, and ancillary offices for the support of agricultural tourism.

p – Permitted Uses  
c – Conditional Use Permit Required  
- - - Uses not allowed

# MITIGATION MONITORING CHECKLIST— MIDDLE GREEN VALLEY SPECIFIC PLAN

This Mitigation Monitoring Checklist contains the Mitigation Monitoring and Reporting Program for the Middle Green Valley Specific Plan. The mitigation measures in the table represent the final language of all project mitigation measures. The mitigation measures listed in column two below have been incorporated into the Middle Green Valley Specific Plan, or the Board of Supervisors has otherwise determined that they shall be implemented, in order to mitigate identified environmental impacts. A completed and signed chart will indicate that each mitigation requirement has been completed and that monitoring requirements have been fulfilled with respect to Public Resources Code Section 21081.6.

Following direction from the Solano County Board of Supervisors to implement all mitigation measures, all measures described in the Mitigation Monitoring and Reporting Program will be implemented through a combination of one or more of the following, as appropriate to nature of the measure: (1) incorporation into the Specific Plan, the plan’s policies, regulations, or project designs; (2) incorporation into conditions of approval, permits, entitlements, and agreements with contractors and other parties concerning plan implementation; or (3) carried out directly by County staff. It should be noted that the term “individual project applicants” includes, to the extent relying upon this environmental impact report (EIR) for approvals or actions undertaken, any governmental entities such as the County Services Area (CSA) or Solano Irrigation District (SID).

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |   |   | VERIFICATION |      |
|--|---|---|---|---|--------------|------|
|  |   | Implementation Entity   | Monitoring and Verification Entity                  | Timing Requirements                                       | Signature    | Date |
| <b>AESTHETICS</b>  |   |   |   |   |              |      |
| <p><b>Impact 3-1: Impacts on Scenic Vistas.</b> Prominent views from the plan area of the Western Hills have been identified in the Solano County General Plan as one of the County’s important “scenic vistas.” The Draft Specific Plan (DSP) neighborhood and open lands framework (DSP section 3.2.1) and associated visual resource protection policies, development standards, and design guidelines (DSP sections 3.2, 3.3, 3.4, 4.2, 4.4, and 5.1 through 5.9) have been specifically formulated with the intent to ensure that future plan area land use and development under the Specific Plan remains compatible with, benefits from, enhances and protects the rural character and unique scenic features of Middle Green Valley, including views of the Western Hills, as well as views of plan area riparian corridors, meadows and foothills. The DSP calls for establishment of a system of environmental stewardship (section 3.3.4) to implement the plan’s visual and agricultural landscape preservation and enhancement goals, to be applied in conjunction with a plan area <i>Neighborhood Design Code</i> and associated Design Review Process. The Design Code would identify project-specific design submittal requirements for all future discretionary development. The proposed plan area Design Review Process is intended to supplement the requirements of the standard County development review process with a newly-established Middle Green Valley Conservancy Design Review Committee.</p> <p>Nevertheless, until individual project-specific applications are submitted with associated detailed design information sufficient to verify to Green Valley Conservancy Design Review Committee and County staff satisfaction adequate protection of scenic vistas and adequate visual screening from Green Valley Road, it is assumed that future individual development</p> | <p><b>Mitigation 3-1:</b> Prior to County approval of any future plan area subdivision or other discretionary development application, the project applicant/developer shall provide site plan, architectural, landscape and infrastructure design details demonstrating to the satisfaction of the Middle Green Valley Conservancy Design Review Committee, County staff and County Planning Commission that the development design:</p> <ul style="list-style-type: none"> <li>▪ sufficiently protects existing visual access from Green Valley Road and other important plan area vantage points towards foreground and middle-ground rural landscapes and the Western Hills background;</li> <li>▪ protects existing intervening landforms and vegetative buffers;</li> <li>▪ maintains building rooflines that do not exceed existing intervening landforms and vegetative screening; and</li> <li>▪ emphasizes building forms, designs, colors, materials, etc. that are reflective of and conducive to the surrounding rural landscape.</li> </ul> <p>Implementation of this measure would reduce this potential impact to a <b>less-than-significant level</b>.</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | MGV Conservancy Design Review Committee and County. | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING  |   |   | VERIFICATION |      |
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| <p>projects undertaken in accordance with the Specific Plan may disrupt views of the Western Hills and plan area riparian, meadow and foothill features, from Green Valley Road and other important vantage points. In particular, development within the DSP-designated neighborhood areas nearest Green Valley Road would have the potential to alter foreground and middle-ground views from Green Valley Road. This possible Specific Plan effect on scenic vistas represents a <b>potentially significant impact</b>.</p>  |   |   |   |   |              |      |
| <p><b>Impact 3-2: Increase in Nighttime Lighting and Glare.</b> The DSP includes a streetscape lighting description (section 5.7.6) that suggests, but does not mandate, "low-level lighting..." where nighttime events may warrant a lighted trail or path of travel for safety" and "directional and/or facility identification signs" that "may integrate low levels of light for visibility." The DSP also indicates that "All fixtures used in the landscape will be full-cut-off fixtures that will help maintain the dark nighttime sky." (DSP page 5-113). Nevertheless, although the degree of darkness experienced in Middle Green Valley and views of stars and other features in the nighttime sky would not be substantially diminished as a result of Specific Plan implementation, project-specific new development permitted by the Specific Plan in the four designated neighborhoods, as well as the farmstand envisioned along Green Valley Road immediately north of Mason Road, would include new sources of exterior lighting in an otherwise rural setting that could result in localized "light trespass" into the nighttime sky (i.e., new sources of sky-glow) or towards Green Valley Road, Mason Road, or other plan area travel routes. In addition, development of neighborhood facilities such as the anticipated school and firehouse could include new exterior lighting features with noticeable and potentially adverse light and glare effects. The possible Specific Plan light and glare effects represent a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 3-2:</b> To minimize glare and "sky glow" from new outdoor area lighting, prior to County approval of any future plan area subdivision or other discretionary development application that includes exterior lighting, the project applicant/developer shall include in the project application materials lighting design measures that ensure protection of surrounding uses from spillover light and glare, use of low lighting fixtures, use of adequately shielded light sources, use of light sources that provide a natural color rendition, and avoidance of light reflectance off of exterior building walls. <a href="#">County shall ensure that any project level application complies with the Model Lighting Ordinance (2011), as amended ("MLO"): that MLO Lighting Zone standard LZ0 or the equivalent is used for land use designations OL-N, OL-R, AG-WS, and AG-P; that MLO Lighting Zone standard LZ1 is used for all other land use designations – AG-R, RF, RM, RN, RC, CS, and PS; and that street lights within the Plan Area are limited to only the lights that are shown in Figure 5-82 of the Specific Plan, as amended.</a></p> <p><a href="#">The County shall also require planting of native trees (per Appendix D of the Specific Plan), with a preference for non-deciduous native trees along the north side of the Three Creeks Neighborhood to reduce glare from buildings within the Three Creeks Neighborhood.</a></p> <p>Incorporation of these and similar measures by a qualified design professional into the project-specific design would reduce this potential for light and glare impacts to a <b>less-than-significant level</b>.</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | MGV Conservancy Design Review Committee and County. | Prior to any subdivision or other discretionary approval. |              |      |
| <p><b>Impact 3-3: Project Contribution to General Plan-Identified Countywide Cumulative Impacts on the County Visual Character.</b> The General Plan EIR has determined that cumulative development of General Plan-permitted urban land uses throughout Solano County would permanently change views, including</p>  | <p><b>Mitigation 3-3:</b> No mitigation has been identified which would be sufficient to eliminate the project contribution; therefore the project contribution to this impact would be <b>significant and unavoidable</b>.</p>   | --  | --  | --  |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING            |                                    |                     | VERIFICATION |      |
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| <p>valued scenic vistas, throughout the County and would substantially alter the visual character of the County through conversion of agricultural and open space lands to developed urban uses. The General Plan EIR notes that, although implementation of General Plan-required project-specific comprehensive design guidelines and architectural standards would reduce project-specific impacts on aesthetic resources, “there is no mechanism to allow implementation of development projects while avoiding the conversion of the local viewsheds from agricultural land uses and open spaces to urban...development.” The General Plan EIR has also determined that no feasible mitigation measures or policies are available that could fully preserve existing visual qualities countywide while allowing development of urban uses under the adopted General Plan, and “Therefore, this impact would remain <b>significant and unavoidable</b>” (General Plan Draft EIR page 4.11-9).</p> <p>Existing vegetative screening would block views of Draft Specific Plan-designated neighborhood development from Green Valley Road. The Draft Specific Plan land use and open space framework and associated stringent development standards and design guidelines would also minimize project visual impacts. The Draft Specific Plan would also retain about 78 percent of the plan area in permanent agricultural and open space use. In addition, the Draft Specific Plan includes detailed development standards and form-based design guidelines that would serve to substantially reduce the aesthetic impacts of development within the various Specific Plan-designated neighborhood areas.</p> <p>Nevertheless, the project contribution to this General Plan-identified cumulative impact would not be “de minimis” (the commonly-used CEQA term for an effect so small or minimal in difference to the status quo that it does not constitute an environmental impact). Therefore, under CEQA, the project contribution to this General Plan-identified significant unavoidable cumulative impact would be <b>significant</b>.</p> |  |                       |                                    |                     |              |      |
| <b>AGRICULTURAL AND MINERAL RESOURCES</b>  |  |                       |                                    |                     |              |      |
| <p><b>Impact 4-1: Impact on Prime Farmland.</b> The 2008 Solano County General Plan indicates that the county included approximately 365,650 acres of agricultural land in 2007, including approximately 157,740 acres of “Important Farmland.” This “Important Farmland”</p>  | <p><b>Mitigation 4-1:</b> The DSP would facilitate rural development within the plan area in accordance with the adopted 2008 Solano County General Plan. It has been determined that such development could, over time, permanently remove up to an estimated 123</p> | --                    | --                                 | --                  |              |      |



| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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| <p>included state-designated "Prime Farmland" (farmland considered to have the soil quality, growing season, and moisture supply needed to produce sustained high yields) and "Farmland of Statewide Importance" (farmland similar to "Prime Farmland," but with minor shortcomings, such as greater slopes, etc.). The plan area includes approximately 700 acres of Prime Farmland.</p> <p>A principal goal of the Draft Specific Plan (DSP), implemented through the DSP-proposed Green Valley Agricultural Conservancy, Agricultural Business Plan, Resource Management Plan, and Transfer of Development Rights program, is to return the substantial portion of this 700-acre total that has not been in recent cultivation back to cultivated agricultural use. Nevertheless, the DSP-designated Elkhorn, Nightingale and Three Creeks neighborhood areas overlap some areas of Prime Farmland in the plan area. The DSP-designated Agriculture Residential (5-acre minimum residential lots) and Rural Farm (2 to 5 acres per unit) land use categories within these three neighborhoods, totaling roughly 66 acres, would not preclude continued primary use for sustained high-yield agricultural production. However, the DSP-designated Rural Neighborhood (1 to 4 units per acre) and Rural Mixed-Use Center (4 to 8 units per acre) categories within these neighborhoods, totaling roughly 123 acres, would preclude continued high-yield agricultural production. The DSP would therefore, over time, convert up to approximately 123 acres of Prime Farmland to non-agricultural use. Although this DSP-related Prime Farmland loss would constitute a small (0.08 percent) portion of the County's total "Important Farmland" inventory, and would be offset by the DSP measures to return other plan area Prime Farmlands to high-yield agricultural production, it would nevertheless represent a <b>significant environmental impact</b> under CEQA.</p> | <p>acres of Prime Farmland from agricultural production. Chapter 19 of this Draft EIR, Alternatives to the Proposed Action, evaluates an alternative Specific Plan land use layout that would avoid all plan area Prime Farmland (Alternative 19.2). The evaluation indicates that the land use layout changes necessary to accommodate the County General Plan-suggested maximum development capacity of up to 400 new primary residential units and up to 100 new secondary residential units in a manner that avoids the 123 acres of plan area Prime Farmland would force more development into sensitive viewsheds and wildlife habitat and corridors, thereby defeating many of the key project objectives listed in section 2.3 of this Draft EIR. Therefore, it has been determined that no feasible mitigation is currently available to avoid this impact, this Specific Plan-related long-term potential for conversion of Prime Farmland in the plan area to urban use would represent a <b>significant and unavoidable impact</b>.</p> |   |                                    |   |              |      |
| <p><b>Impact 4-2: Indirect Impacts on Prime Farmland.</b> DSP-facilitated development in the Elkhorn, Nightingale and Three Creeks neighborhoods could cause conflicts between new, project-facilitated Residential or Community Services (e.g., private school) uses and adjacent or nearby Prime Farmland agricultural activity. The large size of most DSP-proposed residential lots would allow substantial building setbacks from this property line, which would reduce the possibility for conflicts. Nevertheless, the introduction of new residential uses near existing Prime</p>   | <p><b>Mitigation 4-2:</b> Chapter 2.2 of the Solano County Code protects farm operations from nuisance complaints associated with residential uses located next to active agricultural operations. The County's "right-to-farm ordinance," as it is commonly known, guarantees existing farm owners the right to continue agricultural operations, including, but not limited to, cultivating and tilling the soil, burning agricultural byproducts, irrigating, raising crops and/or livestock, and applying approved chemicals in a proper manner to fields and farmland. The ordinance limits the circumstances</p>  | Individual project applicants (must demonstrate compliance to County satisfaction). | County                             | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING   |                                    |   | VERIFICATION |      |
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| Farmland operations could result in land use compatibility problems for the existing farmland operations, such as nuisance complaints from new residents, livestock disturbance by domestic pets, trespassing, and vandalism. Nuisance complaints can potentially cause farm operators to curtail operations, and can deter additional investment in farm-related improvements that support the county's agriculture economy. This potential conflict between DSP-facilitated existing farmland operations, residential development and existing agricultural uses represents a <b>potentially significant impact</b> . | <p>under which agriculture may be considered a nuisance. To prevent future residential/agriculture conflicts in the County, notice of this ordinance is currently required to be given to purchasers of real property. Consistent with the Solano County Code, and as a condition of future subdivision and other discretionary development approvals in the plan area, the County shall require the development applicant/developer to provide notification in writing to all prospective purchasers of Residential or Community Services property of the potential nuisances associated with adjacent and nearby farm operations and the existence of the County right-to-farm ordinance.</p> <p>Implementation of this measure would reduce the potential for project indirect impacts on Prime Farmland to a <b>less-than-significant level</b>.</p>  |  |                                    |   |              |      |
| <b>AIR QUALITY</b>  |   |  |                                    |   |              |      |
| <b>Impact 5-1: Construction-Related Air Quality Impacts.</b> Construction or demolition activities permitted and/or facilitated by the proposed Specific Plan may generate construction-period exhaust emissions and fugitive dust that could temporarily but noticeably affect local air quality. This would represent a <b>potentially significant impact</b> .   | <p><b>Mitigation 5-1.</b> The County shall require construction contractors to comply with Solano County General Plan Implementation Program HS.I-59 (best management practices) and Implementation Program RS.I-49 (requirements for diesel vehicles). In addition, for all discretionary grading, demolition, or construction activity in the Specific Plan area, the County shall require implementation of the following measures by construction contractors, where applicable:</p> <p><i>Dust (PM<sub>10</sub>) control measures that apply to all construction activities:</i></p> <ul style="list-style-type: none"> <li>▪ Water all active construction areas that have ground disturbances at least twice daily and more often during windy periods.</li> <li>▪ Cover all hauling trucks or maintain at least two feet of freeboard.</li> <li>▪ Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.</li> <li>▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas, and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.</li> </ul> <p><i>Enhanced dust (PM<sub>10</sub>) control measures (for construction sites that are greater than four acres, are located adjacent to sensitive receptors, or otherwise warrant additional control measures):</i></p> <ul style="list-style-type: none"> <li>▪ Hydroseed or apply (non-toxic) soil stabilizers to</li> </ul> | Individual project applicants and their construction contractors (must demonstrate compliance to County satisfaction). | County                             | Condition of subdivision map approval; verified during individual project construction. |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE   | MONITORING                             |  |  | VERIFICATION |      |
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|   | <p>inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).</p> <ul style="list-style-type: none"> <li>▪ Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.</li> <li>▪ Limit traffic speeds on any unpaved roads to 15 miles per hour.</li> <li>▪ Replant vegetation in disturbed areas as quickly as possible.</li> <li>▪ Suspend construction activities that cause visible dust plumes to extend beyond the construction site.</li> </ul> <p><i>Measures to reduce diesel particulate matter and PM<sub>2.5</sub>:</i></p> <ul style="list-style-type: none"> <li>▪ Post clear signage at all construction sites indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site.</li> <li>▪ Prevent the use of construction equipment with high particulate emissions. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel-powered equipment used on the project site do not exceed 40-percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40-percent opacity (or Ringelmann 2.0) shall be repaired or replaced immediately.</li> <li>▪ Ensure that contractors install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).</li> <li>▪ Properly tune and maintain equipment for low emissions.</li> </ul> <p>The above measures are BAAQMD-identified "feasible control measures for construction emissions of PM<sub>10</sub>." Implementation of these measures would reduce the construction-related air quality impact to a <b>less-than-significant level</b>.</p> |  |  |  |              |      |
| <p><b>Impact 5-2: Odor Impacts on "Sensitive Receptors."</b> Specific Plan-facilitated development in the plan area may expose sensitive receptors, such as housing and potentially a school, to odors. This effect is considered</p> | <p><b>Mitigation 5-2.</b> In reviewing projects proposed in accordance with the Specific Plan, the Middle Green Valley Conservancy and County shall implement Solano County General Plan policies and</p>  | MGV Conservancy and County-implemented | MGV Conservancy and County-implemented | Ongoing inspection/ monitoring of ag. operations |              |      |



| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |  |  | VERIFICATION |      |
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| to be a <b>potentially significant project and cumulative impact</b> .   | implementation programs to reduce the potential for odor impacts on sensitive receptors, including Implementation Program HS.I-58 (encouraging agricultural best management practices) and Implementation Program HS.I-63 (establishing buffers). Implementation of these measures would be expected to reduce odor impacts on sensitive receptors to a <b>less-than-significant level</b> .  | education program; individual project applicant-implemented development design measures.                                  | ongoing monitoring program (for best management practices); MGCV Conservancy Design Review Committee and County verification of adequate buffering through design review (for buffer requirement). | by MGCV Conservancy and County to advocate best management practices; condition of subdivision map approval (for buffering). |              |      |
| <b>Impact 5-3: Long-Term Regional Air Emissions Increases.</b> Specific Plan-facilitated development is not reflected in the latest applicable Clean Air Plan (CAP). In addition, future traffic increases associated with Specific Plan-facilitated development would generate regional emissions increases that would exceed the latest proposed BAAQMD emission-based threshold of significance for reactive organic gases (ROG). The effect of long-term regional emissions associated with Specific Plan-facilitated development is therefore considered to be a <b>significant project and cumulative impact</b> . | <p><b>Mitigation 5-3.</b> In addition to the energy-efficiency and other emissions-reducing measures already included in the Specific Plan (e.g., provisions of sidewalks, bicycle lanes, etc.), the County shall require that the Specific Plan include the following requirements:</p> <ul style="list-style-type: none"> <li>▪ Wire each housing unit to allow use of emerging electronic metering communication technology.</li> <li>▪ Restrict the number of fireplaces in residences to one per household and/or require residential use of EPA-certified wood stoves, pellet stoves, or fireplace inserts. EPA-certified fireplaces and fireplace inserts are 70- to 90-percent effective in reducing emissions from this source. Also encourage the use of natural gas-fired fireplaces.</li> <li>▪ Require outdoor outlets at residences to allow use of electrical lawn and landscape maintenance equipment.</li> <li>▪ Make natural gas available in residential backyards to allow use of natural gas-fired barbecues.</li> <li>▪ Require that any community services operation in the plan area use electrical or alternatively fueled equipment for maintenance of the areas under its jurisdiction.</li> </ul> <p>These strategies can be expected to reduce Specific Plan-related regional emissions assumed in the air quality analysis by perhaps 5 percent. This amount would fall short of the 23-percent reduction needed for emissions to fall below the proposed BAAQMD significance threshold for ROG.</p> <p>The finding of a significant impact is based primarily on inconsistencies among the land use projections used</p> | County, by incorp. these requirements into Specific Plan; individual project applicants, by incorp. into project designs. | MGV Conservancy Design Review Committee and County.  | Prior to any subdivision or other discretionary approval.  |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |   |   | VERIFICATION |      |
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|  | <p>in various plans (i.e., the proposed Specific Plan, the recently adopted Solano County General Plan, and the 2005 Bay Area Ozone Strategy). As a result, the Specific Plan's inconsistency with the CAP is primarily an administrative effect, in that the CAP is out-of-date and does not reflect current planning projections. The BAAQMD is likely to adopt an updated CAP that would include the latest County projections, including proposed development in the Specific Plan area. Until the current CAP is updated to reflect changed assumptions regarding the County General Plan and Specific Plan projections, adoption and implementation of the Specific Plan would remain technically inconsistent with the current CAP.</p> <p>In addition, however, Specific Plan-facilitated development would likely exceed the proposed BAAQMD significance threshold for ROG, should that threshold be adopted. Since no additional feasible full mitigation has been identified, the Specific Plan's effect on long-term regional emissions increases, as reflected in these administrative provisions, would therefore represent a <b>significant and unavoidable impact</b>.</p>   |   |   |   |              |      |
| <b>BIOLOGICAL RESOURCES</b>  |   |   |   |   |              |      |
| <p><b>Impact 6-1: General Areawide Impacts on Biological Resources.</b> The Draft Specific Plan (DSP) neighborhood and open lands framework (DSP sections 3.2.1 and 3.3.2), street network (DSP section 3.4.3) and associated environmental stewardship provisions and habitat protection objectives (DSP sections 3.3.4 and 5.5.6) have been formulated with the intent to avoid and protect mixed oak woodland forest, grassland pockets, and Hennessey Creek and Green Valley Creek riparian corridors, and to minimize biological resource impacts in general. The Draft Specific Plan also specifically acknowledges the framework that would be established by the Bureau of Reclamation and Solano County Water Agency's proposed Solano Multi-Species Habitat Conservation Plan (HCP) (DSP section 2.4.3) for complying with federal and state regulations for special-status species while accommodating future urban growth. In addition, the tree and habitat protection objectives identified in the DSP (section 5.5.6) specifically call for the protection of existing mature hardwood and oak trees; preservation, conservation and enhancement of open lands that provide wildlife habitat; minimization of tree and shrub removal in foothill areas; and repair of</p> | <p><b>Mitigation 6-1.</b> The County shall encourage avoidance, minimization and compensatory mitigation of identified biological resources, including careful consideration by prospective individual project applicants of the biological resource constraint information provided in this EIR during the pre-application project design phase. In addition, prior to County approval of any future plan area subdivision or other discretionary development application, the project proponent shall submit a <i>biological resources assessment report</i> prepared by a qualified biologist, <a href="#">in accordance with DFW, CNPS, USFWS, or NOAA/NMFS survey protocols and guidelines</a>, for County review and approval. The <i>biological resources assessment report</i> shall contain a focused evaluation of project-specific impacts on biological resources, including any protocol level surveys for biological resources that have been performed as may be necessary for temporary and indirect impacts, as well as all related biological impact avoidance, minimization, and compensatory mitigation measures included in the project. If the assessment results in a determination that: (a) no oak woodland area, potentially jurisdictional wetland area, or riparian</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | MGV Conservancy Design Review Committee and County. | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING  |                                    |   | VERIFICATION |      |
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| <p>environmental degradation that has previously occurred. Nevertheless, based on the evaluation of biological resources occurring or potentially occurring within or in the vicinity of the DSP-designated development areas by the EIR consulting biologist, it has been determined that future individual development projects undertaken in accordance with the DSP may result in potential site-specific impacts on biological resources including sensitive vegetation and aquatic communities, special-status plant species, and special-status wildlife species, due to future individual project-level residential, commercial and mixed-use development, landscaped parkland construction, active open space land uses, and associated road and utility/infrastructure construction activities. This possibility represents a <b>potentially significant impact</b>.</p>                                 | <p>habitat or other stream features would be affected; and (b) no special-status plant or animal species habitat known to occur or potentially occur on or in the vicinity of the project would be affected; no further mitigation would be necessary. If the assessment results in a determination that one or more of these features would be affected, the assessment shall identify associated avoidance, minimization, and/or compensatory mitigation measures shall be consistent with the requirements of corresponding Mitigation 6-2 through 6-13 which follow in this EIR chapter, as well as all other applicable state and federal laws and regulations.</p> <p>Prior to project approval, the County shall also confirm that project-level development has received the necessary permits, approvals, and determinations from applicable biological resource agencies as identified under Mitigations 6-2 through 6-13 which follow.</p> <p>Implementation of these measures would reduce the potential impact to a <b>less-than-significant level</b>.</p> |   |                                    |   |              |      |
| <p><b>Impact 6-2: Potential Conflict with Solano County Multispecies Habitat Conservation Plan.</b> The Draft Specific Plan includes substantial measures intended to minimize potential conflicts between future individual developments undertaken under the Specific Plan with the policies of the Bureau of Reclamation and Solano County Water Agency's Administrative Draft Solano County Multispecies Habitat Conservation Plan (HCP). Nevertheless, if future individual project-level development undertaken under the Specific Plan includes aspects, or proposes special-status species impact avoidance, minimization and/or compensatory mitigation measures, that are not consistent with the HCP as ultimately adopted, the individual project would conflict with the provisions of an adopted Habitat Conservation Plan. This possibility represents a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 6-2.</b> The County shall ensure that, prior to construction, project-level applicants implement (a) multispecies impact avoidance, minimization and compensatory mitigation measures consistent with the Solano HCP (even if the individual project-level application does not require a jurisdictional approval from an HCP implementing agency such as the SCWA, City of Fairfield Municipal Water, or SID); or (b) comparable measures approved by applicable resource agencies. This measure would reduce the potential impact to a <b>less-than-significant level</b>.<br/> <i>[Note: This mitigation measure is intended to incorporate the final HCP, once adopted.]</i></p>  | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <p><b>Impact 6-3: Impact on Oak Woodlands.</b> The Draft Specific Plan includes land use and circulation configurations and associated measures intended to avoid or minimize potential impacts on existing oak woodlands. Nevertheless, future individual project-level development undertaken in accordance with the Specific Plan may result in direct, temporary and/or indirect impacts on oak woodland communities, representing a <b>potentially significant impact</b>.</p>  | <p><b>Mitigation 6-3.</b> Prior to approval of future individual, site-specific development projects within the plan area, the project proponent shall submit an <i>oak woodland management plan</i>, prepared by a trained arborist or forester, which is consistent with the requirements of the Specific Plan and this EIR (see below). The <i>oak woodland management plan</i> may be integrated into the <i>biological resources assessment report</i> (see <i>Mitigation 6-1</i>).</p> <p>Direct impacts on oak woodland shall be mitigated by</p>   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |



| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING   |                                    |   | VERIFICATION |      |
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|  |  | Implementation Entity  | Monitoring and Verification Entity | Timing Requirements   | Signature    | Date |
|  | <p>(a) conservation of oak woodland through the proposed Transfer of Development Rights program (or other method if necessary) at a minimum of a 1:1 ratio by acreage, and (b) replanting of removed heritage oaks at a 1:1 ratio. Transplantation of existing oaks would not require compensatory mitigation, unless subsequent monitoring shows that the transplanted oak has not survived the process.</p> <p>Implementation of this measure, combined with the detailed mitigation provisions included in the Specific Plan (see below), would reduce the potential impact to a <b>less-than-significant level</b>.</p>  |  |                                    |   |              |      |
| <p><b>Impact 6-4: Impacts on Riparian Communities.</b> The Draft Specific Plan includes land use and circulation configurations and associated measures intended to avoid or minimize potential impacts on Green Valley Creek and Hennessey Creek riparian communities. Nevertheless, future, individual project-level development undertaken in accordance with the Specific Plan may result in direct, temporary, indirect impacts on riparian communities in the plan area, representing a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 6-4.</b> Proponents of projects that have been determined through <i>Mitigation 6-1</i> (biological resource assessment report) to involve potential impacts on riparian vegetation communities shall:</p> <p>(a) contact the California Department of Fish and Wildlife (CDFW) to determine whether a Lake and Streambed Alteration Agreement is necessary; and</p> <p>(b) provide a detailed description of the potential riparian habitat impacts and proposed mitigation program to the Regional Water Quality Control Board (Water Board) as part of the project's Water Quality Certification application.</p> <p>Final mitigation for direct and permanent impacts on riparian vegetation/habitat would be subject to <i>jurisdictional agency approval</i>--i.e., approval by the CDFW and Water Board. (The term "jurisdictional agency" as used throughout the mitigation program description in this EIR chapter refers to the federal and state resource agencies with authority pertaining to the subject impact--i.e., the applicable combination of USFWS, <a href="#">NOAA</a>, Corps, CDFW and/or Water Board, based on the jurisdictional authorities described in EIR Sections 6.2.2 and 6.2.3.)</p> <p>Mitigation shall include: (a) no net loss of riparian habitat, measured by acreage, either onsite or at an approved mitigation bank; and (b) replanting riparian vegetation in preserved riparian areas at the jurisdictional agency-established minimum ratio as measured by acreage, either onsite or at an approved mitigation bank. Temporary impacts on riparian habitat may be mitigated by replanting of riparian vegetation at the jurisdictional agency-established minimum ratio. Preserved riparian habitat areas shall be protected in perpetuity by a conservation easement. <a href="#">The entire lengths of Hennessey Creek and Green Valley Creek</a></p> | <p>Individual project applicants (must demonstrate compliance to County satisfaction).</p> <p>MGV County Service Area or Solano Irrigation District.</p> | <p>County.</p>                     | <p>Prior to any subdivision or other discretionary approval.</p> <p>Ongoing inspection/ monitoring of operations.</p> |              |      |

| IDENTIFIED IMPACT | RELATED MITIGATION MEASURE  | MONITORING            |                                    |                     | VERIFICATION |      |
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|                   |   | Implementation Entity | Monitoring and Verification Entity | Timing Requirements | Signature    | Date |
|                   | <p><a href="#">in the Specific Plan area (preserved riparian habitat areas) shall be protected in perpetuity by conservation easements, except along road crossings or other areas as may be required to be exclude from the conservation easements by the state or federal agencies.</a></p> <p><a href="#">Theses easements shall be managed, in part, for wildlife habitat.</a></p> <p>New development lot lines, the edges of cultivated agricultural fields in preserved lands, and all new groundwater wells shall be set back from preserved riparian corridors by a minimum of 50 feet from tributaries and a minimum of 100 feet from Green Valley Creek and lower Hennessey Creek <a href="#">and may be subject to state or federal agency recommendations.</a></p> <p>The potential for introduction of invasive species into riparian communities shall be minimized through use of the planting palettes recommended in the Specific Plan, or a comparable palette approved by the authorized jurisdictional agencies. The use of native plants shall be encouraged. <a href="#">Invasive species shall be discouraged on all conservation easements, including but not limited to tamarisk (<i>Tamarix ramosissima</i>) and Russian olive (<i>Elaeagnus angustifolia</i>), eucalyptus, giant reed, pepper grass, Himalayan blackberry, and palm trees. Conifers and Eucalyptus shall be discouraged.</a></p> <p>To provide additional direct mitigation for project impacts on Hennessey Creek riparian vegetation, and potential indirect, in-kind mitigation for riparian impacts elsewhere in the plan area, a <i>Hennessey Creek conceptual restoration plan</i> shall be prepared. This conceptual restoration plan shall be prepared to jurisdictional agency satisfaction prior to final approval of any future plan area subdivision map or other discretionary approval involving direct impacts on Hennessey Creek riparian communities, or impacts on riparian communities elsewhere in the plan area that may be subject to in-kind mitigation.</p> <p><a href="#">Any future public access trails developed along the riparian corridors of Hennessey and Green Valley Creeks shall be managed to avoid, minimize, or mitigate impacts to protected species. Boardwalks and prohibitions on dogs off leash may be required in areas to avoid damage to sensitive vegetation.</a></p> <p><i>2014 RRDEIR Mitigation Measure 16-1 (Water Master Plan that identifies well locations and depths) and Mitigation Measure 16-2a (well design process to avoid</i></p> |                       |                                    |                     |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING                                      |                                    |                                   | VERIFICATION |      |
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|   |   | Implementation Entity                           | Monitoring and Verification Entity | Timing Requirements               | Signature    | Date |
|   | <p>interference between new wells and surface waters) shall be implemented to provide for avoidance of any potential interference between new plan wells and surface streams.</p> <p><i>Mitigation Measure 16-2b</i> shall also be required, as updated herein, if monitoring required in <i>Mitigation Measure 16-2a</i> identified drawdown of surface water in Green Valley Creek.</p> <p><i>Mitigation Measure 16-2b:</i> If, in the unlikely event that ongoing monitoring conducted as part of the well design plan or water supply Option B or Option C1 operation reveals potentially significant drawdown may be occurring in surface waters or existing wells in the vicinity of the new project wells, some or all of the following measures to mitigate those impacts will be implemented by the CSA or SID until subsequent monitoring shows that drawdown is not adversely affecting surface waters or operations of existing wells to the satisfaction of the County Division of Environmental Health:</p> <ul style="list-style-type: none"> <li>• lowering existing pumping equipment within the well structure in affected well(s),</li> <li>• deepening or replacing the affected well(s),</li> <li>• altering the amount or timing of pumping from the project well (i.e., shifting some pumpage to another project well and/or drilling a supplemental project well) to eliminate the adverse impact,</li> <li>• providing replacement project well(s), and/or</li> <li>• providing a water supply connection for the property/uses served by the affected well(s) to the Option B or Option C1 water supply system, sufficient to provide the property/uses with a substantially similar quality of water and the ability to use water in substantially the same manner that they were accustomed to doing if the project had not existed and caused a decline in water levels of their wells.</li> </ul> <p>These measures would reduce the potential impacts to riparian communities to a <b>less-than-significant</b> level.</p> |   |                                    |                                   |              |      |
| <b>Impact 6-5: Impact on Wetlands, Streams, and Ponds.</b> The Draft Specific Plan includes land use and circulation configurations and associated measures | <b>Mitigation 6-5.</b> Proponents of projects that have been determined through <i>Mitigation 6-1</i> (biological resources assessment report) to involve potential impacts on  | Individual project applicants (must demonstrate | County.                            | Prior to any subdivision or other |              |      |



| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE   | MONITORING   |                                    |   | VERIFICATION |      |
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| <p>intended to avoid or minimize potential impacts on existing wetlands, streams and ponds. Nevertheless, future, individual project-level development undertaken in accordance with the Specific Plan may result in direct, temporary, and/or indirect impacts on wetlands, streams, and ponds in the plan area, representing a <b>potentially significant impact</b>.</p> | <p>wetlands, streams and ponds shall:</p> <p>(a) contact the California Department of Fish and Wildlife (CDFW) to determine whether a Lake and Streambed Alteration Agreement is necessary; and</p> <p>(b) submit a Section 404 permit application to the U.S. Army Corps of Engineers (Corps) and a Water Quality Certification application to the Regional Water Quality Control Board (Water Board). A jurisdictional Section 404 delineation must be approved by the Corps before permits can be issued by the above-listed agencies.</p> <p>Final mitigation for direct and temporary impacts on wetlands, streams, and ponds shall be subject to the approval of the CDFW and Water Board. Mitigation for direct impacts shall include a minimum of (a) preservation of wetland, stream, and/or pond habitat at the jurisdiction agency-established minimum ratio, measured by acreage, either onsite or at an approved mitigation bank; and (b) creation of wetland, stream, and/or pond habitat in preserved areas at the jurisdiction agency-established minimum ratio, either onsite or at an approved mitigation bank. Onsite preserved habitat areas shall be protected in perpetuity by a conservation easement.</p> <p>New development lot lines and the edges of cultivated agricultural fields in preserved lands shall be set back from preserved wetlands, streams, and ponds by a minimum of 50 feet from tributaries and a minimum of 100 feet from Green Valley Creek and lower Hennessey Creek.</p> <p>New and expanded road crossings over streams shall be designed and constructed to minimize disturbance to the stream channel by the use of measures such as clear span bridges or arch span culverts when feasible, and minimizing the number and area of footings placed in and at the margins of stream channels.</p> <p>The Hennessey Creek conceptual restoration area (see <i>Mitigation 6-4</i>) shall be made available to provide for mitigation of direct impacts on Hennessey Creek riparian communities, or potential in-kind mitigation for riparian impacts elsewhere in the plan area.</p> <p>As indicated in <i>Mitigation 6-4</i>, the potential for introduction of invasive species shall be minimized through use of the planting palettes recommended in the Specific Plan, or a comparable palette approved by the authorized jurisdictional agencies. The use of native plants shall be encouraged.</p> | <p>compliance to County satisfaction).</p> <p>MGV County Service Area or Solano Irrigation District.</p> |                                    | <p>discretionary approval.</p> <p>Ongoing inspection/ monitoring of operations.</p> |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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|   | <p>2014 RRDEIR Mitigation Measure 16-1 (Water Master Plan that identifies well locations and depths), Mitigation Measure 16-2a (well design process to avoid interference between new wells and surface waters), and Mitigation Measure 16-2b (adaptive management of groundwater wells), shall be implemented to provide for avoidance of any potential interference between new Plan wells and surface streams.</p> <p>These measures would reduce the potential impact to a <b>less-than-significant level</b>.</p>  |   |                                    |   |              |      |
| <p><b>Impact 6-6: Impact on Special-Status Plant Species Observed or Known to Occur in the Plan Area.</b> Development undertaken in accordance with the Specific Plan may result in direct, temporary, or indirect impacts on one special-status plant species observed or known to occur in the plan area, Northern California black walnut, which is a California Native Plant Society (CNPS) List 1B species. This possibility represents a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 6-6.</b> Prior to approval of future individual project-level development plans in the plan area, the potential for occurrence of special-status plant species in the proposed project area should be evaluated under <i>Mitigation 6-1</i> (biological resources assessment report requirements) by a qualified professional biologist and based on the information provided by this EIR and other appropriate literature resources. If suitable habitat for special-status plant species is present in the proposed project area, protocol-level special-status plant surveys shall be conducted during the appropriate blooming period by a qualified professional biologist. The results of the report shall be provided as part of a protocol-level <i>special-status plant survey report</i>, or integrated into other biological documentation.</p> <p>If special-status plant species are found during protocol-level special-status plant species surveys, the special-status plant species survey report shall provide a discussion of avoidance, minimization, and mitigation measures as appropriate for each species population. Species observed to be present shall be avoided if feasible. If avoidance of these species is not feasible, the special-status plant species shall be transplanted to suitable habitat areas using techniques most suited for the species based on best available science. This may include seed collection, transplantation, or other appropriate methods depending on the observed plant species.</p> <p>Potential indirect hydrology impacts shall be evaluated as part of the <i>special-status plant species survey report</i>. If special-status plant species populations could be affected by changes in hydrology as a result of the proposed project, measures such as establishment of appropriate buffers and/or changes to grading contours (if feasible) shall be recommended to maintain preserved and avoided plant species populations.</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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|  |   | Implementation Entity   | Monitoring and Verification Entity | Timing Requirements                                       | Signature    | Date |
|  | <p>The potential for introduction of invasive species shall be minimized through use of planting palettes recommended in the Specific Plan or a comparable palette approved by the authorized jurisdictional agencies. The use of native plants is encouraged.</p> <p>Construction activities shall disturb the minimum area necessary to complete construction work and disturbed areas seeded with a mix containing native species as soon as possible following disturbance. Construction equipment shall be kept clean of vegetative material, and construction traffic shall be restricted to those areas necessary to complete construction.</p> <p>Implementation of these measures to the satisfaction of the listing jurisdictional agency would reduce the potential impact to a <b>less-than-significant level</b>. The listing jurisdictional agency is the federal, state and/or local agency--i.e., the USFWS, or CDFW, CNPS, or County--that has recognized (i.e., listed) the species as a special status species deserving special consideration because of its rarity or vulnerability.</p> |   |                                    |   |              |      |
| <p><b>Impact 6-7: Impacts on Special-Status Plant Species with Potential Habitat in the Plan Area.</b> Development undertaken in accordance with the Specific Plan may result in direct, temporary or indirect impacts on special-status plant species that have not yet been observed or are not yet known to occur, but could potentially occur, based on habitat conditions in the plan area, including CNPS List 1B species (Alkali milk-vetch, Big-scale balsamroot, Big tarplant, Narrow-anthered California brodiaea, Mt. Diablo fairy lantern, Tiburon paintbrush, Holly-leaved ceanothus, Pappose tarplant, Western leatherwood, Adobe lily, Diablo helianthella, Brewer's westernflax, Robust monardella, Baker's navarretia, Snowy Indian clover, and Saline clover) and CNPS List 2 species (Dwarf downingia, Rayless ragwort, and Oval-leaved viburnum). This possibility represents a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 6-7.</b> Implement <i>Mitigation 6-6</i>. Implementation of this measure as a condition of future individual discretionary project approvals, to the satisfaction of the listing jurisdictional agency (CDFW), would reduce this potential impact to a <b>less-than-significant level</b>.</p>   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <p><b>Impact 6-8: Impacts on Special-Status Wildlife Species Observed or Known to Occur in the Plan Area.</b> Development undertaken in accordance with the Specific Plan may result in direct, temporary or indirect impacts on special-status wildlife species observed or known to occur in the plan area, including CDFW Species of Special Concern (Loggerhead Shrike, Grasshopper Sparrow, and Western Pond Turtle), a USFWS Bird of Conservation Concern (Lewis's Woodpecker), a Federal Threatened Species</p>   | <p><b>Mitigation 6-8.</b> The <i>biological resources assessment reports</i> submitted by applicants for project-level developments in the plan area shall evaluate the potential for special-status wildlife species to occur in the proposed project areas and shall identify appropriate avoidance, minimization and/or compensatory measures. In accordance with <i>Mitigation 6-2</i>, the <i>biological resources assessment reports</i> shall refer to the anticipated Solano HCP for appropriate avoidance and minimization measures. Impacts on</p>  | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING  |                                    |   | VERIFICATION |      |
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| (Steelhead) and a CDFW Protected Species (Monarch Butterfly). This possibility represents a <b>potentially significant impact</b> .  | avian species protected by the Migratory Bird Treaty Act (MBTA) shall be avoided through preconstruction breeding bird surveys and avoidance of occupied nests. Implementation of this measure as a condition of individual discretionary project approval, to the satisfaction of the listing jurisdictional agency(ies), would reduce this potential impact to a <b>less-than-significant level</b> .  |   |                                    |   |              |      |
| <b>Impact 6-9: Impacts on Special-Status Wildlife Species with Potential Habitat in the Plan Area.</b> Development undertaken in accordance with the Specific Plan may also result in direct, temporary or indirect impacts on special-status species that have not yet been observed or are not yet known to occur, but could potentially occur, based on habitat conditions in the plan area, including CDFW Species of Special Concern (Pallid Bat, various Western Bat species, American Badger, and Northern Harrier), CDFW Fully Protected Species (Golden Eagle and White-Tailed Kite), State Threatened Species (Swainson's Hawk) and a USFWS Bird of Conservation Concern (Golden Eagle). This possibility represents a <b>potentially significant impact</b> . | <b>Mitigation 6-9.</b> Implement <i>Mitigation 6-8</i> . Implementation of this measure as a condition of future individual discretionary project approvals, to the satisfaction of the listing jurisdictional agency (CDFW), would reduce this potential impact to a <b>less-than-significant level</b> .   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <b>Impact 6-10: Impact on Loggerhead Shrike, Lewis's Woodpecker, Grasshopper Sparrow and Other Protected Bird Species.</b> Future, individual project-level development undertaken in accordance with the Specific Plan may result in direct, temporary, and/or indirect impacts on nesting and foraging habitat for protected bird species known to occur in the plan area, including Loggerhead Shrike, Lewis's Woodpecker, and Grasshopper Sparrow, as well as other special-status and Migratory Bird Treaty Act-protected bird species with the potential to occur in the plan area, representing a <b>potentially significant impact</b> .   | <b>Mitigation 6-10.</b> If construction or other disturbance to suitable nesting habitat for these and other potential special-status bird species is conducted between February 1 and August 31, pre-construction breeding bird surveys shall be conducted by a qualified biologist no later than 30 days prior to the anticipated start of construction. Construction and removal of suitable nesting vegetation may be initiated without pre-construction surveys if removal and disturbance of suitable nesting habitat is conducted between September 1 and January 31.<br><br>If breeding birds are observed during pre-construction surveys, disturbance to active nests shall be avoided by establishment of a buffer between the nest and construction activities. Appropriate buffer distances are species- and project-specific but shall follow the guidelines of the ADHCP: for example, a minimum of 500 feet would be required for Swainson's Hawk and a minimum of 250 feet for Special Management Species (Loggerhead Shrike, Grasshopper Sparrow, and Tricolored Blackbird). For all other special-status bird species, a minimum buffer distance of at least 50 feet shall be required.<br><br>The <i>biological resources assessment reports</i> required under <i>Mitigation 6-1</i> for all individual discretionary | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |



| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING   |                                    |   | VERIFICATION |      |
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|   | <p>development projects in the plan area shall contain analysis of measures that would be used by a proposed development project to minimize and avoid potential indirect impacts on special-status bird species.</p> <p>Implementation of these measures would reduce the potential impact to a <b>less-than-significant level</b>.</p>  |  |                                    |   |              |      |
| <p><b>Impact 6-11: Impact on California Red-legged Frog and Western Pond Turtle.</b> Future individual discretionary project-specific development undertaken in accordance with the Specific Plan may result in direct, temporary, and/or indirect impacts on California red-legged frog and western pond turtle and suitable habitat for this species, representing a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 6-11.</b> The presence of suitable aquatic and <u>all</u> dispersal habitat for California red-legged frog (CRLF) and Western Pond Turtle (WPT) shall be evaluated by a qualified biologist as part of the <i>biological resources assessment report</i> required under <i>Mitigation 6-1</i>. Projects containing suitable aquatic habitat for CRLF and WPT shall provide an analysis of potential impacts, along with avoidance, minimization, and mitigation measures for potential impacts on CRLF and WPT.</p> <p>If take of CRLF would occur, the project may seek take coverage through the Solano HCP if approved, and implement avoidance, minimization, and mitigation measures consistent with the Solano HCP. If the Solano HCP is not yet approved, projects shall consult with USFWS in accordance with ESA. Avoidance, minimization, and mitigation measures, consistent with the draft Solano HCP, shall be imposed to ensure no net loss of habitat or individuals. Measures may include protection of habitat to be retained on site during construction, worker awareness training, timing of project activities to avoid destruction of egg masses, and purchase of conservation credits at a USFWS-approved conservation bank to compensate for the loss of habitat or individuals.</p> <p>Direct impacts on WPT <u>and CRLF</u> habitat shall be mitigated through implementation of the mitigation measures described above for wetlands, streams, and ponds (Mitigation Measure 6-5). Indirect hydrology and water quality impacts on WPT shall be mitigated through implementation of mitigation measures recommended in Chapter 11, Hydrology and Water Quality, of the 2009 DEIR. <u>It is recommended that final</u> avoidance, minimization, and mitigation measures <u>shall</u> be developed in consultation with <u>CDFW and/or the appropriate agencies and shall</u> be consistent with the measures <u>outlined in the anticipated set forth in the</u> Solano HCP, <u>as finalized and as may be amended</u>.</p> <p>Project-level development shall maintain the recommended riparian corridor widths (see Mitigation</p> | <p>Individual project applicants (must demonstrate compliance to County satisfaction).</p> <p>MGV County Service Area or Solano Irrigation District.</p> | <p>County.</p>                     | <p>Prior to any subdivision or other discretionary approval.</p> <p>Ongoing inspection/ monitoring of operations.</p> |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING   |                                    |   | VERIFICATION |      |
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|  | <p>Measure 6-4) as mitigation for indirect impacts on wetlands, streams, and ponds due to changes in water quality runoff as well as groundwater drawdown.</p> <p>2014 RRDEIR Mitigation Measure 16-1 (Water Master Plan that identifies well locations and depths), Mitigation Measure 16-2a (well design process to avoid interference between new wells and surface waters), and Mitigation Measure 16-2b (adaptive management of groundwater wells), shall be implemented to provide for avoidance of any potential interference between new plan wells and surface streams.</p> <p><a href="#">These Implementation of these</a> measures would reduce the potential impact to a <b>less-than-significant level</b>.</p>  |  |                                    |   |              |      |
| <p><b>Impact 6-12: Impact on Steelhead.</b> The Draft Specific Plan includes land use and circulation configurations and associated measures intended to avoid or minimize potential direct and indirect impacts on plan area streams and stream habitats. Nevertheless, future individual project-specific discretionary development undertaken in accordance with the Specific Plan may result in direct, temporary, and/or indirect impacts on Steelhead in Green Valley Creek, a Federal Threatened Species, representing a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 6-12.</b> <a href="#">Central Coast California (“CCC”) Steelhead are present in Green Valley Creek. Some have reported observations of Chinook salmon in Green Valley Creek as recently as winter or spring of @016.</a> Utility crossings and new and expanded road crossings over streams shall be designed and constructed to minimize disturbance to the stream channel by using measures such as clear span bridges or arch span culverts when feasible, and by minimizing the number and area of footings placed in and at the margins of stream channels. Appropriate construction Best Management Practices (BMPs) such as those recommended in this EIR or in the anticipated Solano HCP to minimize impacts on steelhead shall also be implemented. Design and minimization measures are subject to approval, and may change, based on consultation with the National Marine Fisheries Service (NMFS).</p> <p>Riparian vegetation mitigation measures outlined in <i>Mitigation 6-4</i> shall also be implemented to reduce impacts on riparian vegetation that may affect Steelhead. Mitigation measures for stormwater quality and quantity identified recommended in Chapter 11, Hydrology and Water Quality, of this EIR shall be implemented to minimize indirect impacts on Steelhead from stormwater and water quality changes due to construction.</p> <p><a href="#">County shall ensure monitoring of Green Valley Creek consistent with the Green Valley Creek Restoration Project (“GVCRP”). A qualified fisheries biologist shall monitor the Creek for managing species that it determines reside in the creek, which may include wild steelhead. The monitoring may include data and</a></p> | <p>Individual project applicants (must demonstrate compliance to County satisfaction).</p> <p>MGV County Service Area or Solano Irrigation District.</p> | <p>County.</p>                     | <p>Prior to any subdivision or other discretionary approval.</p> <p>Ongoing inspection/ monitoring of operations.</p> |              |      |

| IDENTIFIED IMPACT | RELATED MITIGATION MEASURE   | MONITORING            |                                    |                     | VERIFICATION |      |
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|                   |  | Implementation Entity | Monitoring and Verification Entity | Timing Requirements | Signature    | Date |
|                   | <p><a href="#">analysis of temperature, water flow, and water quality surveys (i.e., data pH, conductivity, sedimentation, and dissolved oxygen) as determined by the biologist. These types of measurements shall be done as recommended by a qualified fisheries biologist that specializes in salmonids. County shall ensure that these measurements are ongoing and a part of an adaptive management plan for salmonids.</a></p> <p><a href="#">Best Available Science shows harm to salmonids and amphibians from various known chemicals. Accordingly, County shall encourage a no-spray zone for chemicals known to be problematic for salmonids and amphibians for at least 1,000 feet from any creek, stockpond, or wetland in the Plan area for the following chemicals: chlorpyrifos, diazinon, malathion, carbaryl, carbofuran, methomyl, bensulide, dimethoate, ethroprop, methidathion, naled, phorate, phosmet, 2,4-D, chlorothalonil, diuron, oryzalin, pendimethalin, and trifluralin, 1,3-D (Telone), Bromoxynil (Bronate), Diflufenuron (Dimilin), Fenbutatin-oxide (Vendex/Promite), Prometryn (Caparol/Vegetable Pro), Propargite (Comite/Omite), Racemic metholachlor (Me-Too-Lachlor, Parallel, Stalwart, acephate, azinphos-methyl, carbaryl, dicofol, disulfoton, endosulfan, esfenvalerate, fenamiphos, glyphosate, malathion, mancozeb, methamidophos, methoprene naled, paraquat, permethrin, phosmet, polycyclic aromatic hydrocarbons, pyrethrins, rotenone, strychnine, triclopyr and trifluralin.</a></p> <p><a href="#">Organic agricultural practices in accordance with USDA standards shall be encouraged.</a></p> <p>Project-level development shall maintain the recommended riparian corridor widths (see <i>Mitigation Measure 6-4</i>) as mitigation for indirect impacts on wetlands, streams, and ponds due to changes in water quality runoff as well as groundwater drawdown.</p> <p><i>2014 RRDEIR Mitigation Measure 16-1</i> (Water Master Plan that identifies well locations and depths), <i>Mitigation Measure 16-2a</i> (well design process to avoid interference between new wells and surface waters), and <i>Mitigation Measure 16-2b</i> (adaptive management of groundwater wells), shall be implemented to provide for avoidance of any potential interference between new plan wells and surface streams.</p> <p>Implementation of these measures would reduce the potential impact to a <b>less-than-significant level</b>.</p> |                       |                                    |                     |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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| <p><b>Impact 6-13: Impact on Wildlife Habitat Corridors and Linkages.</b> Compared to other forms of development, the cluster development patterns proposed by the Specific Plan would greatly reduce the potential impact on habitat corridors and linkages, and the proposed preservation of large open space areas would help preserve opportunities for wildlife habitat use and movement. Nevertheless, future individual discretionary project-level development undertaken pursuant to the Specific Plan has the potential to impact wildlife habitat corridors and linkages, through the introduction of barriers to wildlife movement in the form of wider roads with increased traffic and increased development and human presence, representing a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 6-13.</b> <a href="#">The Solano HCP identifies wildlife habitat corridors and linkages in the Plan area.</a> As part of the <i>biological resources assessment report</i> required under <i>Mitigation 6-1</i>, each project undertaken pursuant to the Specific Plan shall include <a href="#">avoidance</a>, minimization, and mitigation measures for potential impacts on wildlife corridors. Measures may vary based on project location, project design, and habitat types present.</p> <p>Project-level developments shall maintain the limits of development specified in the Specific Plan to provide adequate buffers for habitat corridors <a href="#">in consultation with state and federal listing agencies</a>. Stream setbacks specified in <i>Mitigation 6-4</i>, <a href="#">and as may be modified after consultation with state and federal listing agencies</a>, shall be implemented to maintain adequate corridor widths in riparian areas to allow for movement of wildlife.</p> <p>Implementation of these measures would reduce the potential impact to a <b>less-than-significant level</b>.</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <p><b>Impact 6-14: Cumulative Impact on Biological Resources.</b> Development in the Specific Plan area, in combination with other future development elsewhere in the county and subregion, could contribute to cumulative biological resources impacts, including cumulative losses of special-status species, Heritage Trees, and other vegetation and wildlife. These cumulative impacts have been considered in the preparation and adoption of the Solano County General Plan and County-certified General Plan EIR, as well as in similar documents prepared for and adopted in other jurisdictions. The Specific Plan's potential contribution to cumulative effects on biological resources would represent a <b>potentially significant cumulative impact</b>.</p>                             | <p><b>Mitigation 6-14.</b> The County shall ensure that <i>Mitigations 6-1</i> through <i>6-13</i> above are implemented. With successful implementation of these measures, the Specific Plan's contribution to the cumulative biological resources impact would be reduced to a <b>less-than-significant level</b>.</p>  | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <p><b>Impact 6-15: Cumulative Impact on Riparian and Aquatic Biological Resources due to Groundwater Extraction under Water Supply Option B or Option C1.</b> Cumulative impacts on biological resources were addressed in the original 2009 DEIR in Impact 6-14. With regard to such impacts from groundwater use, specifically, extraction of groundwater to serve the Specific Plan under Water Supply Option B or Option C1, in combination with groundwater pumping from existing and future development in Middle Green Valley, could contribute to cumulative indirect effects</p>  | <p><b>Mitigation 6-15.</b> The County shall ensure that <i>Mitigation Measures 6-4, 6-5, 6-11, 6-12, 16-1, 16-2a, and 16-2b</i> are implemented. With successful implementation of these measures, the Specific Plan's contribution to the cumulative riparian and aquatic biological resource impacts would be <b>less than cumulatively considerable</b>.</p>   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
|  |   | MGV County Service Area or Solano Irrigation District.                              |                                    | Ongoing inspection/monitoring of operations.              |              |      |



| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE   | MONITORING  |   |   | VERIFICATION |      |
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| from groundwater pumping on riparian and aquatic biological resources. If pumping from multiple wells were to combine to create substantial drawdown such that the water table were to drop below levels sufficient to support riparian vegetation, or below levels sufficient to maintain surface water flows that support fish and aquatic species, this would represent a <b>potentially significant cumulative impact</b> .   |  |   |   |   |              |      |
| <b>CLIMATE CHANGE</b>   |  |   |   |   |              |      |
| <p><b>Impact 7-1: Specific Plan-Related and Cumulative Increase in Greenhouse Gas Emissions.</b><br/>Construction and ongoing operation of Specific Plan-facilitated development would result in a net increase in carbon dioxide and other greenhouse gas emissions.</p> <p>The Specific Plan contains guidelines and principles for encouraging energy efficiency in new development within the plan area. In addition, Specific Plan-facilitated new building construction and other improvements would be required to meet California Energy Efficiency Standards for Residential and Nonresidential Buildings, helping to reduce associated future energy demand and associated Specific Plan contributions to cumulative regional greenhouse gas emissions.</p> <p>Nevertheless, conservatively assuming construction emissions of 66 to 1,443 tons per year and an estimated ongoing “worst case” net increase in greenhouse gas emissions of approximately 10,779 metric tons per year (or 6.65 metric tons per year per capita), the proposed Specific Plan could be expected to result in a <b>significant project and cumulative global climate change impact</b>.</p> | <p><b>Mitigation 7-1.</b> The proposed Specific Plan contains measures to encourage energy efficiency in new Specific Plan-facilitated development. To further ensure that the proposed Specific Plan facilitates growth in a manner that reduces the rate of associated greenhouse gas emissions increase, discretionary approvals for Specific Plan-related individual residential, commercial, agricultural, and public services projects in the Specific Plan area shall be required to comply with the Climate Action Plan to be developed and adopted by the County. In the interim, Specific Plan-related discretionary approvals shall incorporate an appropriate combination of the following greenhouse gas emissions reduction measures (from Table 7.3):</p> <ul style="list-style-type: none"> <li>▪ features in the project design that would accommodate convenient public transit and promote direct access for pedestrians and bicyclists to major destinations;</li> <li>▪ adoption of a project design objective for residential and commercial buildings to achieve Leadership in Energy and Environmental Design (LEED) New Construction “Silver” Certification or better, in addition to compliance with California Code of Regulations Title 24 Energy Efficient Standards;</li> <li>▪ planting of trees and vegetation near structures to shade buildings and reduce energy requirements for heating and cooling;</li> <li>▪ preservation or replacement of existing onsite trees;</li> <li>▪ construction and demolition waste recycling (see Mitigation 16-12 of this EIR); and</li> <li>▪ preference for replacement of project exterior lighting, street lights and other electrical uses with energy efficient bulbs and appliances.</li> </ul> <p>Implementation of appropriate combinations of these mitigation measures in individual Specific Plan-related developments would substantially reduce Specific</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | MGV Conservancy Design Review Committee and County. | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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|   | Plan-related greenhouse gas emissions impacts. However, because the effectiveness of this mitigation program in reducing the Specific Plan-related contribution to cumulative greenhouse gas emissions in the region cannot be reasonably quantified, it has been determined that the Specific Plan, when combined with anticipated overall cumulative development in the region as a whole, would potentially produce a substantial net increase in greenhouse gas emissions, representing a <b>significant unavoidable project and cumulative climate change impact.</b>  |   |                                    |   |              |      |
| <b>CULTURAL, HISTORIC AND PALEONTOLOGICAL RESOURCES</b>   |   |   |                                    |   |              |      |
| <b>Impact 8-1: Disturbance of Archaeological Resources.</b> The Draft Specific Plan (DSP) neighborhood and open lands framework (DSP sections 3.2.1 and 3.2.2), streetwork (DSP section 3.4.3) and associated environmental stewardship objectives (DSP section 3.3.4) have been formulated with the intent to preserve and protect archaeological resources. The DSP proposes development of housing, community/public service uses, “agricultural tourism uses,” and neighborhood commercial uses clustered around four neighborhoods, with the remaining 78 percent of the plan area preserved as open land. The DSP-proposed Green Valley Conservancy, a non-profit conservation organization, would oversee these preserved areas. Nevertheless, DSP-designated development and agricultural areas have the substantial potential to contain buried or obscured prehistoric cultural resources, as verified by the EIR consulting archaeologist. Agricultural activities and grading activities associated with future individual development projects undertaken in accordance with the DSP may disturb existing unrecorded sensitive archaeological resources in the plan area. This possibility represents a <b>potentially significant impact.</b> | <b>Mitigation 8-1.</b> During the County’s normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects in the Specific Plan area, the County shall determine the possible presence of, and the potential impacts of the action on, archaeological resources, based on the information provided by this EIR. For projects involving substantial ground disturbance, the individual project sponsor or environmental consultant shall be required to contract with a qualified archaeologist to conduct a determination in regard to cultural values remaining on the site and warranted mitigation measures.<br><br>In general, to make an adequate determination, the archaeologist shall conduct a preliminary field inspection to (1) assess the amount and location of visible ground surface, (2) determine the nature and extent of previous impacts, and (3) assess the nature and extent of potential impacts. Such field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel, or backhoe unit), or, alternatively, the need for onsite monitoring of subsurface activities (i.e., during grading or trenching). To complete the inventory of prehistoric cultural resources, mechanical testing is recommended in areas adjoining Hennessey Creek and Green Valley Creek where ground disturbance may be proposed. In addition, evaluative testing may be necessary to determine whether a resource is eligible for inclusion on the California Register of Historic Places.<br><br>If a significant archaeological resource is identified through this field inspection process, the County and project proponent shall seek to avoid damaging effects on the resource. Preservation in place to maintain the relationship between the artifact(s) and the | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Ongoing inspection/ monitoring during construction. |              |      |

| IDENTIFIED IMPACT | RELATED MITIGATION MEASURE   | MONITORING            |                                    |                     | VERIFICATION |      |
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|                   | <p>archaeological context is the preferred manner of mitigating impacts on an archaeological site. Preservation may be accomplished by:</p> <ul style="list-style-type: none"> <li>▪ planning construction to avoid the archaeological site;</li> <li>▪ incorporating the site within a park, green space, or other open space element;</li> <li>▪ covering the site with a layer of chemically stable soil; or</li> <li>▪ deeding the site into a permanent conservation easement (e.g., an easement administered by the proposed Green Valley Conservancy).</li> </ul> <p>When in-place mitigation is determined by the County to be infeasible, a <i>data recovery plan</i>, which makes provisions for adequate recovery of culturally or historically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies shall be submitted to the California Historical Records Information System (CHRIS). If Native American artifacts are indicated, the studies shall also be submitted to the Native American Heritage Commission. Identified cultural resources shall be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the County shall be undertaken, if necessary, prior to resumption of construction activities.</p> <p>A <i>data recovery plan</i> and data recovery shall not be required if the County determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the CHRIS (CEQA Guidelines section 15126.4[b]).</p> <p>In the event that subsurface cultural resources are otherwise encountered during approved ground-disturbing activities for a plan area construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds following the procedures described above.</p> <p>If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 5064.5(e) shall apply.</p> <p>Implementation of this measure would supplement the County's existing General Plan policies and implementation programs and would reduce this</p> |                       |                                    |                     |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING   |                                    |   | VERIFICATION |      |
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|   | impact to a <b>less-than-significant level</b> .  |  |                                    |   |              |      |
| <p><b>Impact 8-2: Destruction/Degradation of Historic Resources.</b> The planning process for the Draft Specific Plan (DSP) included consideration of the Secretary of the Interior’s standards and other provisions for protecting historic resources. In addition, the 55 existing housing units in the plan area--some of which represent historic-period resources--would not be affected by DSP-facilitated neighborhood and infrastructure framework. Nevertheless, future project-specific development in accordance with the Specific Plan may result in substantial adverse changes in the significance of one or more individual potentially significant historic properties in the plan area. If a historic resource were the subject of a future, site-specific development proposal, substantial adverse changes that may potentially occur include physical demolition, destruction, relocation, or alteration of one or more of these identified resources, such that the resource is “materially impaired.” A historic resource is considered to be “materially impaired” when a project demolishes or materially alters the physical characteristics that justify the determination of its significance (CEQA Guidelines section 15064.5[b]). Such an adverse change to a CEQA-defined historic resource would constitute a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 8-2.</b> Generally, for any future discretionary action within the Specific Plan area that the County determines through the CEQA-required Initial Study review process may cause a “substantial adverse change” to an identified historic resource, the County and applicant shall incorporate measures that would seek to improve the affected resource in accordance with either of the following publications:</p> <ul style="list-style-type: none"> <li>▪ The Secretary of the Interior’s <i>Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings</i>; or</li> <li>▪ The Secretary of the Interior’s <i>Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>.</li> </ul> <p>In accordance with the recommendations of the Holman &amp; Associates cultural resources inventory, evaluation of the affected resource shall include consideration of (a) the research potential of the property type, (b) the total number of similar resources in the Specific Plan area and potential impacts on the plan area as a whole, and (c) the preservation and study priorities identified in the Holman &amp; Associates inventory. Each site shall be formally recorded on State of California primary record forms (form DPR 523) and applicable attachments. Recording shall consolidate as many of the structures and features as possible into one site (i.e., record form) where there is a clear historical association, despite the frequent dispersal of features across the plan area.</p> <p>Successful incorporation of these measures would supplement the County’s existing General Plan policies and implementation programs and would reduce the impact to a <b>less-than-significant level</b> (CEQA Guidelines section 15126.4[b]). This mitigation shall be made enforceable by its incorporation into the Specific Plan as a County-adopted requirement to be implemented through subsequent development-specific permits, conditions, agreements, or other measures, pursuant to CEQA Guidelines section 15064.5(b)(3-5).</p> <p>For any future discretionary action that would result in the <u>demolition</u> of an identified historic resource, or otherwise cause the significance of the resource to be “materially impaired,” the County shall determine through the Initial Study process that the resulting potential for a significant impact is unavoidable,</p> | <p>County (CEQA-required Initial Study responsibility) and individual project applicants (must demonstrate compliance to County satisfaction).</p> | <p>County.</p>                     | <p>Prior to issuance of grading or building permit.</p> |              |      |



| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING  |                                    |   | VERIFICATION |      |
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|  | thereby requiring a project-specific EIR (CEQA Guidelines section 15064.5[a] and [b]). In these instances, potentially significant standing structures and/or features shall be evaluated by a qualified architectural historian familiar with the region and its resources. The County shall use this information to formulate a mitigation plan for the resource, including avoiding the structure or feature or moving it to another location and/or donating some features or samples of artifacts to local historical guilds for public interpretation and permanent curation. If standing structures would be moved or destroyed, potential subsurface impacts and the presence/absence of below-ground features, such as buried foundations and filled-in privies and wells, shall be evaluated and addressed. While existing archival information may be sufficient to address applicable research issues for some resources, focused documentary research and/or oral histories may be required to develop an appropriate contextual framework for interpretation and evaluation of other resources.  |   |                                    |   |              |      |
| <b>Impact 8-3: Destruction/Degradation of Paleontological Resources.</b> Development facilitated by the Specific Plan could disturb existing known or unrecorded paleontological resources in the plan area. This possibility represents a <b>potentially significant impact</b> . | <b>Mitigation 8-3.</b> During the County's normal project-specific environmental review (Initial Study) process for all future, discretionary public improvement and private development projects in the Specific Plan area, the County shall determine the possible presence of, and the potential impacts of the action on, paleontological resources. For projects involving substantial ground disturbance, the County shall require individual project applicants to carry out the following measures:<br><i>(1) Education Program.</i> Project applicants shall implement a program that includes the following elements:<br><ul style="list-style-type: none"> <li>▪ Resource identification training procedures for construction personnel;</li> <li>▪ Spot-checks by a qualified paleontological monitor of all excavations deeper than seven feet below ground surface; and</li> <li>▪ Procedures for reporting discoveries and their geologic content.</li> </ul> <i>(2) Procedures for Resources Encountered.</i> If subsurface paleontological resources are encountered, excavation shall halt in the vicinity of the resources and the project paleontologist shall evaluate the resource and its stratigraphic context. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts on | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Ongoing inspection/ monitoring during construction. |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING   |                                    |  | VERIFICATION |      |
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|  | <p>paleontological resources. During monitoring, if potentially significant paleontological resources are found, "standard" samples shall be collected and processed by a qualified paleontologist to recover micro vertebrate fossils. If significant fossils are found and collected, they shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of material collected and identified shall be provided to the museum repository with the specimens. Significant fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository for permanent curation and storage. A report documenting the results of the monitoring and salvage activities, and the significance of the fossils, if any, shall be prepared. The report and inventory, when submitted to the lead agency, shall signify the completion of the program to mitigate impacts on paleontological resources.</p> <p>Implementation of this measure would reduce the impact to a <b>less-than-significant level</b>.</p>  |  |                                    |  |              |      |
| <b>GEOLOGY AND SOILS</b>   |   |  |                                    |  |              |      |
| <p><b>Impact 10-1: Landslide and Erosion Hazards.</b> The Specific Plan would allow development in areas that may be subject to landslide and erosion hazards, representing a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 10-1.</b> At County discretion and consistent with Solano County General Plan policies HS.P-12 through HS.P-15 and HS.P- 17 and implementation programs HS.I-21 and HS.I-22, future subdivision and other discretionary development approvals may be subject to <i>detailed, design-level geotechnical investigations</i> that include analysis of landslide and erosion hazards and recommend stabilization measures. The County may also require preparation of Preliminary Grading Plans and/or Preliminary Geotechnical Reports, prepared by a licensed Engineering Geologist, before approval of specific developments within the plan area. Under this existing County authority, the investigating Engineering Geologist may be required to determine the extent of any necessary landslide remediation and supervise remediation activities during project construction to ensure that any existing or potential future landslides are fully stabilized. Mitigation measures (e.g., soil replacement, setbacks, retaining walls) shall be required as needed to protect against damage that might be caused by slope failure. Required compliance with these existing Solano County policies, implementation programs and development review</p> | <p>Individual project applicants (must demonstrate compliance to County satisfaction).</p> | <p>County.</p>                     | <p>Prior to any subdivision or other discretionary approval.</p> |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING  |                                    |   | VERIFICATION |      |
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|  | procedures to the satisfaction of the County would reduce the potential effects of landsliding and soil erosion to a <b>less-than-significant level</b> .  |   |                                    |   |              |      |
| <b>Impact 10-2: Expansive Soil Hazards.</b> Most of the areas proposed for development under the Specific Plan have “moderate” to “high” shrink-swell potential. The plan area’s moderately to highly expansive soils would be expected to undergo repeated cycles of shrinking and swelling in response to changes in soil moisture. Utility lines, road and building foundations, and sidewalks and concrete flatwork constructed on top of naturally occurring expansive soils, or based on fills that contain a high percentage of expansive soils, would be subject to long-term damage, representing a <b>potentially significant impact</b> . | <b>Mitigation 10-2.</b> The <i>detailed, design-level geotechnical investigations</i> required at the County’s discretion (see <i>Mitigation 10-1</i> ) shall include analysis of expansive soil hazards and shall recommend warranted stabilization measures. The individual project Engineering Geologist shall inspect and certify that any expansive soils underlying individual building pads and all roadway subgrades have been either removed or amended in accordance with County-approved construction specifications, or shall make site-specific recommendations for grading, drainage installation, foundation design, the addition of soil amendments, and/or the use of imported, non-expansive fill materials, as may be required to fully mitigate the effects of weak or expansive soils and prevent future damage to project improvements. These recommendations shall be reviewed and approved by a County-retained registered geologist and incorporated into a report to be included with each building permit application and with the plans for all public and common area improvements. Implementation of these measures to the satisfaction of the County, combined with conformance with standard Uniform Building Code and other applicable regulations, would reduce the potential effects of expansive soils to a <b>less-than-significant level</b> . | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <b>Impact 10-3: Groundwater Impacts.</b> Mass grading, construction of cuts and fills, redirection of existing drainage patterns, and installation of landscaping irrigation as part of future development allowed by the Specific Plan could affect existing patterns of groundwater flow in the plan area, resulting in slope instabilities that would represent a <b>potentially significant impact</b> .   | <b>Mitigation 10-3.</b> Onsite drainage systems shall be regularly maintained to ensure that storm water runoff is directed away from all slope areas. Educational materials that discourage overwatering in landscaped areas shall be furnished to all future lot owners and property managers at the time of purchase and periodically thereafter (perhaps by inclusion with water or tax bills), as part of an effort to control groundwater seepage. Implementation of these measures to the satisfaction of the County would reduce this potential effect to a <b>less-than-significant level</b> .   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <b>HYDROLOGY AND WATER QUALITY</b>   |  |   |                                    |   |              |      |
| <b>Impact 11-1: Construction-Period Impacts on Water Quality.</b> Surface water pollutants associated with Specific Plan-facilitated construction activity, including soil disturbance associated with grading activities,   | <b>Mitigation 11-1.</b> The County shall ensure that the developer of each future Specific Plan-facilitated discretionary development in the plan area complies where applicable with all current state, regional, and   | Individual project applicants (must demonstrate compliance to                       | County.                            | Prior to any subdivision or other discretionary           |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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| could significantly degrade the quality of receiving waters in Hennessey Creek, Green Valley Creek and, ultimately, Suisun Bay, representing a <b>potentially significant impact</b> .   | County water quality provisions, and in particular, complies with the process of development plan review established in the County's Storm Water Management Plan (SWMP), and associated County NPDES permit issuance requirements instituted to address short-term and long-term water quality issues, including construction period activities. Implementation of this requirement would reduce this impact to a <b>less-than-significant level</b> .  | County satisfaction).   |                                    | approval.   |              |      |
| <b>Impact 11-2: Ongoing Impacts on Water Quality.</b><br>Ongoing activities associated with project-facilitated development could increase the level of contaminants in receiving waters. Sources of pollutants could include (a) runoff from new roadways, parking areas, and other paved areas; (b) increased soil disturbance, erosion and sedimentation in surface waters due to expanded and new agricultural activities; and (c) herbicides, pesticides, and fertilizers used in expanded and new agricultural activities and new domestic landscaping. These factors could combine to significantly reduce drainage channel capacities and degrade the quality of receiving waters in Hennessey Creek, Green Valley Creek, and ultimately, Suisun Bay, representing a <b>potentially significant impact</b> . | <b>Mitigation 11-2.</b> As a condition of future discretionary development approvals in the plan area, the County shall ensure that developers comply with applicable Solano County Storm Water Management Plan and NPDES permit requirements, including implementation of erosion and sediment control measures for farming activities in accordance with Solano County storm water management requirements and best management practices. In addition, as recommended in the County General Plan under Implementation Program RS.I-67, the minimum riparian buffer width to protect water quality and ecosystem function shall be determined according to existing parcel size. For parcels more than 2 acres in size, a minimum 150- foot development setback shall be provided. For parcels of 0.5-2.0 acres, a minimum 50-foot setback shall be provided. For parcels less than 0.5 acre a minimum 20-foot setback shall be provided. Exceptions to these development setbacks apply to parcels where a parcel is entirely within the riparian buffer setback or development on the parcel entirely outside of the setback is infeasible or would have greater impacts on water quality and wildlife habitat. Implementation of this measure would reduce the impact to a <b>less-than-significant level</b> . | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <b>Impact 11-3: Flooding Impacts.</b> For the most part, the Specific Plan-designated development areas avoid identified creek and dam failure inundation areas. Nevertheless, a limited number of Specific Plan-designated Agricultural-Residential (5-acre minimum lots), Rural Farm (1 to 5 acres per unit) and Rural Neighborhood (1 to 4 units per acre) land use designations in the proposed Elkhorn, Nightingale and Three Creeks neighborhoods overlap the Solano County General Plan-identified Lakes Madigan & Frey Dam Inundation Area and Green Valley Creek 100-year flood zone, the latter as mapped by the Federal Emergency Management Agency (FEMA) flood  | <b>Mitigation 11-3.</b> As a condition of future residential subdivision and other discretionary development approvals in these particular areas, the County shall ensure that project-specific applications comply with Solano County General Plan policies and requirements related to flood hazard protection, including policies HS.P-5 (appropriate elevation and flood proofing), HS.P-7 (mitigation requirements to bring risks from dam failure inundation to a reasonable level), and HS.I-11 (applicant-prepared engineering report requirements for new development for human occupancy in designated dam failure inundation areas). Implementation of this measure would reduce   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |



| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING  |   |   | VERIFICATION |      |
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| insurance rate map (FIRM) program. Since there are as yet no specific development proposals associated with these residential land use designations, direct flooding impacts cannot be determined. Nevertheless, these Specific Plan-designated residential development area overlaps could potentially result in the placement of housing within a dam failure inundation zone or 100-year flood hazard area, with associated risks to public safety and property damage, and could result in the placement of structures in the flood zone which would impede or redirect flood flows. These possible effects represent a <b>potentially significant environmental impact</b> . | the impact to a <b>less-than-significant level</b> .  |   |   |   |              |      |
| <b>NOISE</b>  |   |   |   |   |              |      |
| <b>Impact 13-1: Impact of Green Valley Road Traffic Noise on Specific Plan-Facilitated Residential Development.</b> The Draft Specific Plan (DSP) designated neighborhood framework (DSP section 3.2.1) has been formulated with the intent to separate noise sensitive land uses from Green Valley Road. Nevertheless, DSP-designated residential development in the Three Creeks Neighborhood along Green Valley Road may be exposed to traffic noise that exceeds “normally acceptable” levels established by the Solano County General Plan (i.e., noise greater than 60 dBA L <sub>dn</sub> ), representing a <b>potentially significant impact</b> .                        | <b>Mitigation 13-1.</b> For project-specific residential development proposals on sites adjoining Green Valley Road, the County shall require applicants to conduct site-specific noise studies that identify, to County satisfaction, noise reduction measures that would be included in final design to meet State and County noise standards. These measures may include the following: <ul style="list-style-type: none"> <li>Minimizing noise in residential outdoor activity areas (i.e., ensuring that noise levels would be below 65 dBA L<sub>dn</sub>) by locating the areas at least 50 feet from the center line of Green Valley Road and/or behind proposed buildings.</li> <li>Providing air conditioning in all houses located within 100 feet of Green Valley Road so that windows can remain closed to maintain interior noise levels below 45 dBA L<sub>dn</sub>.</li> </ul> Implementation of these measures would reduce the impact to a <b>less-than-significant level</b> . | Individual project applicants (must demonstrate compliance to County satisfaction). | MGV Conservancy Design Review Committee and County. | Prior to any subdivision or other discretionary approval. |              |      |
| <b>Impact 13-2: Effect of Proposed Noise-Generating Land Uses on Noise-Sensitive Land Uses.</b> Noise-generating land uses facilitated by the Draft Specific Plan, such as agricultural activities, commercial uses, and the possible fire station and wastewater treatment plant, may expose noise-sensitive uses such as housing, recreational areas, and the possible future onsite school to noise and/or vibration. Possible noise exposure exceeding State and Solano County standards represents a <b>potentially significant impact</b> .   | <b>Mitigation 13-2.</b> New noise-generating uses facilitated by the Specific Plan shall be subject to the noise compatibility guidelines, standards, policies, and implementation programs established by the Solano County General Plan. In accordance with General Plan Implementation Program HS.I-67, noise analysis and acoustical studies shall be conducted for proposed noise-generating uses, as determined necessary by the County, and noise abatement measures shall be included to County satisfaction to ensure compliance with applicable guidelines and standards.<br><br>In addition, new noise-sensitive uses developed adjacent to noise-generating uses shall be designed to   | Individual project applicants (must demonstrate compliance to County satisfaction). | MGV Conservancy Design Review Committee and County. | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING  |   |   | VERIFICATION |      |
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|  | control noise to meet the noise compatibility guidelines, standards, policies, and implementation programs established by the Solano County General Plan. In accordance with General Plan Implementation Program HS.I-67, noise analysis and acoustical studies shall be conducted for proposed noise-sensitive uses, as determined necessary by the County, and noise attenuation features shall be included to ensure compliance with applicable guidelines and standards. Implementation of these measures would reduce this impact to a <b>less-than-significant level</b> .   |   |   |   |              |      |
| <b>Impact 13-3: Specific Plan-Facilitated Construction Noise.</b> Existing and future rural residential and other potential noise-sensitive land uses throughout the Specific Plan area could be intermittently exposed to noise from Specific Plan-facilitated future, project-specific construction activity, representing a <b>potentially significant impact</b> . | <p><b>Mitigation 13-3.</b> To reduce noise impacts from Specific Plan-related construction activities, the County shall require future project-specific discretionary developments to implement the following measures, as appropriate:</p> <ul style="list-style-type: none"> <li>▪ <i>Construction Scheduling.</i> Ensure that noise-generating construction activity is limited to between the hours of 7:00 AM to 8:00 PM, Monday through Friday, and that construction noise is prohibited on Saturdays, Sundays, and holidays.</li> <li>▪ <i>Construction Equipment Mufflers and Maintenance.</i> Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>▪ <i>Equipment Locations.</i> Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project site.</li> <li>▪ <i>Construction Traffic.</i> Route all construction traffic to and from the construction sites via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible.</li> <li>▪ <i>Quiet Equipment Selection.</i> Use quiet construction equipment, particularly air compressors, wherever possible.</li> <li>▪ <i>Noise Disturbance Coordinator.</i> For larger construction projects, designate a "Noise Disturbance Coordinator" who would be responsible for responding to any local complaints about construction noise. The Disturbance Coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the</li> </ul> | Individual project applicants (must demonstrate compliance to County satisfaction). | MGV Conservancy Design Review Committee and County. | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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|   | <p>problem. Conspicuously post a telephone number for the Disturbance Coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. (The County should be responsible for designating a Noise Disturbance Coordinator and the individual project sponsor should be responsible for posting the phone number and providing construction schedule notices.)</p> <p>Implementation of these measures would reduce this impact to a <b>less-than-significant level</b>.</p>  |   |                                    |   |              |      |
| <p><b>Impact 13-4: Specific Plan-Facilitated and Cumulative Traffic Noise Impacts on Green Valley Road.</b> Traffic from Specific Plan-facilitated development would increase traffic noise levels on Green Valley Road by 3 to 4 dB above existing levels. While the Specific Plan-related traffic noise increase alone would not represent a significant impact, its contribution to the cumulative traffic noise increase on Green Valley Road south of Eastridge Drive would represent a <b>significant cumulative impact</b>.</p>  | <p><b>Mitigation 13-4.</b> To reduce the traffic noise increase along Green Valley Road, the County should consider the use of noise-reducing pavement, along with traffic calming measures (which could achieve noise reductions of approximately 1 dBA for each 5 mile-per-hour reduction in traffic speed). These measures may not be feasible, however, and may not be directly applicable to the Specific Plan, particularly since the segment of Green Valley Road where the highest traffic noise increase is expected (the northbound segment south of Eastridge Drive) is not within the Specific Plan area. The Specific Plan's contribution to the cumulative traffic noise increase along Green Valley Road is therefore considered a <b>significant unavoidable impact</b>.</p>  | County.   | County.                            | None.   |              |      |
| <b>PUBLIC HEALTH AND SAFETY</b>   |   |   |                                    |   |              |      |
| <p><b>Impact 15-1: Future Storage and Use of Agricultural Chemicals.</b> In all four Draft Specific Plan-designated neighborhoods, the plan would permit residential development adjoining agricultural uses, some of which may store and/or use pesticides or other hazardous substances. Agricultural uses allowed by the Draft Specific Plan would also adjoin certain offsite residential areas, such as the upper Green Valley neighborhood north of the Specific Plan area and the Hidden Meadows subdivision south of the plan area. In addition, in the proposed Nightingale Neighborhood, the Specific Plan would also allow development of an elementary school in the northwestern corner of the neighborhood, close to but not adjoining agricultural areas. The potential exposure of residents or other site occupants to pesticides or other hazardous substances used in agriculture would represent a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 15-1.</b> As an amendment to the proposed Specific Plan (Policy OL-11) and/or as part of the proposed Resource Management Plan and/or Agricultural Business Plan, the County shall require a minimum 200-foot-wide buffer between residential and school uses and locations on agricultural properties within and adjoining the Specific Plan area where agricultural pesticides or other hazardous substances may be stored or used. In addition, the County shall ensure that agricultural operators within the Specific Plan area comply with all applicable local, state, and federal regulations regarding hazardous materials, including Solano County General Plan provisions, Solano County Code requirements, and the permitting processes of the Solano County Department of Resource Management and Solano County Agriculture Department. These measures would reduce the impact to a <b>less-than-significant level</b>.</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE   | MONITORING  |                                    |   | VERIFICATION |      |
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| <p><b>Impact 15-2: Hazardous Materials from Proposed Onsite Wastewater Treatment Plant (Wastewater Options B and C).</b> Operation of the proposed wastewater treatment plant within the Specific Plan area under proposed Wastewater Option B (Onsite Treatment) and Wastewater Option C (Fairfield-Suisun Sewer District Connection/ Onsite Treatment Combination) would involve regular handling, use, and disposal of hazardous materials and wastes during the course of normal operations. In addition, the onsite wastewater treatment plant would create the potential for release of raw or treated sewage or other stored hazardous materials through mishandling or an emergency situation. These potential hazards would represent a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 15-2.</b> Implement <i>Mitigation 16-5</i>. In addition, after the wastewater treatment plant and associated collection system have been installed, the County shall confirm that a full environmental regulatory compliance review has been conducted to verify that, based on the actual equipment stalled and specific quantities of hazardous materials handled, used, and disposed, the facility is operating in compliance with applicable environmental laws and regulations. These measures would reduce the impact to a <b>less-than-significant level</b>.</p>  | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval.   |              |      |
| <b>PUBLIC SERVICES AND UTILITIES</b>  |  |   |                                    |   |              |      |
| <p><b>Impact 16-1: Water Supply Adequacy to Meet Project Domestic Demands--Option B (Onsite Groundwater).</b> The proposed Specific Plan would result in an increased demand for water supplies. Studies indicate that sufficient groundwater supplies are available to meet existing and projected future demands in addition to the proposed project through 2035 under all water year types (e.g., normal, single-dry, and multiple-dry years). However, without implementation of established County and State water system regulations and review procedures, this would be a <b>potentially significant impact</b> related to adequacy of water supply.</p>   | <p><b>Mitigation 16-1a:</b> Prior to subdivision map approval, a Water Master Plan for water supply Option B shall be prepared that describes engineering specifications and other related components necessary for completion of established County and State well and public water system permitting requirements and review procedures. The Water Master Plan shall be approved by Solano County.</p> <p>The Water Master Plan shall contain as one of its components engineering specifications including, but not limited to:</p> <ul style="list-style-type: none"> <li>▪ well locations and depths;</li> <li>▪ water pumping, filtration, and disinfection specifications; and</li> <li>▪ water storage and distribution facilities and sizing.</li> </ul> <p>The Water Master Plan and its components shall be designed to provide water service only to the Specific Plan designated development areas, so as to preclude any growth-inducing impacts on adjoining designated agricultural and open space lands (pursuant to General Plan Housing Element Policy G.2).</p> <p>As part of the Water Master Plan process, the applicant shall obtain input from the Cordelia Fire Protection District to ensure that the plan meets District fire flow rate and duration standards (pursuant to General Plan Policies and Implementation Programs PF.I-35, PF.P-38, PF.P-39, HS.P-23, and HS.I-28).</p> <p>The Water Master Plan shall contain as one of its components the information required for application to</p> | MGV County Service Area or Solano Irrigation District.                              | County.                            | Under Water Supply Option B (Onsite Groundwater):<br>Monitoring and reporting procedure shall be established to County satisfaction prior to approval of first subdivision map. |              |      |



| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING   |                                    |   | VERIFICATION |      |
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|   | <p>the California Department of Public Health (CDPH) for a public water system initial operating permit, which requires demonstration that the proposed water system (including well, pumping, storage, and distribution components) meets State (including Title 22) requirements. The proposed operator of the public water system shall complete the CDPH public water system initial operating permit issuance process. (It is anticipated that the County Services Area [CSA] will need to have been formed prior to or as part of preparation of the Water Master Plan, including completion of the applicable LAFCO review process, for the Water Master Plan to be able to describe the technical, managerial, financial, and other information that the CDPH permit process requires.)</p> <p>The Water Master Plan shall contain as one of its components the information required for application to the County Environmental Health Services Division for well permits to construct the public water system wells. The applicant or operator shall complete the County well construction permit issuance process.</p> <p><b>Mitigation 16-1b:</b> Prior to subdivision map approval, the County shall comply with the statutory requirements of SB 221 (Government Code Section 66473.7), which includes preparation of a water supply verification to demonstrate with firm assurances that there is a sufficient water supply for the project.</p> <p>Implementation of these measures would ensure that, under water supply Option B, the project would result in a <b>less-than-significant impact</b> related to adequacy of water supply.</p> |  |                                    |   |              |      |
| <p><b>Impact 16-2: Project Domestic Water Facilities Impacts on Existing Wells and Stream Habitats-- Option B (Onsite Groundwater) and Option C1 (Solano Irrigation District [SID] Surface Water and Onsite Groundwater).</b> Implementation of water supply Option B or Option C1 would involve the extraction of groundwater from the aquifer system in the Suisun-Fairfield Valley Groundwater Basin via the use of at least three new groundwater wells (or at least one well under Option C1). Under water supply Options B or C1, placement and use of at one or more new groundwater wells could, if improperly placed, contribute to underperformance or failure of existing nearby domestic wells and could have substantial adverse effects on stream hydrology or riparian habitat. Until the proposed well locations are identified and tested,</p> | <p><b>Mitigation 16-2a:</b> The wells under water supply Option B or Option C1 shall be designed to avoid any potential interference between new Plan wells and (1) other Plan wells, (2) existing nearby private wells, and (3) surface streams. A non-exclusive list of the tools and methods to be used to accomplish avoidance are: appropriate well siting, placement, and spacing; selection of well depths and of equipment for pumping and testing; and monitoring, including testing and monitoring wells.</p> <p>Based on available water supply, aquifer characteristics, post-project demand, and the number and location of existing wells and surface streams, it is expected that a well design plan could be devised that avoids adverse impacts on neighboring wells and surface streams.</p>  | MGV County Service Area or Solano Irrigation District. | County.                            | Under Water Supply Option B (Onsite Groundwater) or Option C1 (SID Surface Water and Onsite Groundwater):<br><br>Prior to any subdivision or other discretionary approval.<br><br>Ongoing inspection/ |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING            |                                    |                           | VERIFICATION |      |
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| analyzed, and monitored, this impact would be <b>potentially significant</b> . | <p>The well design process will also generate additional information in the future. The well design process shall precede, and under industry practice would precede, determination of the engineering specifications for well locations and depths. The engineering specifications for well locations and depths are required to be identified as part of the Water Master Plan specified under Mitigation 16-1a. The Water Master Plan is required to be prepared prior to subdivision map approval (a discretionary approval subject to CEQA). Additional information resulting from the well design process will therefore be available at a time when subsequent activities and approvals are later examined in light of this program EIR to determine whether an additional environmental document would then need to be prepared in conformance with the requirements of CEQA. At the latest, additional information resulting from the well design process would be available prior to subdivision map approval by the County, but for purposes of approval of CSA formation or issuance of an operating permit, Solano County Local Agency Formation Commission (LAFCO) or CDPH, respectively, may require some or all of the information resulting from the well design process to be available earlier. If the well design process generates new relevant factual information relating to Impact 16-2, that information will be generated at a time when it would be examined in conformance with CEQA's requirements for subsequent review following a program EIR.</p> <p>Implementation of this measure would provide for avoidance of any potential interference between new Plan wells and (1) other Plan wells, (2) existing nearby private wells, and (3) surface streams, such that any potentially significant effect would be reduced to a <b>less-than-significant level</b>.</p> <p>Although Mitigation 16-2a would provide for avoidance sufficient to reduce Impact 16-2 to a less-than-significant level, in response to public concerns expressed to the County regarding potential interference with private water supply wells the County would additionally implement the Mitigation Measure 16-2b in the unlikely event that groundwater pumping associated with the proposed project resulted in adverse effects to existing nearby wells.</p> <p><b>Mitigation 16-2b:</b> If, in the unlikely event that ongoing monitoring conducted as part of the well design plan or water supply Option B or Option C1 operation reveals potentially significant drawdown may be occurring in</p> |                       |                                    | monitoring of operations. |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
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|  | <p>existing wells in the vicinity of the new project wells, some or all of the following measures to mitigate those impacts will be implemented by the CSA or SID until subsequent monitoring shows that drawdown is not adversely affecting surface waters or operations of existing wells to the satisfaction of the County Division of Environmental Health:</p> <ul style="list-style-type: none"> <li>▪ lowering existing pumping equipment within the well structure in affected well(s),</li> <li>▪ deepening or replacing the affected well(s),</li> <li>▪ altering the amount or timing of pumping from the project well (i.e., shifting some pumpage to another project well and/or drilling a supplemental project well) to eliminate the adverse impact,</li> <li>▪ providing replacement project well(s), and/or</li> <li>▪ providing a water supply connection for the property/uses served by the affected well(s) to the Option B or Option C1 water supply system, sufficient to provide the property/uses with a substantially similar quality of water and the ability to use water in substantially the same manner that they were accustomed to doing if the project had not existed and caused a decline in water levels of their wells.</li> </ul> <p>These measures would reduce the potential impacts to riparian communities to a <b>less-than-significant level</b>.</p> |   |                                    |   |              |      |
| <p><b>Impact: SID System Adequacy to Meet Project Agricultural Irrigation Demands--Options A (Municipal Connection), B (Onsite Groundwater), and C (SID Surface Water).</b> The project would increase the demand for agricultural irrigation water, which would be supplied by SID, consistent with its current practice of supplying water for agricultural irrigation needs within its boundaries. Because SID has confirmed it has sufficient water supply to meet this increased demand, this impact would be <b>less than significant</b>.</p> | <p><i>Although this impact is determined appropriately to be less than significant in the Final EIR, in comments on the Notice of Preparation in 2009, SID indicated that a developer should expect that some additional facilities may be needed because the existing agricultural distribution system in the Plan Area may be serving at or near its capacity. SID also indicated that SID has a number of district development requirements concerning facilities, such as a requirement that a separate "turnout" be provided at the developer's expense for each newly created parcel that would receive agricultural water service within the District, a requirement that an SID inspector be onsite during system installation, and similar matters reflected below in Mitigation 16-2c. Including the following SID district development requirements within the requirements for the project will help ensure that any required facilities are prepared according to SID's requirements. Implementation of SID's district development requirements will further help to ensure that any</i></p>   | Individual project applicants (must demonstrate compliance to County satisfaction). | County                             | Under Water Supply Option A (Municipal Connection), Option B (Onsite Groundwater) or Option C (SID Surface Water):<br><br>Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT | RELATED MITIGATION MEASURE   | MONITORING            |                                    |                     | VERIFICATION |      |
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|                   | <p><i>additional system features that may be needed will be provided in an appropriate manner.</i></p> <p><b>Mitigation Measure 16-2c:</b> Implement the following:</p> <p>(1) SID will not serve any lands located outside the SID boundary. SID service to any lands within the plan area that are outside the existing SID boundary would require annexation to SID. Annexation of land to SID shall conform to the requirements of SID, USBR, and the Solano County Local Agency Formation Commission (LAFCO). For any proposed SID annexation, complete the additional analysis deemed necessary by SID to determine whether sufficient capacity is available to serve the proposed annexation area, and satisfy the other annexation requirements of SID, USBR, and LAFCO.</p> <p>(2) Per SID Rules and Regulations, a separate water service (turnout) shall be provided to each newly created parcel within the district (i.e., with the current SID boundary or annexed plan area land) at the applicant/ developer's expense. SID and the applicant/ developer will need to determine how, if, and what type of service (agricultural irrigation or municipal landscape irrigation) each separate parcel is to receive. The applicant/developer may be required to pay to have SID's engineer perform an analysis of the existing system to determine if there is sufficient capacity to serve the proposed development.</p> <p>(3) Landscape irrigation service to the proposed development would require the design and installation of a municipal-style water system. At a minimum, the applicant/ developer shall provide for a headworks pumping plant, either off one of SID's pipelines or off the USBR Green Valley Conduit, to provide pressurized service to each parcel of the development. Depending on anticipated demand and existing SID system capacity, the applicant/developer may be required to pay for any necessary upgrades to existing SID water facilities required to adequately serve all parcels of the development at the same times, since rotated water service deliveries are impractical and difficult to enforce on municipal-type systems.</p> <p>(4) If additional SID agricultural service to the proposed development is required, the design and installation of individual turnouts to each parcel and a rotational service schedule would need to be</p> |                       |                                    |                     |              |      |



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|                   | <p>determined and followed. At a minimum, the applicant/developer shall provide for pipelines and appurtenances to provide service to each parcel of the development. In addition, the applicant/developer may be required to pay for any necessary upgrades to existing SID water facilities required to adequately serve all parcels of the development at the same time, depending on the proposed demand and system capacity.</p> <p>(5) All costs associated with the design and installation of any SID water extension system shall be at the expense of the applicant/ developer. SID shall review and approve the proposed system design prepared by the applicant/developer's engineer.</p> <p>(6) System installation shall be to SID's standards. SID would require the applicant/ developer to sign a work order acknowledging and approving all costs associated with the review of the design and to have a SID inspector onsite during system installation.</p> <p>(7) Arrangements satisfactory to SID shall be made for the design and construction of the new system before SID will approve a parcel map.</p> <p>(8) The applicant/developer shall provide easements for all new pipelines and facilities that would be granted to SID, including all facilities up to and including individual lot meters.</p> <p>(9) No permanent structures shall be allowed to be constructed over SID's existing rights-of-way, nor shall any trees be planted within 6 feet of the edge of any SID pipelines.</p> <p>(10) SID pipelines shall not be located within any of the proposed residential lots.</p> <p>(11) Water that could be provided by SID is non-potable and not for human consumption, and cannot be treated onsite for potable uses. Therefore, before SID provides non-potable water service, the developer shall provide proof of an alternate source of potable water for the property. Since each parcel would be served with both potable and non-potable water, all lines and fixtures connected to SID's non-potable service shall be clearly marked "NON-POTABLE – DO NOT DRINK."</p> <p>(12) Upon completion of construction of non-potable service to the subject properties, land owners shall contact SID to establish water service accounts.</p> |                       |                                    |                     |              |      |

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|   | (13) The SID certificate shall be added to all final parcel maps, subdivision maps, and improvements plans in the plan area, and SID shall review, approve, and sign all maps and plans.   |   |                                    |   |              |      |
| <b>Impact 16-3: Project Construction Impacts on Existing SID, USBR, City of Fairfield, and City of Vallejo Facilities in the Plan Area--Options A (Municipal Connection), B (Onsite Groundwater), and C (SID Surface Water).</b> Construction activity associated with buildout under the proposed Specific Plan, including general development activity as well as Specific Plan-proposed water and wastewater facilities construction, may affect existing Solano Irrigation District (SID), U.S. Bureau of Reclamation (USBR), City of Fairfield, and City of Vallejo water easements and facilities in the plan area, representing a <b>potentially significant environmental impact.</b> | <b>Mitigation 16-3:</b> Plans for development contiguous to SID, USBR, City of Fairfield, and City of Vallejo easements and facilities, or roadway or utility crossings of these facilities, shall be submitted to and approved by these agencies prior to implementation. Any submittal to the USBR shall be through the SID. No permanent structures shall be located over or within these existing pipeline easements without an alternative route being offered at developer expense. Utility crossings shall provide a minimum of three feet of clearance between the utility and the pipelines. Proposals for roadway crossings of any of these pipes shall include an engineered stress analysis on the pipe to ensure the pipeline would withstand proposed roadway loadings. Residential lots shall not be located within SID, USBR, City of Fairfield, City of Vallejo easements. Wastewater lines and other facilities on residential lots shall be kept clear of SID and USBR easements. Any sewer lines crossing USBR facilities shall be installed in a secondary casing across the USBR right-of-way.<br><br>The applicant/developer shall sign an "Agreement for Protection of Facilities" before the start of any construction on or contiguous to any SID or USBR facilities. The agreement shall be followed during construction contiguous to or crossing any SID or USBR pipelines and easements. At the applicant/developer's expense, SID would repair any construction damage to SID or USBR facilities, and the City of Fairfield or City of Vallejo would repair any construction damage to City facilities.<br><br>Implementation of this measure would reduce this impact to a <b>less-than-significant level.</b> | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Under Water Supply Option A (Municipal Connection), Option B (Onsite Groundwater) or Option C (SID Surface Water):<br><br>Prior to any subdivision or other discretionary approval. |              |      |
| <b>Impact 16-4: Potential Project Exceedance of FSSD Wastewater Treatment System Capacity--Options A (FSSD Connection) and C (FSSD Connection/Onsite Treatment Combination).</b> Specific Plan wastewater treatment Option A would involve connection of the proposed Specific Plan development area to the Fairfield Suisun Sewer District (FSSD) via an existing City of Fairfield conveyance system. The proposed Specific Plan development program would generate an  | <b>Mitigation 16-4:</b> The Specific Plan proposes establishment of a County Service Area (CSA) pursuant to California Government Code section 25210.1 et seq. to provide the financing and management for providing wastewater treatment services to the proposed Specific Plan development areas. Once approved, the CSA would be granted limited funding and management powers and the Board of Supervisors may act as the CSA board. The   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval.   |              |      |

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|   |  | Implementation Entity   | Monitoring and Verification Entity | Timing Requirements                                       | Signature    | Date |
| <p>estimated approximately 135 acre feet per year of wastewater treatment demand not specifically accounted for in current FSSD wastewater management planning, including the current FSSD Master Plan. The adequacy of the FSSD treatment plant, Cordelia Pump Station and associated City of Fairfield collection mains to accommodate the project contribution to anticipated cumulative future treatment demands has not been determined. The project-plus-cumulative demands for wastewater treatment may therefore exceed future City of Fairfield conveyance and FSSD treatment capacity, representing a <b>potentially significant project and cumulative environmental impact.</b></p>   | <p>proposed CSA may issue general obligation bonds or revenue bonds to finance the necessary wastewater and other common infrastructure, which would be funded by development connection and user fees.</p> <p>Prior to County approval of any future residential subdivision map or substantive discretionary non-residential development application in the plan area under wastewater treatment Options A or C, implement the following:</p> <ol style="list-style-type: none"> <li>(1) establish the Specific Plan-proposed County Services Area (CSA) for the development area;</li> <li>(2) formulate and adopt the Specific Plan-proposed Wastewater Master Plan for the development area;</li> <li>(3) establish agreement with the FSSD to serve the ultimate development area wastewater treatment need identified in the Wastewater Master Plan; and</li> <li>(4) establish associated wastewater system connection and user fees sufficient to fund the ultimate development area wastewater treatment facility needs identified in the Wastewater Master Plan, including purchase of required FSSD treatment capacity and construction of associated sewer system infrastructure--e.g., onsite collection system, offsite parallel municipal sewer main installation, associated capacity upgrades to the Cordelia Pump station, etc. (CSA Responsibility).</li> </ol> <p>Incorporation of these measures as Specific Plan policy would reduce this potential impact to a <b>less-than-significant level.</b></p> |   |                                    |   |              |      |
| <p><b>Impact 16-5: Potential Project Inconsistency with State Tertiary Wastewater Discharge Standards--Options B (Onsite Treatment) and C (FSSD Connection/Onsite Treatment Combination).</b> Under proposed wastewater service Option B (onsite wastewater treatment system), Wastewater from the Specific Plan development areas would be collected and treated onsite using a local collection system similar to Option A, but instead of a connection to the FSSD, the collected wastewater would be conveyed to an onsite Membrane Bioreactor (MBR) package wastewater treatment plant that would treat the collected wastewater to tertiary recycled water standards. The tertiary treated wastewater would then be reused onsite for agricultural irrigation, ornamental landscaping irrigation, park and playing field landscaping irrigation, toilet flushing, and other</p> | <p><b>Mitigation 16-5:</b> Prior to County approval of any future residential subdivision map or discretionary non-residential development application in the plan area under wastewater treatment option B or C, implement the following:</p> <ol style="list-style-type: none"> <li>(1) establish the Specific Plan-proposed CSA for the Specific Plan development area;</li> <li>(2) formulate and adopt the Specific Plan-proposed Wastewater Master Plan for the proposed development areas (CSA responsibility);</li> <li>(3) establish associated wastewater system connection and user fees sufficient to fund ultimate Specific Plan development area wastewater treatment facility needs identified in the Wastewater Master Plan, including construction and ongoing operation, monitoring and maintenance of the onsite wastewater treatment</li> </ol>  | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
|--|---|---|------------------------------------|---|--------------|------|
|  |   | Implementation Entity   | Monitoring and Verification Entity | Timing Requirements                                       | Signature    | Date |
| jurisdictionally permitted uses. Although the Specific Plan proposes to treat all collected wastewater to County and State tertiary recycled water standards, until the Specific Plan proposed Master Wastewater Plan for Options B and C, including complete engineering specifications for the onsite treatment system, are completed to County satisfaction and the associated recycled wastewater reuse aspect is approved by the RWQCB and CDPH, it is assumed that Options B and C may not comply with the wastewater treatment water quality and environmental health protection standards, and ongoing monitoring and reporting requirements, administered by these two state agencies, representing a <b>potentially significant environmental impact</b> .   | and disposal system (CSA responsibility); and<br>(4) complete the RWQCB Discharge Permit process for the proposed irrigation in designated areas, and CDPH permit procedures pursuant to CCR Title 22 standards for the proposed use of tertiary treated wastewater for irrigation (CSA responsibility).  |   |                                    |   |              |      |
| <b>Impact 16-6: Potential Project Inconsistencies with SID Standards--Options B (Onsite Treatment) and C (FSSD Treatment Combination/Onsite Treatment).</b><br>The Specific Plan proposes that, under wastewater treatment Options B or C, tertiary-treated wastewater would be reused onsite for agricultural and domestic irrigation purposes in conjunction with Solano Irrigation District (SID) water. The Solano Irrigation District (SID) may determine that delivery of tertiary effluent from the onsite MBR treatment plant via the existing SID conveyance system for agricultural and domestic irrigation purposes may be unsuitable for certain types of irrigation and therefore undesirable to the District. This proposed aspect of Wastewater treatment Options B and C may therefore be infeasible, representing a <b>potentially significant impact</b> . | <b>Mitigation 16-6:</b> In addition to compliance with California Department of Public Health (CDPH) and San Francisco Bay Regional Water Quality Control Board (RWQCB) groundwater and environmental health protection standards (see Mitigation 16-1-2), any project Wastewater Management Plan proposal to use SID conveyance or delivery components to supplement the project recycling system shall be designed to SID satisfaction or eliminated. One possible approach may involve SID delivery of raw water to a single point in the proposed CSA system, for plan area distribution by a CSA-operated distribution system. Formulation of this Wastewater Master Plan component to SID satisfaction would reduce this impact to a <b>less-than-significant level</b> .   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <b>Impact 16-7: Project Impact on Fire Protection and Emergency Medical Services.</b> Development in accordance with the Specific Plan may increase the demand for fire protection and emergency medical services sufficiently to create a need for new or altered facilities, representing a <b>potentially significant impact</b> .  | <b>Mitigation 16-7.</b> Before approval of the first Tentative Subdivision Map application in the Specific Plan area, the County shall obtain written verification from the Cordelia Fire Protection District (CFPD) that either (1) the CFPD's need for a new fire station in the general vicinity has been met (e.g., by plans for a new station on the Rockville Trails Estates site), or (2) a new fire station is needed within the Specific Plan area. If the latter is verified, the County shall require plans for construction of a fire station within the plan area as a condition of Tentative Subdivision Map approval, and confirm that any necessary additional environmental review is conducted. Incorporation of these measures as Specific Plan policy would reduce the impact to a <b>less-than-significant level</b> . | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |



| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE  | MONITORING  |                                    |   | VERIFICATION |      |
|--|---|---|------------------------------------|---|--------------|------|
|  |   | Implementation Entity   | Monitoring and Verification Entity | Timing Requirements                                       | Signature    | Date |
| <p><b>Impact 16-8: Project Impacts on Emergency Response, Evacuation, and Access.</b> Development in accordance with the Specific Plan would cause traffic increases and congestion on Green Valley Road, possibly delaying emergency response and evacuation, representing a <b>potentially significant impact</b>.</p>   | <p><b>Mitigation 16-8.</b> Implement mitigation measures identified in chapter 17, Transportation and Circulation, to reduce the impacts of Specific Plan-related traffic on Green Valley Road and other local roads. In addition, before approval of each Tentative Subdivision Map in the Specific Plan area, the County shall obtain written verification from the CFPD and Cal-Fire that proposed emergency access provisions meet CFPD and Cal-Fire road design and emergency access standards and require any necessary changes as a condition of map approval. Incorporation of these measures as Specific Plan policy would reduce impacts on emergency response, evacuation, and access to a <b>less-than-significant level</b>.</p> | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <p><b>Impact 16-9: Project Wildfire Hazard Impact--Ongoing.</b> The Specific Plan would introduce residential (Rural Meadow, Rural Neighborhood and Agriculture-Residential) and residential/commercial (Rural Neighborhood/ Community Service) land within or adjacent to areas where wildland fire danger is "moderate" to "very high." Specific Plan-facilitated development within or abutting these areas would create an "urban/wildland interface," increasing the risk of wildland fires and associated needs for additional fire protection personnel and facilities. Failure to sufficiently reduce this urban/wildland interface fire hazard through appropriate fuel management and other fire suppression techniques and/or provide the necessary fire equipment access, emergency evacuation, and additional fire protection personnel and facilities, could result in substantial safety hazard and impair CFPD response time and evacuation efforts, representing a <b>potentially significant impact</b>.</p> | <p><b>Mitigation 16-9.</b> Implement <i>Mitigation 16-7</i> and <i>Mitigation 16-8</i>. In addition, as a condition of Certificate of Occupancy approval, each individual discretionary development project in the Specific Plan area shall meet all applicable California Building Code and California Uniform Fire Code standards (including standards for building materials, construction methods, fire sprinklers, etc.) and all applicable State and County standards (including Solano County General Plan policies) for fuel modification and/or brush clearance in adjacent areas. Incorporation of these measures as Specific Plan policy would reduce the impact to a <b>less-than-significant level</b>.</p>                      | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to County issuance of Certificate of Occupancy.     |              |      |
| <p><b>Impact 16-10: Project Wildfire Hazards--Construction Period.</b> Construction in Specific Plan-designated development areas may involve handling and storage of fuels and other flammable materials, creating temporary fire hazards in the "urban/wildland interface" and representing a <b>potentially significant impact</b>.</p>   | <p><b>Mitigation 16-10.</b> As a condition of each Tentative Subdivision Map in the Specific Plan area, the County shall require that construction contractors conform to all applicable fire-safe regulations in applicable codes, including California Occupational Safety and Health Administration (OSHA) and local requirements for appropriate storage of flammable liquids and prohibition of open flames within 50 feet of flammable storage areas. Incorporation of these measures as Specific Plan policy would reduce the impact to a <b>less-than-significant level</b>.</p>  | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <p><b>Impact 16-11: Impact of Specific Plan Proposed Trails on Bay Area Ridge Trail Plan.</b> Unless</p>   | <p><b>Mitigation 16-11.</b> As a condition of each Tentative Subdivision Map in the Specific Plan area, the County</p>  | Individual project applicants (must   | County.                            | Prior to any subdivision or                               |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE   | MONITORING  |                                    |   | VERIFICATION |      |
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|   |  | Implementation Entity   | Monitoring and Verification Entity | Timing Requirements                                       | Signature    | Date |
| subsequent trail implementation plans are coordinated with the Bay Area Ridge Trail Council, proposed trails within the Specific Plan area may not meet Bay Area Ridge Trail standards, representing a <b>potentially significant impact</b> .  | shall require written verification that the Bay Area Ridge Trail Council has reviewed and approved final trail design and construction to ensure that trails within the Specific Plan area comply with Bay Area Ridge Trail standards, as appropriate. Incorporation of this measure as Specific Plan policy would reduce the impact to a <b>less-than-significant level</b> .   | demonstrate compliance to County satisfaction).                                     |                                    | other discretionary approval.                             |              |      |
| <b>Impact 16-12: Project Construction-Period and Long-Term Solid Waste Impact on Landfills.</b><br>Construction and operation of land uses proposed by the Specific Plan would generate solid waste that would require disposal at a landfill. While landfill capacity is currently expected to be adequate to serve this development, the situation could change over the life of the Specific Plan, particularly if the currently pending Potrero Hills Landfill expansion proposal is not approved before the scheduled landfill closure date of January 1, 2011. Any potential for inadequate landfill capacity or the potential need for new facilities would represent a <b>potentially significant impact</b> .  | <b>Mitigation 16-12.</b> The project shall comply with Solano County General Plan policies and other provisions calling for source reduction and recycling in construction and ongoing operations. As a condition of each Tentative Subdivision Map in the Specific Plan area, the County shall require the applicant to provide written verification from the appropriate landfill operator that adequate landfill capacity is available to accommodate construction and operation of the project.<br><br>In addition, the applicant shall be required to prepare and implement a recycling plan for the construction phase of the project.<br><br>The recycling plan shall address the major materials generated by project construction and identify means to divert a portion of these materials away from the chosen solid waste landfill.<br><br>Incorporation of this measure as Specific Plan policy would reduce the impact to a <b>less-than-significant level</b> . | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |
| <b>TRANSPORTATION AND CIRCULATION</b>   |  |   |                                    |   |              |      |
| <b>Impact 17-1: Baseline Plus Project Impacts on Intersection Operations.</b> The project would contribute significantly to baseline level of services impacts (i.e., intersection turning movement volumes) at the following local intersections during typical weekday peak hours:<br><i>Weekday AM Peak Hour:</i><br>(Intersection #9) Green Valley Road at the I-80 Westbound On-Ramp (project-generated traffic would exacerbate already unacceptable baseline operations [LOS F] by increasing the overall intersection traffic volume by more than one percent at this stop-sign controlled intersection)<br>(Intersection #10) Green Valley Road at the I-80 Eastbound Ramps (project-generated traffic would exacerbate already unacceptable baseline operations | <b>Mitigation 17-1:</b><br>(1) Baseline plus project impacts on this stop sign controlled intersection 5, Green Valley Road at Westlake Drive, would trigger the need for mitigation sufficient to bring project-plus-baseline operations back to LOS B and C in the AM and PM peak hours respectively. If the City of Fairfield determines in the future that a traffic signal is warranted at this intersection, the City and County shall agree on a fair-share portion of the signal installation cost to be assigned to the plan area, and the County shall identify an associated fair share per residential unit contribution as a condition of subsequent individual subdivision map approvals in the plan area.<br><br>Implementation of this measure would reduce this particular intersection impact to a <b>less-than-</b>   | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |

| IDENTIFIED IMPACT   | RELATED MITIGATION MEASURE  | MONITORING            |                                    |                     | VERIFICATION |      |
|---|---|-----------------------|------------------------------------|---------------------|--------------|------|
|   |   | Implementation Entity | Monitoring and Verification Entity | Timing Requirements | Signature    | Date |
| <p>[LOS F] by increasing the overall intersection traffic volume by more than one percent at this signalized intersection)</p> <p><i>Weekday PM Peak Hour:</i></p> <p>(Intersection #5) Green Valley Road at Westlake Drive (project-generated traffic would result in an LOS change from C under baseline conditions to E under baseline plus project conditions at this stop sign controlled intersection)</p> <p>(Intersection #7) Green Valley Road at Business Center Drive (project-generated traffic would result in an LOS change from E under baseline conditions to F under baseline plus project conditions at this signalized intersection)</p> <p>(Intersection #9) Green Valley Road at the I-80 Westbound On-Ramp (project-generated traffic would exacerbate already unacceptable baseline operations [LOS F] by increasing the overall intersection traffic volume by more than one percent at this stop-sign controlled intersection)</p> <p>(Intersection #10) Green Valley Road at the I-80 Eastbound Ramps (project-generated traffic would result in an LOS change from E under baseline conditions to F under baseline plus project conditions at this signalized intersection)</p> <p>These project-generated intersection LOS changes would represent a <b>significant impact</b>.</p> | <p><b>significant level.</b></p> <p>(2) For project impacts on intersections 7 and 9, the City and County shall agree on a proportionate fair-share of the cost of planned interim improvements to the Green Valley Road/I-80 interchange that have been identified by the City of Fairfield to be assigned to future subdivision and other discretionary development approvals in the plan area, including:</p> <ul style="list-style-type: none"> <li>▪ At signalized intersection 7, Green Valley Road at Business Center Drive, improvement plans are being developed to allow for free right-turn movements on the northbound and southbound approaches to the intersection. The southbound free right-turn would also include construction of a separate right-turn lane for the southbound Green Valley Road approach to Business Center Drive.</li> <li>▪ At unsignalized intersection 9, Green Valley Road at the I-80 Westbound on-ramp, the on ramp leg of the intersection is to be realigned to allow for the addition of a separate left-turn lane for northbound Green Valley Road, along with a new traffic signal.</li> </ul> <p>The County and City shall agree on a fair-share cost to be assigned to the plan area for these improvements, and the County shall identify an associated fair share per residential unit contribution as a condition of subsequent individual subdivision map approvals in the plan area.</p> <p>(3) For project impacts on signalized intersection 10, Green Valley Road at the I-80 Eastbound Ramps, the planned reconstruction of the Green Valley Road/I-80 interchange would ultimately mitigate the anticipated AM and PM peak hour baseline plus project operational impacts; however, no feasible interim improvements to the interchange have been identified to mitigate this impact (mitigation would ultimately require reconstruction--i.e., widening--of the overpass).</p> <p>Implementation of the mitigation measures identified above for intersections 7 and 9 would substantially reduce the amount of peak hour delay per vehicle at these two intersections, but not to less than significant levels. The projected background plus project peak hour ratings at study intersections 7, 9, and 10 would remain at LOS E or F. In addition, because the County does not have jurisdiction over any of these study intersections within the City of Fairfield, implementation of the mitigation measures listed above for</p> |                       |                                    |                     |              |      |

| IDENTIFIED IMPACT  | RELATED MITIGATION MEASURE   | MONITORING  |                                    |   | VERIFICATION |      |
|--|--|---|------------------------------------|---|--------------|------|
|  |  | Implementation Entity   | Monitoring and Verification Entity | Timing Requirements                                       | Signature    | Date |
|  | intersections 5, 7 and 9 cannot be assured. Therefore, until the proposed City/County fair-share funding program for intersections 5, 7 and 9 is established, and the planned I-80/I-680/SR 12 Interchange Improvement Project (the planned reconstruction of the I-80/I-680/SR 12 and Green Valley Road interchange, as described in section 17.1.3 herein) is funded and implemented, the projected interim baseline plus project intersection impacts on intersections (5), (7), (9) and (10) are considered to be <b>significant and unavoidable</b> . |   |                                    |   |              |      |
| <b>Impact 17-2: Cumulative Plus Project Impacts on Intersection Operations.</b> Under projected cumulative (2030) plus project conditions, the project would contribute significantly to further deterioration of traffic operations at intersection 5, Green Valley Road at Westlake Drive, in the PM peak hour, reducing operations from LOS C to LOS E. This intersection LOS change would represent a <b>potentially significant cumulative impact</b> . | <b>Mitigation 17-2:</b> The cumulative plus project condition at this intersection would not warrant installation of a traffic signal. It is recommended that this intersection remain in its current unsignalized condition, since the project-related significant delay would be limited to the left-turn movement at the side street (Westlake Drive) approach in the PM peak hour only, and alternative routes are available to motorists at this location. This impact is therefore considered to be <b>significant and unavoidable</b> .             | Individual project applicants (must demonstrate compliance to County satisfaction). | County.                            | Prior to any subdivision or other discretionary approval. |              |      |





## **DISCUSSION:**

As part of researching possible regulatory options for commercial cannabis, the County has arranged for presentations on a variety of topics addressing the regulation of cannabis. This guest speaker series included the following:

March 14, 2017

Agricultural Commissioner Jim Allan provided an overview of the horticultural and agricultural ramifications and considerations should any aspects of cannabis cultivation be considered by the County.

April 11, 2017

Alex Spelman, Business Development Director for SICPA, presented an overview of track and trace regulations under the Adult Use of Marijuana Act (AUMA) and the Medical Cannabis Regulation and Safety Act (MCRSA) including a review of a pilot program that was conducted with the County of Humboldt's Agricultural Commissioner's office and is now being implemented with the Yolo County Agricultural Commissioner's office.

May 9, 2017

Amber Morris, Branch Chief CalCannabis Cultivation Licensing, California Department of Food and Agriculture, presented an overview of CalCannabis licensing regulations and Programmatic Environmental Impact Report. The California Department of Food and Agriculture (CDFA) is currently developing regulations to establish cannabis cultivation licensing and a track-and-trace system, collectively referred to as CalCannabis Cultivation Licensing. The department is also preparing a Programmatic Environmental Impact Report (PEIR) to provide the public, state and local agencies, and permitting agencies information about the potential environmental effects associated with the adoption and implementation of statewide cannabis cultivation regulations.

June 6, 2017

Representatives from the State of Colorado's Department of Revenue Deputy Executive Director Heidi Humphreys and Director of Marijuana Enforcement Division Jim Burack on administering and enforcing medical and retail marijuana laws and regulations in Colorado. The presentation focused on the lessons learned in creating and enforcing both medical and retail regulations in Colorado.

## **Cannabis Tours**

The ad-hoc cannabis committee, which includes Chairman Vasquez and Supervisor Hannigan, Agricultural Commissioner Jim Allan and representatives from the Department of Resource Management, conducted tours of a cannabis edible manufacturing facility and a cannabis nursery in Oakland, a cannabis testing laboratory in Berkeley, an indoor cannabis cultivation site and a testing laboratory in Sacramento, and a Type 2 manufacturing facility in Santa Rosa.

A summary of these tours is included as Attachment B.

## **Neighborhood Watch Meetings**

Staff contacted thirteen homeowner's associations and five neighborhood watch groups to request the opportunity to provide presentations and receive input on cannabis regulations in the unincorporated county. The Green Valley/Willotta Oaks neighborhood watch and also the Horsecreek Neighborhood watch in Elmira agreed to allow staff to come and give presentations and both groups provided feedback. Summaries of input is included as Attachment C.

## **Local City and County Jurisdiction Update**

Cities within Solano County are also researching and developing regulations that address medical and recreational cannabis. An update is included as Attachment D.

Counties adjacent to Solano are also establishing regulations in regards to medical and recreational cannabis. See Attachment E for the most recent update.

State Regulations Update

Bureau of Cannabis Control

Released draft regulations for medical cannabis testing laboratories, dispensaries, transporters, and distributors

California Department of Public Health's Office of Manufactured Cannabis Safety released draft regulations for the manufacturing of edible cannabis products for medical use.

California Department of Food and Agriculture's CalCannabis Cultivation Licensing, released draft regulations for the cultivation of medical cannabis.

Trailer Bill

Passed by the legislature and signed by Governor Brown on June 27, 2017 which contains measures to meld the two laws (MCRSA and AUMA) and provide further guidelines for regulating cannabis.

**STAFF RECOMMENDATION**

Staff is asking the Planning Commission to receive this update and engage in a study session on commercial cannabis and medical cannabis laws and regulations. Staff does not expect the Commission to make a formal recommendation at this meeting as more information is expected to be gathered and developed in the next month to better inform the final recommendations coming from the Commission.

**ATTACHMENTS:**

**A: Types of Commercial Cannabis License Types**

**B: Summary of Cannabis Tours**

**C: Summaries of Neighborhood Meetings**

**D: Local Jurisdiction Update**

**E: County Jurisdiction Update**

# Types of Commercial Marijuana Licenses

## Outdoor Commercial Cultivation (no use of artificial light)



### License types based on size of grow operation:

Type 1 – up to 5,000 square feet of total canopy size on one premises, or up to 50 mature plants on non-contiguous plots

Type 1C – up to 25 mature plants for outdoor cultivation on one premises.

Type 2 – between 5,001 and 10,000 square feet of total canopy on one premises

Type 3 - between 10,001 square feet to 1 acre of total canopy size on one premises

*Type 5 – greater than 1 acre of total canopy size on one premises (no state licenses to be issued prior to Jan.1, 2023)<sup>1</sup>*

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<sup>1</sup> Use of italics indicates it is a part of the Adult use of Marijuana Act, Proposition 64.



## Indoor Cultivation (exclusive use of artificial light)



### License types based on size of grow operation:

Type 1A – up to 5,000 square feet of total canopy size on one premises

Type 1C – up to 500 square feet or less of total canopy size on one premises

Type 2A – between 5,001 and 10,000 square feet of total canopy on one premises

Type 3A - between 10,001 square feet to 22,000 of total canopy size on one premises

*Type 5A – greater than 22,000 of total canopy size on one premises (no state licenses to be issued prior to Jan.1, 2023)*

**Mixed-Light Cultivation** (combination of natural and supplemental lighting at a maximum threshold to be determined by the State)



**License types based on size of grow operation:**

Type 1B – up to 5,000 square feet of total canopy size on one premises

Type 1C – up to 2,000 square feet of total canopy size on one premises

Type 2B – between 5,001 and 10,000 square feet of total canopy on one premises

Type 3B - between 10,001 square feet to 22,000 of total canopy size on one premises

*Type 5B – greater than 22,000 of total canopy size on one premises (no state licenses to be issued prior to Jan.1, 2023)*



Cultivation includes trimming, drying, and curing marijuana “buds”



**Nursery** (Up to 1 acre, can be outdoor, exclusively artificial light or mixed light/combo of both)



Type 4 – produces only clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of medical marijuana. Can transport marijuana plants without a transporter license.





## Testing Laboratories



Type 8 – Testing of all commercial cannabis and cannabis products for pesticides and THC/CBD levels.

## Dispensaries



**Type 10-Dispensary;** General: where medical cannabis, medical cannabis products, or devices for the use of medical cannabis or medical cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers

**Type 10A-Dispensary;** for dispensers who have no more than three licensed dispensary facilities and wish to hold either a cultivation or manufacturing license or both. This license shall allow for delivery where expressly authorized by local ordinance. Each dispensary must be individually licensed

## Distributors



Type 11 – Only entity that can distribute marijuana and marijuana products from manufacturers/cultivators to dispensaries. A distributor must also hold a transporter (Type 12) license. Cultivators and manufacturers are required to send their products to distributors before the product is passed to the next stage of manufacturing or retailing.

Distributors send to testing labs; then sample returns back to Distributor for final distribution.



## Transporter



Type 12 – Transports cannabis and cannabis products between licensees. *No transporter licenses in Prop 64.*

**Microbusiness**



*Type 12 - Cultivation of marijuana (indoors or outdoors) on an area less than 10,000 square feet, level 1 manufacturer, distributor and retailer. Can deliver marijuana to retail customers and on-site consumption may also be allowed. Allows for vertical integration for a marijuana business.*

# Cannabis Business Tours Review

January 31, 2017

Indoor Cultivation Facility – Type 2A

County staff toured an Indoor Cultivation Facility located in a Light Industrial zoned area within the city of Sacramento. The facility itself was located within a wrought iron gated enclosure adjacent to other commercial/industrial uses. The building design is one seen often in industrial areas, with a single door entry for employees and larger metal roll-up doors for equipment entry. The interior of the building had been portioned off into rooms for the cannabis operation as well as an office area and conference room and water storage area. We toured two grow rooms; one room contained the “mother” plants which provide the seedlings for the grow operation. The second grow room contained the seedlings that were being cultivated to maturity. All plants in both rooms were planted in individual grow pots with single tubed drip irrigation attached to the pot. Fans were used to circulate air along with an air-conditioning system. There was an air filtration system that uses charcoal filters to mitigate odor installed overhead. There were overhead lights to accelerate the plant growth. The facility also introduces carbon dioxide into the growing rooms to displace oxygen and accelerate plant growth, there were numerous pressurized containers throughout the facility.

After maturation, the plants are harvested and are hung to dry in a “dry room”. The plants hang until the moisture in the plant has evaporated. The buds are then cut and trimmed for packaging and distribution to dispensaries or manufacturers. The “trim – leaves, stems from trimming the buds” are packaged and sold to manufacturers for further processing into oils for use in lotions, edibles, etc.







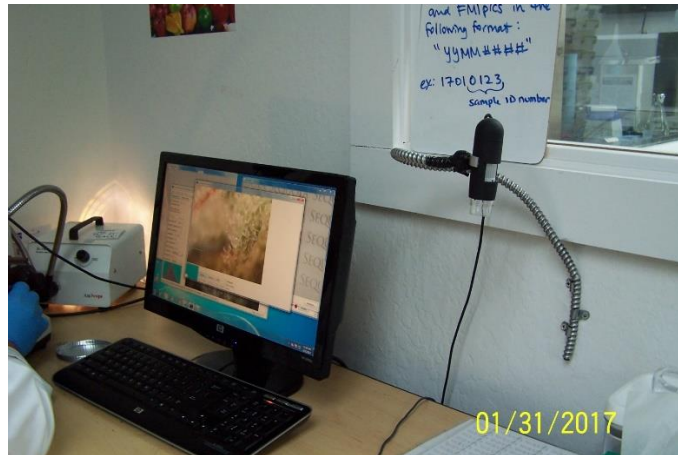
The plants are grown on raised corrugated plastic sheets. Each plant is watered through individual drip irrigation tubes which mitigates the overwatering of plants. There appeared to be very little waste water associated with cultivation on the date of our visit, however, seedlings require more water than adult plants and the lot we observed were past the seedling phase. Waste water is collected, in 50-gallon wastewater containers at the end of each row. The operator stated that these containers are disposed of “properly” however, no drainage to sanitary sewage was observed. The owner noted that the site averaged about 400 gallons of water usage a day and there were more than 800 plants being cultivated. Due to the use of drip tube irrigation, the site treats all of its water through reverse osmosis to remove silica and prevent blockage of the irrigation lines. By treating all of the water, they create a 50% “waste” stream from their initial water source.

#### Testing Laboratory Facility – Type 8

County staff toured a cannabis laboratory/testing facility located in a General Commercial area within the city of Sacramento. The lab facility was located in a commercial business park area with other types of commercial businesses operating in the business park. The laboratory allows cannabis growers to bring in samples of cannabis (flowers, edibles, tinctures, concentrates, etc.) for testing. The lab facility tests for molds, fungus, and pesticides, foreign



objects. The lab has the capability of developing nutritional labels for edibles. The lab operator shared photos of some of the cannabis samples that were affected by mold, fungus and even foreign objects. The laboratory also analyzes solvents, moisture content of buds and can provide a potency analysis that measures the level of THC and/or cannabinoids in cannabis and cannabis products.



#### Small Manufacturing Facility – Type 6 Level 1

Also at that site, staff toured a small manufacturing operation in which oils, with and without THC, were infused with other ingredients to make lotions and creams for medical cannabis patients. There was a small amount of tinctures being produced which are meant for human consumption, there was no plumbing in this production room. This was a very small operation that consisted of stainless steel tables and commercial mixers. The business owner did not manufacture the oils but instead purchased the oils from other sources.

**February 1, 2017**

**Manufacturing Facility – Type 6 -Level 1**

County staff toured a large Type 6 Manufacturing facility located in a Business Park District within the city of Santa Rosa. The business obtained a zoning clearance from the City of Santa Rosa for its operation. The business was located in a large one-story building and was surrounded by other businesses in the business park. The interior of the building was divided into rooms including a manufacturing repair shop, the manufacturing processing room, a testing lab for testing company products, and marketing and business offices for staff.

The company manufactures oil from cannabis trimmings using CO2 as the extraction method. The trimmings come from cannabis cultivators, either under lease by the manufacturer or other growers, from different locations in California. The cannabis trimmings are put into an extraction machine which spins the trimmings at a high rate of speed to separate out the product. That product is then broken down into oils for use in edibles, lotions, and vaporizers.



**February 11-12, 2017**

County staff attended The Hemp & Cannabis (THC) Fair in Vallejo. Staff interacted with a variety of small business owners and gathered information on the local marijuana business climate. Staff was able to observe and interact with a variety of marijuana and marijuana-related products produced and sold in our region, including cultivation insurance services, home

cultivation kits, soil amendments, marijuana distillation devices, edibles, water treated specific for marijuana cultivation and more.

### **April 26, 2017**

Staff and the Board Ad Hoc committee toured an edible manufacturing operation, a nursery facility and a laboratory.

#### **Manufacturing Facility – Type 6 – Edible Manufacturer**

The manufacturing facility would be classified as a Type 6 license facility and is located in a City of Oakland industrial business park. The business was located in a large one-story building and was surrounded by other manufacturing businesses. The interior of the building was divided into rooms including a manufacturing processing room and marketing and business offices for staff.

The company's operations are very similar to those of the previous company visited located in Santa Rosa. The company manufactures oil from cannabis trimmings using CO2 as the extraction method. The trimmings come from cannabis cultivators, either under lease by the manufacturer or other growers, from different locations in California. The cannabis trimmings are put into an extraction machine which spins the trimmings at a high rate of speed to separate out the product. That product is then broken down into oils for use in edibles, lotions, and vaporizers.

#### **Nursery Facility – Type 4**

The nursery facility would be classified as a Type 4 license facility and is located in a City of Oakland industrial business area. The company specializes in cultivating clones for growers. The clones are grown from seedlings and/or grafted plants to the point of cultivation. The building was divided into various rooms with plants in various stages of development. All plants were planted in individual grow pots with single tubed drip irrigation attached to the pot. Fans were used to circulate air and there was an air filtration system that uses charcoal filters to mitigate odor installed overhead. There were overhead lights to accelerate the plant growth.

#### **Testing Laboratory Facility – Type 8**

County staff toured a cannabis laboratory/testing facility located in a commercial area within the City of Berkeley. The lab facility is located in a commercial area with other types of commercial businesses. The laboratory allows cannabis growers to bring in samples of cannabis (flowers, edibles, tinctures, concentrates, etc.) for testing. The lab facility tests for molds, fungus, pesticides and foreign objects. The laboratory also analyzes solvents, moisture content of buds and can provide a potency analysis that measures the level of THC and/or cannabinoids in cannabis and cannabis products.





## **Summary of Community Meetings:**

Green Valley/Willotta Oaks Meeting

June 5, 2017

This was a combined meeting of the two organizations with approximately 30 people in attendance. There were no comments in regards to personal cannabis cultivation regulations. Some concerns were expressed about trespass outdoor grows on larger parcels; but overall there was little concern expressed over the possibility of the County considering commercial cannabis businesses in the industrial zoned areas of the unincorporated county.

Horse Creek Neighborhood Meeting (Elmira)

June 20, 2017

There were nine residents in attendance. The majority of the group were not in favor of allowing any type of cannabis uses in any zone beyond what is allowed by state law. The group expressed concerns for allowing outdoor cultivation of six plants citing odor and potential for crime. Some wanted indoor grows (allowed by state) limited to inside a residence, others were okay with the indoor grows inside a residential accessory structure on the property with setbacks, odor and security standards, citing mold growth in a residence as a concern. The group wanted a registration process for anyone wishing to grow cannabis for personal use.

Overall, the main concern for any type of proposed cannabis regulations was how these proposed regulations were going to be enforced. Meeting attendees stated that if the County were to consider allowing commercial cannabis businesses, then the enforcement of the regulations should be clear, concise and costly to violators. Some suggestions included the confiscation of cannabis plants/products, monetary fines that increase daily for noncompliance, and liens on the offending properties. They also believed that the radius for public notification of any cannabis application received by the County should be 5 miles due to odor drift.

| City  | Personal Cultivation  | Commercial Cultivation  | Dispensaries   | Mobile Dispensaries   |
|---|---|---|--|---|
| <b>Benicia</b><br><b>Municipal Code Chapter 9.60 Urgency Ordinance 17-3 in Effect</b> | Qualified patient may have six mature plants or 12 immature plants in a fully enclosed structure if there is no visual or olfactory evidence of cultivation detectable from the public right of way or from adjoining properties. | No outdoor or indoor medical marijuana cultivation<br><br><b>June 7<sup>th</sup>:</b> City Council Meeting to discuss cannabis policies<br>-Receive presentation from HdL Companies on MCRSA and AUMA   | Dispensaries Banned. All deliveries prohibited within city limits (Municipal Code Chapter 17.84)   | N/A<br><b>Urgency Ordinance:</b><br>Prohibits commercial cultivation, delivery, distribution, transportation, manufacturing, retail, and testing facilities. Also includes prohibiting outdoor personal and nonmedical marijuana. |
| <b>Dixon</b><br><b>Municipal Code Chapter 11.13</b>                                   | A qualified patient or primary caregiver who cultivates, possesses, stores, manufactures, or transports cannabis exclusively for his or her personal medical use is exempt from the licensure requirements                        | Measure K passed business license tax of 15% on medical marijuana businesses.<br><br><b>May 24<sup>th</sup>:</b> Public Hearing on Cannabis Pilot Program for cannabis businesses (excluding dispensaries). Accepting submissions of "Request for Qualifications" through June 30 <sup>th</sup> . No outdoor cultivation. | Limit 2 dispensaries allowed in the City at any time. (Ch. 6.12 of Municipal Code)<br><br><b>June 13<sup>th</sup>:</b> City Council Meeting approved first reading of ordinance to allow dispensaries in Light Industrial and Heavy Industrial zones | N/A<br><br>Delivery of medical marijuana is prohibited unless a person holds a valid medical marijuana dispensary permit  |
| <b>Fairfield</b><br><b>Municipal Code Chapter 25.32.17</b>                            | 6 plant maximum cultivated indoors in secure enclosure. Outdoor cultivation prohibited. Written consent for indoor cultivation by property owner. Cultivation may not displace required off-street parking                        | Commercial Cultivation Prohibited within Fairfield<br><br><b>Permanent Ordinance Passed March 7<sup>th</sup>:</b> Prohibit all commercial marijuana activity, delivery, and outdoor cultivation.  | Medical Marijuana Dispensaries Prohibited  | All delivery of marijuana within the City of Fairfield is prohibited. Mobile marijuana dispensaries are also prohibited<br><b>(Urgency Ordinance adopted December 20<sup>th</sup>)</b>  |

**Summary of Local Jurisdiction Marijuana Ordinances**  
**Summary of Local Jurisdiction Marijuana Ordinances**

| City  | Personal Cultivation  | Commercial Cultivation  | Dispensaries   | Mobile Dispensaries |
|---|---|---|--|---------------------|
| <b><u>Rio Vista</u></b><br><b>Municipal Code</b><br><br><b>Section 17.70</b><br><br><b>Ordinance 002-2016</b> | Medical cultivation permissible indoors or in an a detached, secure enclosure with license by Police Chief                          | Did not pass Nov 15 <sup>th</sup> temp. moratorium on outdoor cultivation.<br><b>P/C Public Meeting May 10<sup>th</sup> for draft ordinance.</b><br><br><b>July 18<sup>th</sup>: First reading of medical/recreational cannabis ordinance</b> | Dispensaries are banned within City limits<br><br>⇒ Allow dispensaries, deliveries, and indoor cultivation. 600ft setbacks. Medical delivery allowed | Prohibited          |
| <b><u>Suisun</u></b><br><b>Municipal Code</b><br><br><b>Chapter 18.47</b>                                     | Personal Cultivation as permitted by the State. Only allows individual cultivation, this excludes caregiver/collective cultivation. | March 21 City Council Staff Report: Conduct public outreach, no dispensaries, consider other businesses.<br>April 11: Planning Comm. Policy Discussion<br><b>June 7<sup>th</sup>: Community Discussion</b>                                    | Dispensaries in all city zones are prohibited. Delivery of marijuana prohibited within city limits   | Prohibited          |
| <b><u>Vacaville</u></b><br><b>Municipal Code</b><br><br><b>Chapter 9.13</b>                                   | Personal, non-commercial use or cultivation of marijuana prohibited. Personal cultivation as permitted by State.                    | Commercial activity prohibited within the City<br><br><b>Currently no action on the topic of cannabis regulations</b>   | Dispensaries Prohibited. Transportation or delivery of marijuana prohibited within the City of Vacaville   | N/A                 |



## Summary of Local Jurisdiction Marijuana Ordinances

| City   | Personal Cultivation  | Commercial Cultivation  | Dispensaries   | Mobile Dispensaries                 |
|--|---|---|--|-------------------------------------|
| <p><b><u>Vallejo</u></b><br/><b>Municipal Code Chapter 7.100</b></p> | <p>Recognizes the need for access to medical marijuana by patients. Personal cultivation as permitted by State.</p> | <p><b>The Vallejo City Council Special Study Session on Marijuana June 7<sup>th</sup>: Community input and approval to create ad hoc committee to evaluate potential cannabis ordinance options</b></p> | <p>No authority to permit use of dispensary in any zone</p> <p><b>Limited Immunity:</b> minimum of one thousand feet from any public or private school, kindergarten through high school. 10 dispensaries are compliant with municipal code. Businesses must comply with city business tax rate (10% gross receipt) (Municipal Code Chapter 5.5)</p> | <p>No mobile dispensary allowed</p> |

## Adjacent County Cannabis Ordinance Status

| County       | Personal Cultivation  | Dispensaries   | Other Cannabis Businesses  |
|--------------|---|--|--|
| Solano       | Interim urgency ordinance prohibits all outdoor cultivation. Indoor personal cultivation allowed if secured indoors.  | Prohibited   | Not allowable under county code  |
| Napa         | Outdoor cultivation of medical cannabis prohibited. Indoor cultivation allowed with regulations. No more than twenty-five contiguous square feet of cultivated area per premises allowed for indoor/enclosed structure medical cultivation. Update on medical/commercial regulations under MCRSA and AUMA at 05/30/17 cannabis roundtable | Prohibited   | Not allowable under county code  |
| Sacramento   | <b>Adopted current ordinance 4/11/17 (Personal Indoor Use)</b> Outdoor cultivation of medical cannabis prohibited. No more than 9 plants allowed for either medical (regardless of the number of qualified patients or caregivers residing in the dwelling) or non-medical use.   | Not a permitted use within the unincorporated area of Sacramento County                | Commercial Marijuana Businesses Prohibited in all Zoning Districts   |
| Contra Costa | Interim urgency ordinance prohibits outdoor personal cultivation. Personal indoor grows of up to six plants as provided by AUMA allowed   | Prohibited<br><br>Cannabis Regulation Workshop 04/25/17: Evaluating Regulation Options | Interim urgency ordinance prohibits the cultivation, delivery and sale of marijuana and marijuana products |

## Adjacent County Cannabis Ordinance Status

| County | Personal Cultivation  | Dispensaries | Other Cannabis Businesses  |
|--------|---|--------------|--|
| Yolo   | Personal cultivation allowed under MCRSA and AUMA. Outdoor cultivation limited by setbacks to sensitive uses and neighboring residential structures.  | Prohibited   | <p>Commercial Cultivation of medical cannabis allowed by permit only and must be in compliance with California Regional Water Quality Control Board Central Valley Region. Cultivators participate in pilot track and trace program</p> <ul style="list-style-type: none"> <li>- \$1,500 per Application Fee</li> <li>- \$7,600 Initial Permit Fee</li> <li>- \$1.60 per sq. ft. (CBD Dominant) / \$2.48 per sq. ft. (THC Dominant) Annual Certification Fees</li> </ul> |
| Sonoma | Medical and Non-medical: 100sq feet including up to of 6 plants for adult use per residence. Outdoor allowed with some restrictions on setbacks and zoning. Indoor/Mixed-light allowed. All cultivation structures must be equipped with filtration and ventilation systems | Allowed      | <p>Wil begin accepting permit applications for medical cannabis businesses July 5, 2017 with \$2,500 fee</p> <p>Cannabis Business Tax Rates applicable to all permitted businesses</p> <p>Permitting available for nursery, cottage, indoor/outdoor/mixed light cultivation, testing/lab, manufacturing, dispensaries, distributor, and transporter businesses</p>   |