

**Middle Green Valley Specific Plan  
Application for Specific Plan Amendment to the Specific Plan  
Redline of Specific Plan Amendments**

Below is an itemized list of all proposed amendments by Chapter. New text is shown in underline and removed text is shown in ~~strikeout~~. Proposed amendments to Figures are identified within each Chapter and updated Figures are attached Exhibit A.

**Chapter 1, Vision:** There are no amendments in Chapter 1.

**Chapter 2, Plan Purpose:** There are no amendments in Chapter 2.

**Chapter 3, The Neighborhood Plan:** Following are the specific amendments in Chapter 3.














Figure 3-23 (Page 3-36)

Figure 3-23: Gray Fabric, is amended to show the relocation of the Elkhorn Foothills access road and the southern most local road within the Plan Area. See revised Figures in Exhibit A.

Table 3-3 (Page 3-50)

Table 3-3 Land Use Summary is amended to show the increased in Agriculture Designations by reducing the acreage of Residential Designations within the foothills.

Table 3-3: Land Use Summary

Open Lands Designations			Area (ac)	Density Range	% of Plan Area
	OL-N	Open Lands- Natural	170	n/a	
	OL-R	Open Lands- Recreation	22	n/a	
Subtotal			<u>192 ac.</u>		10%
Agriculture Designations					
	AG-WS	Agriculture- Watershed	<del>954</del> <u>861</u>	n/a	
	AG-P	Agriculture- Preserve	450	n/a	
	AG-R	Agriculture- Residential	89	5 ac min.	
Subtotal			<del>1,390</del> <u>1,400</u>		73%
Residential Designations					
	RF	Rural Farm	139	1-5 acres per unit	
	RM	Rural Meadow	<del>39</del> <u>29</u>	1/4 ac. min	
	RN	Rural Neighborhood	56	1-4 du/ac	
	RC	Rural Mixed-Use Center	15	4-8 du/ac	
Subtotal			<del>249</del> <u>239</u>		13%
Community Services Designations					
	CS	Community Services	16	n/a	
	PS	Public Services	2	n/a	
Subtotal			<u>18 ac.</u>		1%
Overlay Designations					
	ATO	Agriculture Tourism Overlay			
	NCO	Neighborhood Commercial Overlay			
Roads and Infrastructure			56		3%
<b>Project Total:</b>			<b>1,905 ac.</b>	<b>400 max. new units</b>	

*“D. Community Paths: A network of trails, paths, and trailheads knits this community together and provides links to regional open space and adjacent residential areas. This Specific Plan shall not be interpreted to preclude the future extension of any trail, bike path or transit connection. A hierarchy of trail types provides many alternative routes. Refer to Section 5.7.4 for specific requirements and details.*

*Trail design principles include:*

- *Ensure safe, high quality walking environments along streets by utilizing plantings, appropriate street widths, and street parking to encourage slower driving speeds and to separate the pedestrian from travel-ways.*
- *Utilize rustic, simple treatments for hiking trails and associated improvements that blend into the topography and minimize disruption to the foothill landscape.*
- *Maximize the use of pervious trail and path treatments to the extent feasible to increase water filtration and reinforce the rural design aesthetic.*
- *All trails within conservation easement areas may be modified as required per state and federal permits including but not limited to location, construction, size and allowed uses.*
- *Site constraints may prevent construction of Potential Trails.”*

Figure 3-44 (Page 3-51)

Figure 3-44: The Built Fabric – The Land Use Plan is revised to reflect the various neighborhood amendments that are itemized in the Narrative description. See revised Figures in Exhibit A.

Figure 3-45 (Page 3-58)

Figure 3-45: Green Valley Corridor Neighborhood is revised to show the two proposed revisions that are detailed in the Narrative Description. See revised Figures in Exhibit A. These three changes are: 1) the southern access road shifting; 2) the RF land use designation for the existing home; and 3) identification of the potential fire station location.

Table 3.5 (Page 3-59)

Table 3.5: Maximum New Units per Neighborhood is revised to allocate new units as shown below. Table 3.5 repeats on pages 3-61, 3-63, 3-65 and the same edit will apply. Please also refer to the Narrative Description for a detailed discussion on units by neighborhood.

Neighborhood	Max. New Units
Green Valley Corridor	20
Elkhorn	<del>225</del> <u>243</u>
Nightingale	<del>100</del> <u>112</u>
Three Creeks	<del>55</del> <u>15</u>
Total	<del>400</del> <u>390</u>

Figure 3-46 (Page 3-60)

Elkhorn Neighborhood is revised to show the proposed amendments to the Elkhorn neighborhood detailed in the Narrative Description: 1) increasing AG-P designation near the sports field; 2) removing the public services designation since it is relocated out to the corner of Mason Road and Green Valley Road at the request of CFPD; 3) relocation of the foothills access road; and 4) modification of the RM designations in the foothills to better accommodate site constraints. See revised Figures in Exhibit A.

Page 3-61

*“This neighborhood is located in the central portion of the Plan Area and its primary access is from the existing Mason Road. The maximum number of new residential units that may occur in the Elkhorn neighborhood is ~~225~~ 243.”*

Figure 3-47 (Page 3-62)

Nightingale Neighborhood is revised to show the proposed amendments to the Nightingale neighborhood detailed in the Narrative Description: 1) adjustments to land use designations to accommodate fault zone setbacks; 2) shifting the northern access road; and 3) shifting the AG-P designation to be adjacent to existing barn. See revised Figures in Exhibit A.

Page 3-63

*“This neighborhood is located in the southerly portion of the Plan Area, and its main access is from the new local road originating at Green Valley Road. The maximum number of new residential units that may occur in the Nightingale Neighborhood is ~~100~~ 112.”*

Figure 3-48 (Page 3-64)

Figure 3-48: Three Creeks Neighborhood is revised to show the proposed amendment to the location of the units in the Three Creeks Foothills, as detailed in the Narrative Description. See revised Figures in Exhibit A.

Page 3-65

*“This neighborhood is located in the northerly portion of the Plan Area and its primary access is from Mason Road. The winery in this neighborhood provides the anchor in this area to establish complimentary community, commercial and agricultural tourism uses. The maximum number of new residential units in the Three Creeks neighborhood is ~~55~~ 15.”*

Page 3-68

*“Accessory Dwelling Units may ~~only~~ occur with specific Building Types and where consistent with State Law, while Accessory Structures may occur with all Building Types. Accessory Structures may include the use of Temporary Structures or facilities, such as portable sanitation, and temporary research, food or event facilities/structures. Refer to Section 5.4.1 - Building Types for specific details and Appendix A for specific definitions.”*

Page 3-69

*“To meet the spirit of the Housing Element and to achieve a diverse community both socially and economically, this Specific Plan ~~designates specific standards, uses and size limitations for~~ allows for Accessory Dwelling Units, to occur ~~only~~ with specific Building Types and in locations permitted by State Law within the Plan Area. Refer to Building Types - Section 5.4.1, for additional information regarding where Accessory Dwelling Units are allowed.”*

**Chapter 4 Implementation: Finance, Infrastructure and Execution:** Following are the specific amendments in Chapter 4.

Page 4-10

*“The Conservancy offers a strategic and powerful land conservation tool that promises a more certain future for the ability to shape and manage the growing community, protect working agriculture and help define the community character and stewardship ethic. The Conservancy will be a nonprofit Internal Revenue Code Section 501(C)(~~34~~), tax exempt organization. The Conservancy shall be committed to implementing ~~the~~ applicable Land Trust Standards and Practices (Land Trust Alliance) which describes the ethical management and technical guidelines for agricultural conservation easements.*

*This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized ~~under the Nonprofit Public Benefit Corporation Law for charitable~~ to promote agricultural and social welfare purposes.”*

Page 4-11

*“The Conservancy will be formed to oversee the conservation lands, and potentially operate and/or manage certain areas of the agricultural land for the benefit of the community as well as manage the community design review process. The level and type of management and responsibility will vary depending on the needs and plans of each landowner; however, the Conservancy will not act as a Conservation Easement Holder.”*

Table 4-1 Unit Allocation (Page 4-18)

The following clarifications are added to the notes on Table 4-1

*“NOTES*

*Mason/Lawton Trust sends all 118 unit to Mason/Lindemann “46 acre” parcel*

*3 units have been approved/constructed within the Plan Area since adoption in 2017 (2 B+L Properties and 1 Maher)”*

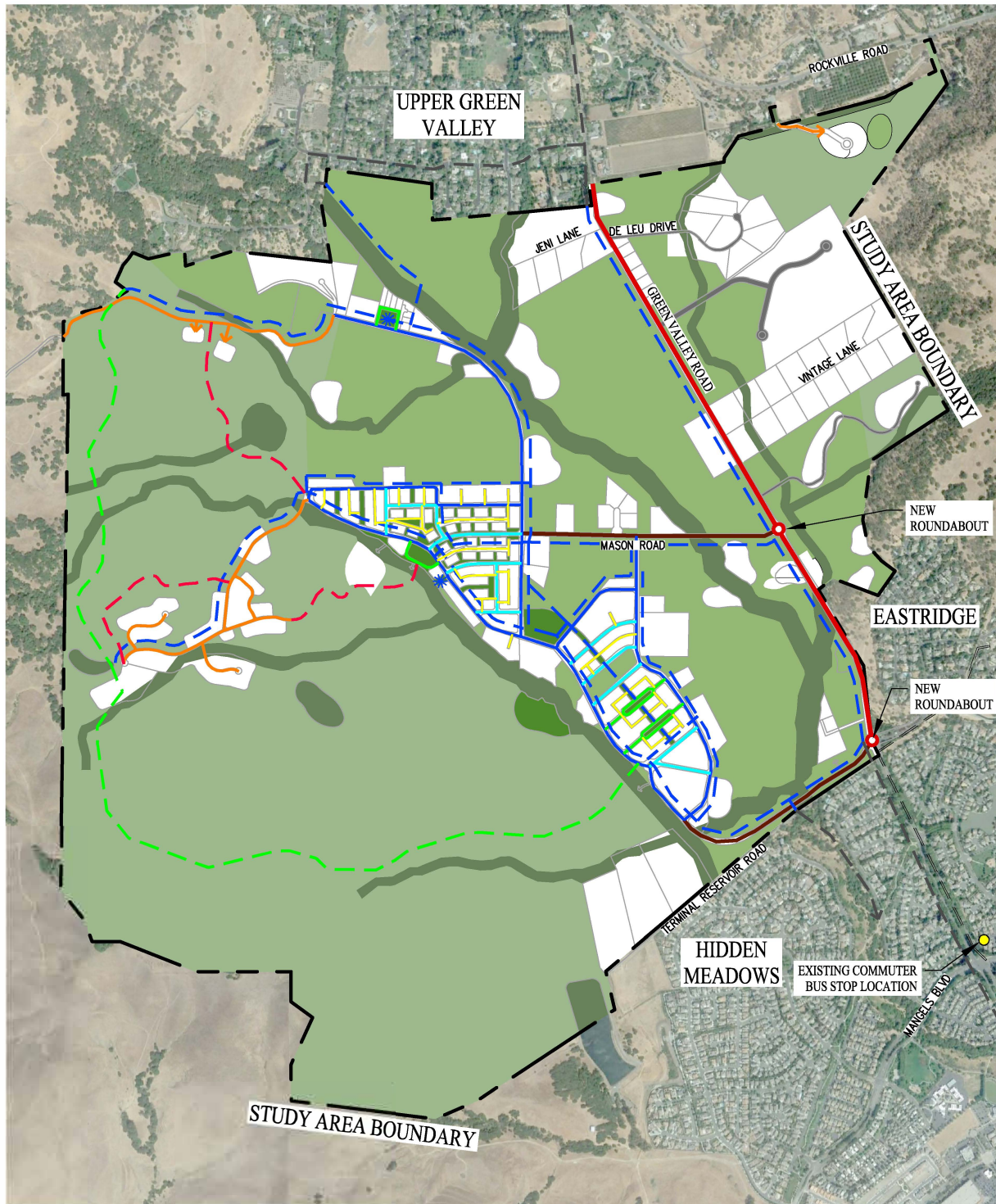
## **Chapter 5 The Neighborhood Design Code**

There are no specific amendments proposed in Chapter 5. However, for clarity and ease of use, Figure 5-1, Figure 5-66, and Figure 5-82 are updated for confirming revisions to ensure consistency with Figure 3-44 (see Exhibit A) and the following clarification is also added on page 5-36 as a conforming revision for consistency with edits made to Chapter 3, page 3-68 and 3-69.














Page 5-36

*“Accessory Structures are allowed with each Building Type, while the Accessory Dwelling Unit is ~~only~~ permitted with the Compound, Meadow and Farmstead Building Types, and in locations otherwise permitted by State Law.”*

# EXHIBIT A



## LEGEND

-  GREEN VALLEY ROAD (RURAL COLLECTOR)
-  LOCAL ROAD
-  NEIGHBORHOOD ROAD – TYPE 1
-  NEIGHBORHOOD ROAD – TYPE 2
-  NEIGHBORHOOD ROAD – TYPE 3
-  NEIGHBORHOOD GREEN
-  ALLEY
-  EMERGENCY VEHICLE ACCESS
-  PRIMARY TRAIL SYSTEM
-  POTENTIAL TRAIL CONNECTIONS
-  EXISTING TRAILS
-  TRAILHEAD
-  NEW ROUNDABOUT

**FIGURE 3-23**  
**GRAY FABRIC**  
**MIDDLE GREEN VALLEY**

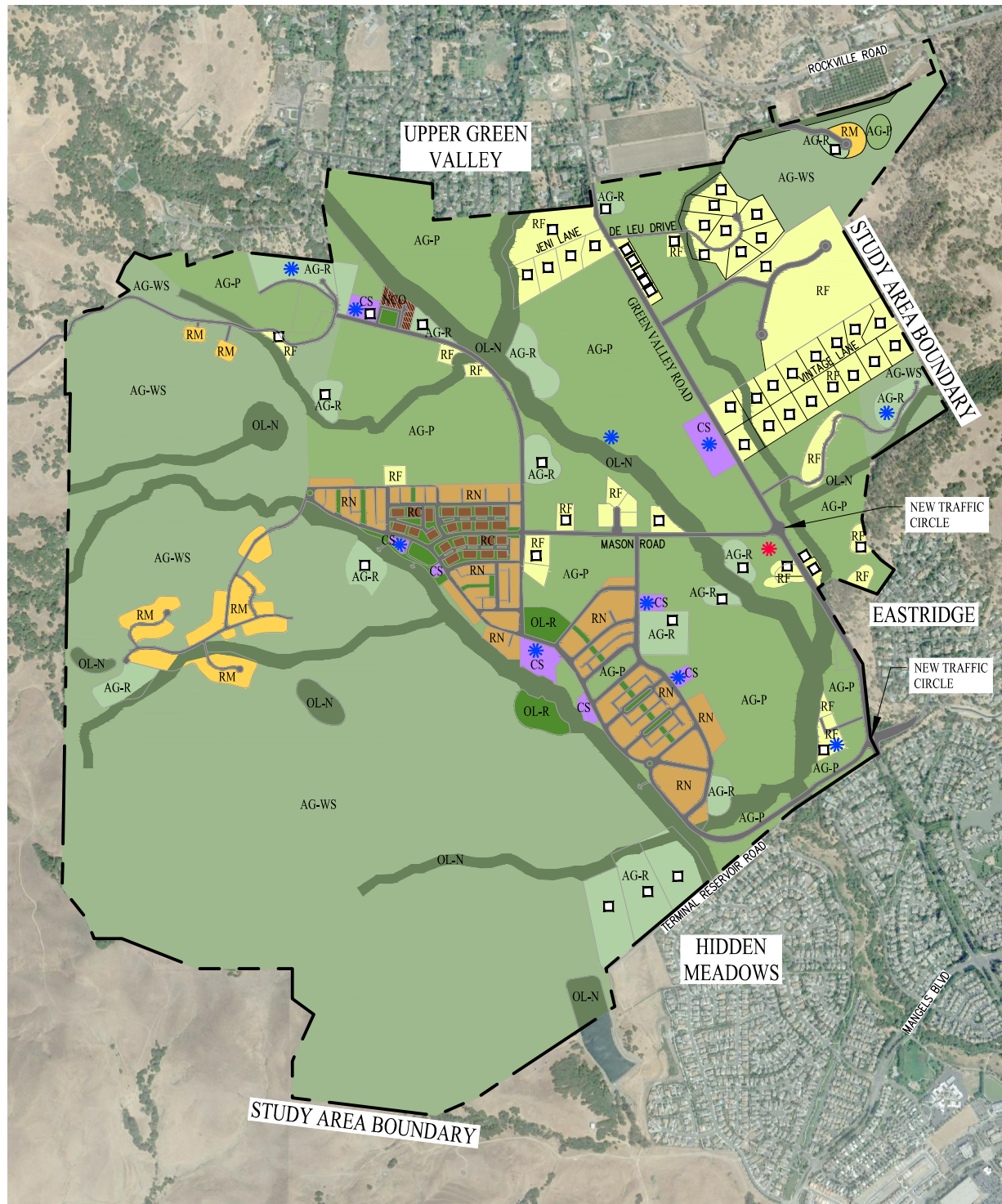
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**LEGEND**

**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

**COMMUNITY SERVICES DESIGNATIONS**

- ATO AGRICULTURE TOURISM OVERLAY
- NCO NEIGHBORHOOD COMMERCIAL OVERLAY
- EXISTING RESIDENTIAL
- FIRE STATION

**FIGURE 3-44**  
**THE BUILT FABRIC-**  
**THE LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

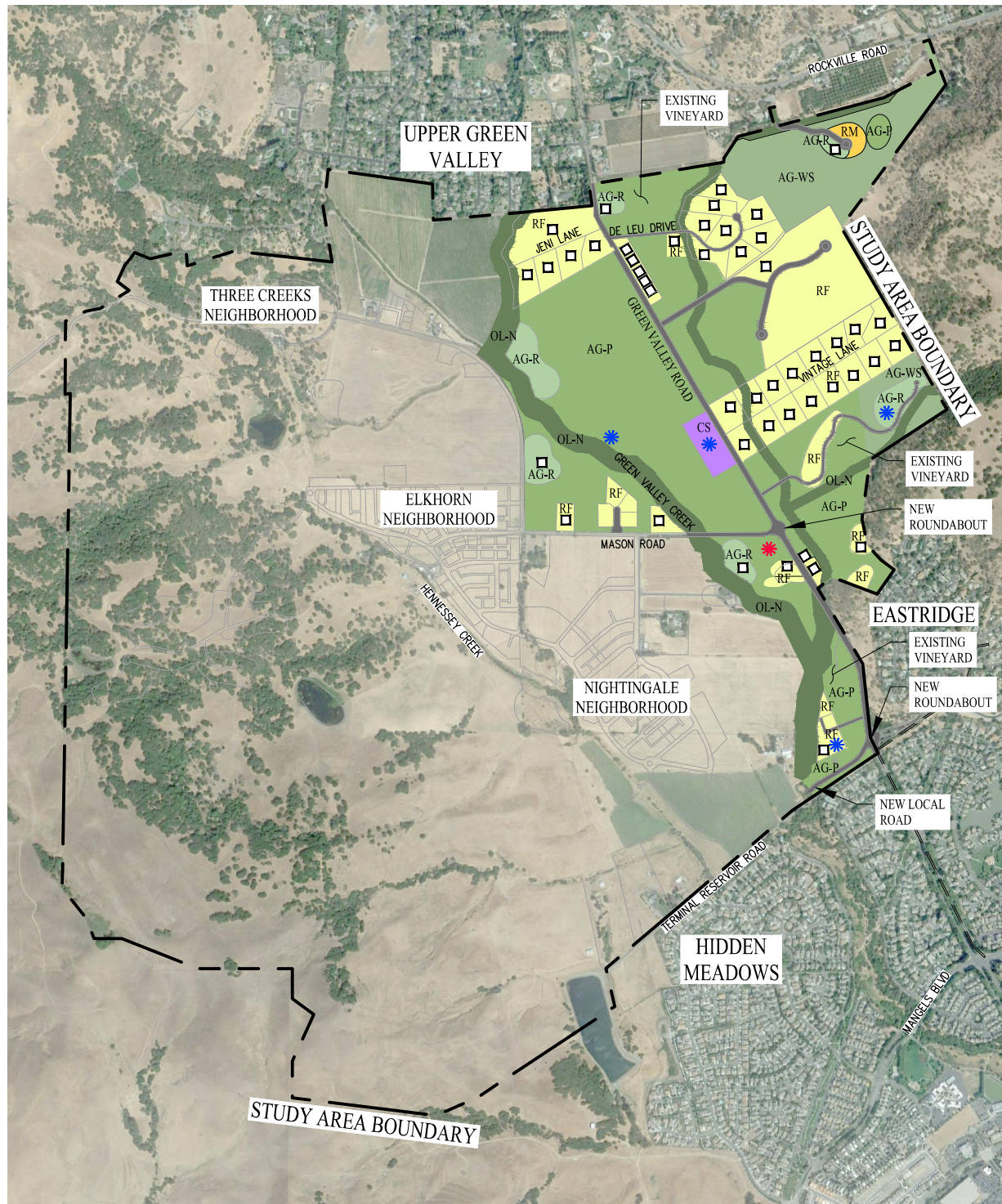
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### LAND USE SUMMARY

		MAX. NEW UNITS	20
			ACRES
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	78
	OL-R	OPEN LANDS-RECREATION	---
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	52
	AG-P	AGRICULTURE-PRESERVE	210
	AG-R	AGRICULTURE-RESIDENTIAL	30
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	131
	RM	RURAL MEADOW	2
	RN	RURAL NEIGHBORHOOD	---
	RC	RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	5
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
		EXISTING RESIDENTIAL	
		FIRE STATION	

**FIGURE 3-45  
GREEN VALLEY CORRIDOR  
LAND USE PLAN  
MIDDLE GREEN VALLEY**

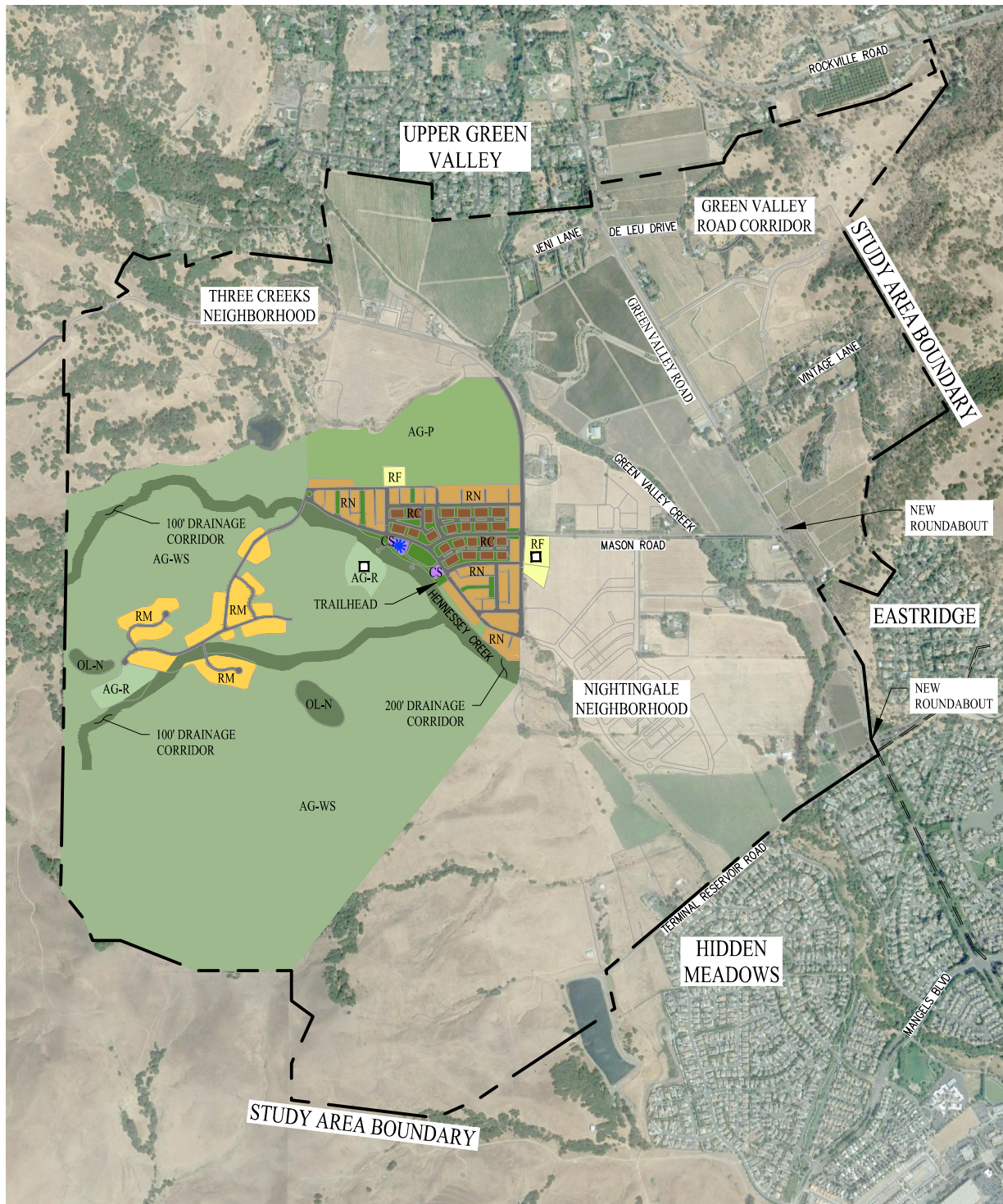
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

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### LAND USE SUMMARY

		MAX. NEW UNITS	243
			ACRES
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	41
	OL-R	OPEN LANDS-RECREATION	5
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	401
	AG-P	AGRICULTURE-PRESERVE	46
	AG-R	AGRICULTURE-RESIDENTIAL	8
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	5
	RM	RURAL MEADOW	23
	RN	RURAL NEIGHBORHOOD	26
	RC	RURAL MIXED-USE CENTER	15
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	1
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
		EXISTING RESIDENTIAL	
		FIRE STATION	

**FIGURE 3-46**  
**THE ELKHORN NEIGHBORHOOD**  
**LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

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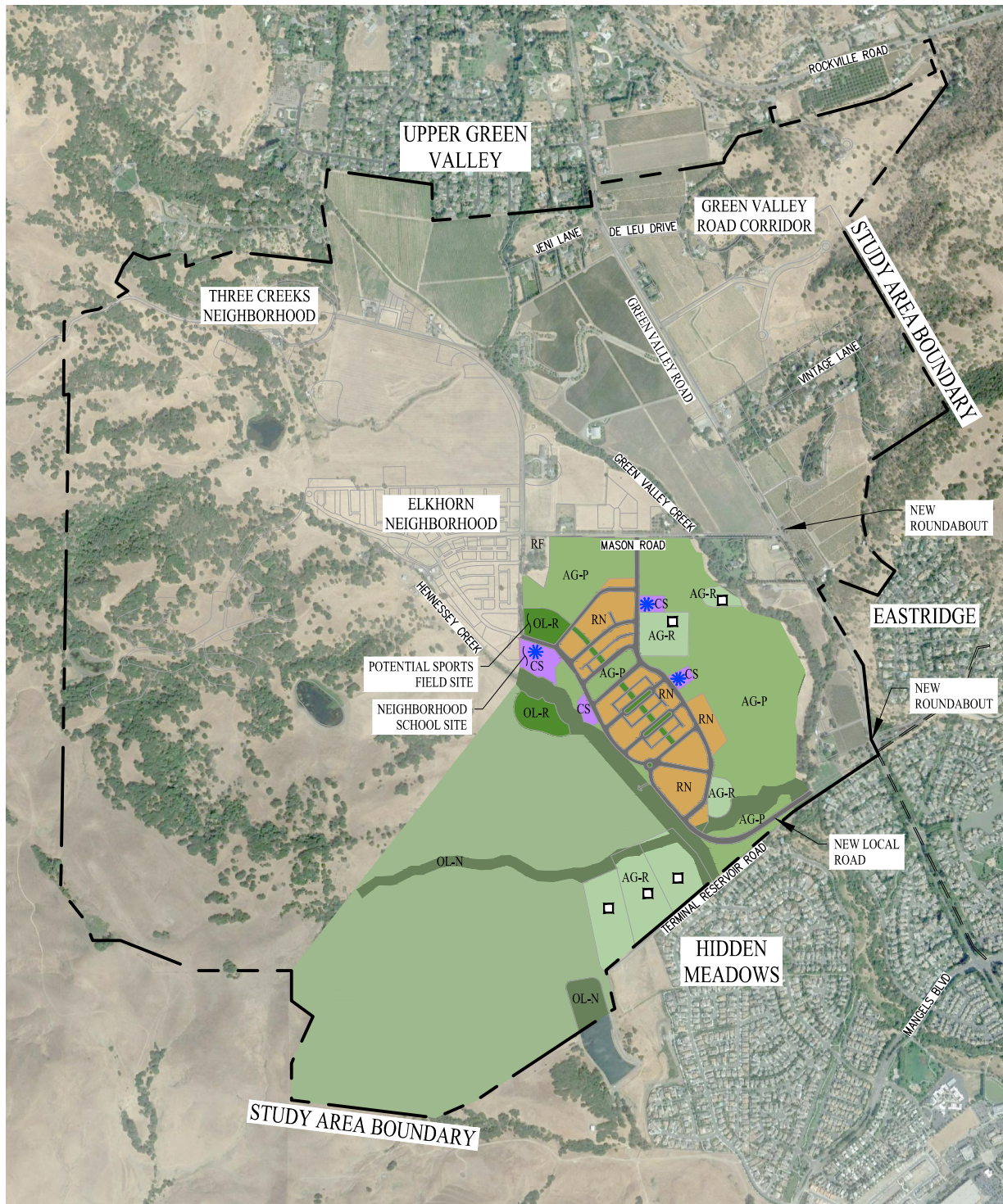
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### LAND USE SUMMARY

MAX. NEW UNITS		112
		ACRES
<b>OPEN LANDS DESIGNATIONS</b>		
	OL-N	OPEN LANDS-NATURAL 31
	OL-R	OPEN LANDS-RECREATION 16
<b>AGRICULTURE DESIGNATIONS</b>		
	AG-WS	AGRICULTURE-WATERSHED 280
	AG-P	AGRICULTURE-PRESERVE 94
	AG-R	AGRICULTURE-RESIDENTIAL 36
<b>RESIDENTIAL DESIGNATIONS</b>		
	RF	RURAL FARM ---
	RM	RURAL MEADOW ---
	RN	RURAL NEIGHBORHOOD 32
	RC	RURAL MIXED-USE CENTER ---
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	CS	COMMUNITY SERVICES 8
	PS	PUBLIC SERVICES ---
<b>COMMUNITY SERVICES DESIGNATIONS</b>		
	ATO	AGRICULTURE TOURISM OVERLAY
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY
		EXISTING RESIDENTIAL
		FIRE STATION

**FIGURE 3-47  
NIGHTINGALE NEIGHBORHOOD  
LAND USE PLAN  
MIDDLE GREEN VALLEY**

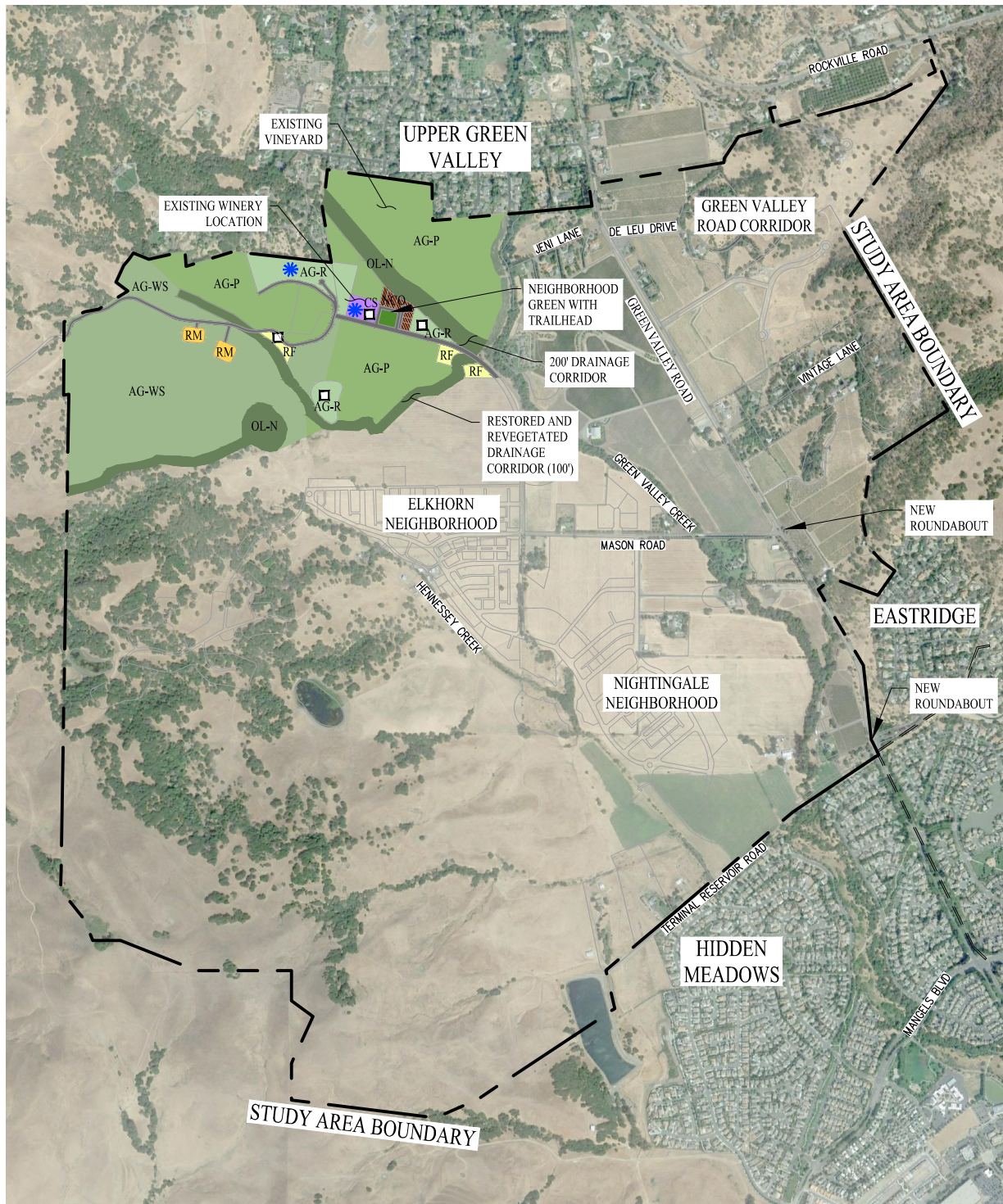
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

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### LAND USE SUMMARY

		MAX. NEW UNITS	15
			ACRES
<b>OPEN LANDS DESIGNATIONS</b>			
	OL-N	OPEN LANDS-NATURAL	20
	OL-R	OPEN LANDS-RECREATION	1
<b>AGRICULTURE DESIGNATIONS</b>			
	AG-WS	AGRICULTURE-WATERSHED	128
	AG-P	AGRICULTURE-PRESERVE	101
	AG-R	AGRICULTURE-RESIDENTIAL	15
<b>RESIDENTIAL DESIGNATIONS</b>			
	RF	RURAL FARM	2
	RM	RURAL MEADOW	4
	RN	RURAL NEIGHBORHOOD	2
	RC	RURAL MIXED-USE CENTER	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	CS	COMMUNITY SERVICES	2
	PS	PUBLIC SERVICES	---
<b>COMMUNITY SERVICES DESIGNATIONS</b>			
	ATO	AGRICULTURE TOURISM OVERLAY	
	NCO	NEIGHBORHOOD COMMERCIAL OVERLAY	
		EXISTING RESIDENTIAL	
		FIRE STATION	

**FIGURE 3-48**  
**THREE CREEKS NEIGHBORHOOD**  
**LAND USE PLAN**  
**MIDDLE GREEN VALLEY**

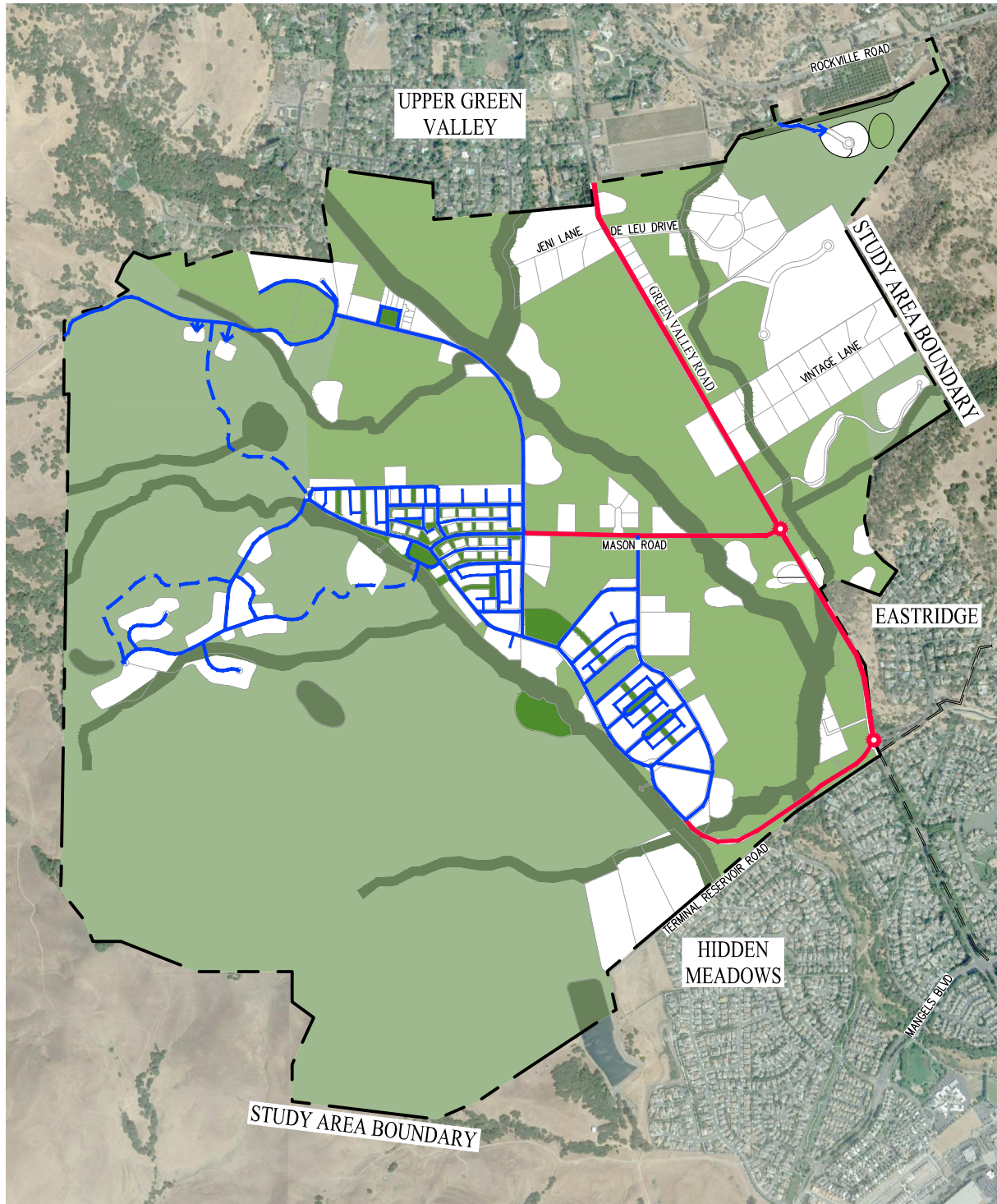
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## LEGEND



### PRIMARY ROADS

- RURAL COLLECTOR
- LOCAL ROAD



### SECONDARY ROADS

- NEIGHBORHOOD ROAD - TYPE 1
- NEIGHBORHOOD ROAD - TYPE 2
- NEIGHBORHOOD ROAD - TYPE 3
- NEIGHBORHOOD GREEN
- ALLEY

## FIGURE 5-66 PRIMARY AND SECONDARY THOROUGHFARES MIDDLE GREEN VALLEY

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