

RESOLUTION NO. 2023 - _____

**RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS
APPROVING THE FINAL LARGE LOT MAP
FOR MAJOR SUBDIVISION APPLICATION S-21-01
FOR THE MIDDLE GREEN VALLEY SUBDIVISION PROJECT**

WHEREAS, the Solano County Board of Supervisors took action at their October 4, 2022 meeting by Resolution No. 2022-208 to approve the application requesting approval of a Tentative Large Lot Subdivision Map to subdivide approximately 473 acres of land; and

WHEREAS, the properties to be subdivided ("Subdivision") are located near the intersection of Green Valley and Mason Roads, within the unincorporated portion of Solano County north of the City of Fairfield; and

WHEREAS, the Subdivision and surrounding area is designated "Specific Project Area" in the General Plan and is planned and regulated by the Middle Green Valley Specific Plan, which established multiple zoning districts within the Subdivision that allow a range of land uses, including residential, agriculture, open lands, and agritourism; and

WHEREAS, the Board has considered the potential environmental impact of the Large Lot Tentative Map in the manner required by the California Environmental Quality Act (CEQA) and found that the Large Lot Tentative Map, as conditioned, was consistent with the Middle Green Valley Specific Plan Final Program Environmental Impact Report certified on October 25, 2016 together with the addendums adopted on August 8, 2017, and September 28, 2021, (collectively Specific Plan EIR"); and

WHEREAS, while the Final Large Lot Map includes various public rights of way, private easements, and utility easements, no infrastructure or utility improvements are required by the Large Lot Subdivision Map since it serves primarily to establish the framework for future development under separate subdivision maps and a Deferred Improvement Agreement and the Board wants to reserve its right to accept irrevocable offers of dedication at a later date; and

WHEREAS, the Department of Resource Management has determined that the conditions of approval for the Tentative Large Lot Map have been met; and

WHEREAS, the County Surveyor is satisfied that the Large Lot Final Map is in substantial compliance with the Tentative Map and is technically correct.

RESOLVED, the Solano County Board of Supervisors approves the Large Lot Final Map of the Middle Green Valley Subdivision and authorizes the following:

1. The Clerk to reject irrevocable offers to dedicate real property and easements for public use, reserving the right to accept said dedications at a later time in accordance with Government Code section 66477.2; and
2. The Director of Resource Management to Execute the Deferred Improvement Agreement.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on December 5, 2023, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

EXCUSED: SUPERVISORS _____

JOHN M. VASQUEZ, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk