



Middle Green Valley Subdivision S-21-01 Time Extension to file Small Lot Subdivision Map

Presented to the Solano County Board of Supervisors
on November 5, 2024
Department of Resource Management

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Time Extension Request

- **Applicant is requesting a time extension on the Middle Green Valley Small Lot Final Map**
 - Original map was approved for an initial two years
 - Applicant is requesting a ten-year extension
 - Project is eligible for an extension concurrent with the length of the approved Development Agreement (totaling 25 years)
 - There are no changes to the project proposed at this time



S-21-01 Middle Green Valley Subdivision



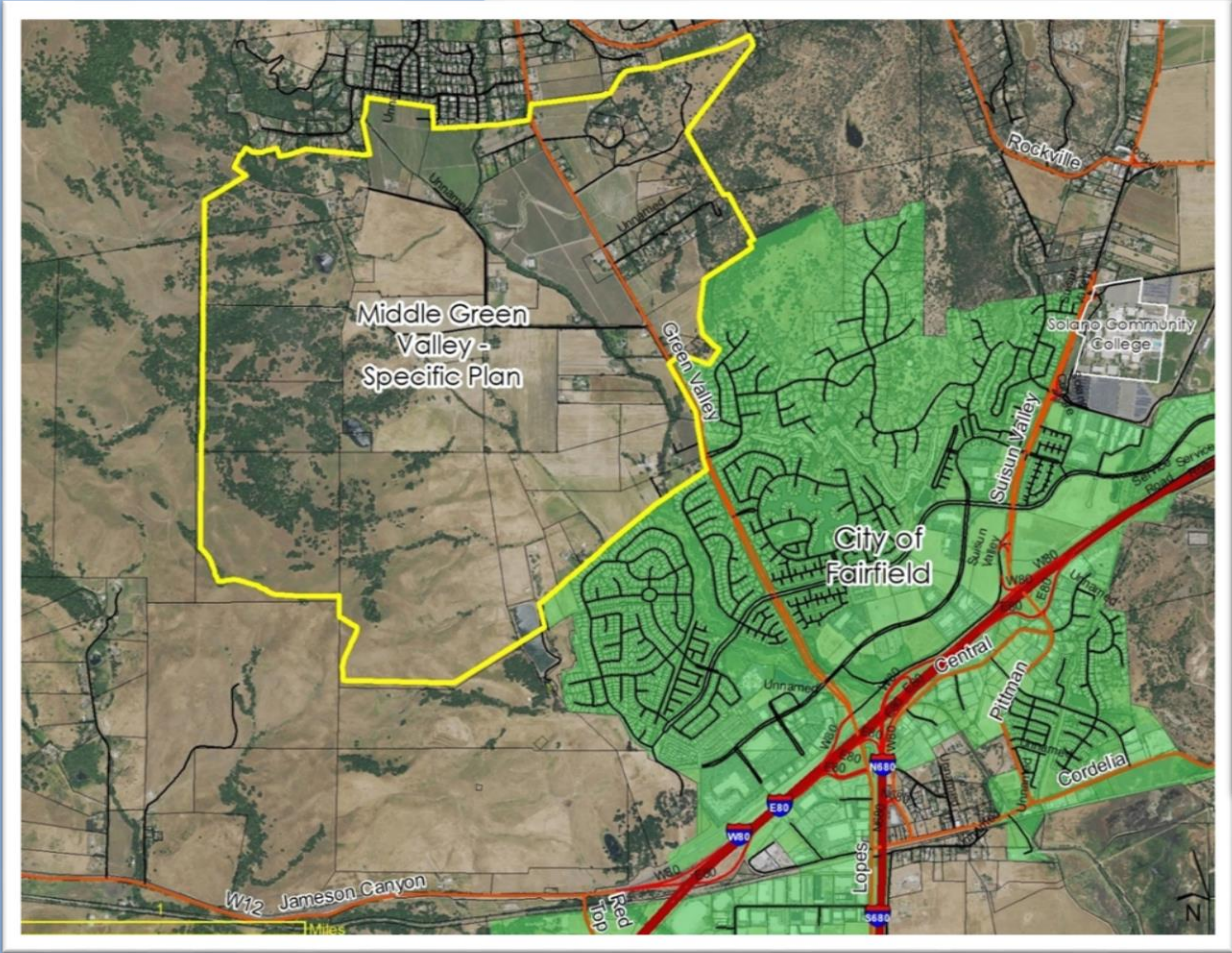
- Large-Lot Subdivision Map** - created 27 large lots over a portion of the plan area to be used for sale & financing
- 4 lots will be further subdivided into small parcels (*small lot subdivision map*)
 - 23 lots either contain existing homes or are earmarked for easement protection
 - Large Lot Map recorded on December 19, 2023

Small-Lot Subdivision Map - creates 322 (of the Specific Plan's 390 units) individual residential parcels to be constructed later by a future developer. Will require design review at that time.

Both Maps approved by Board on October 4, 2022 for 24-months.



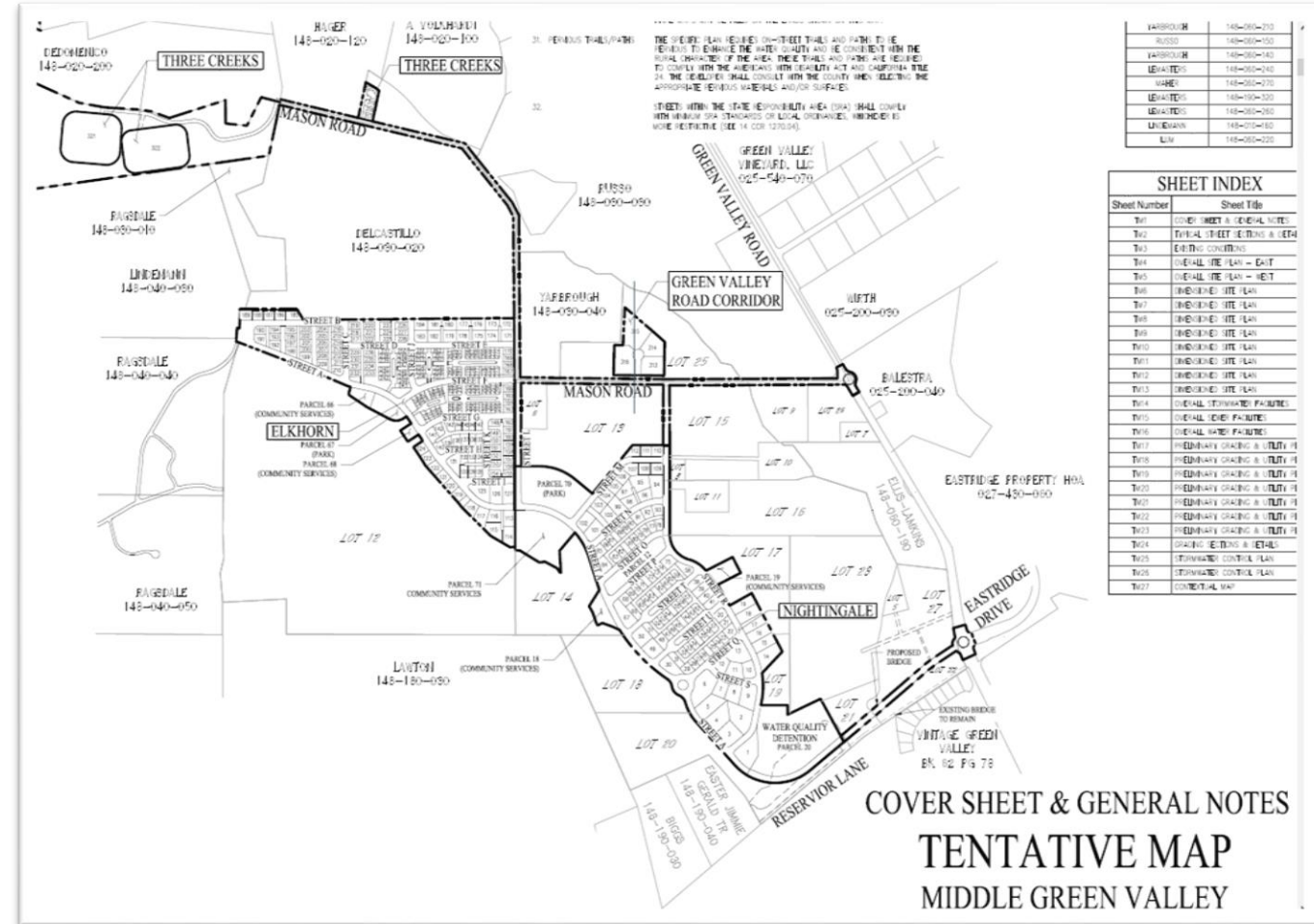
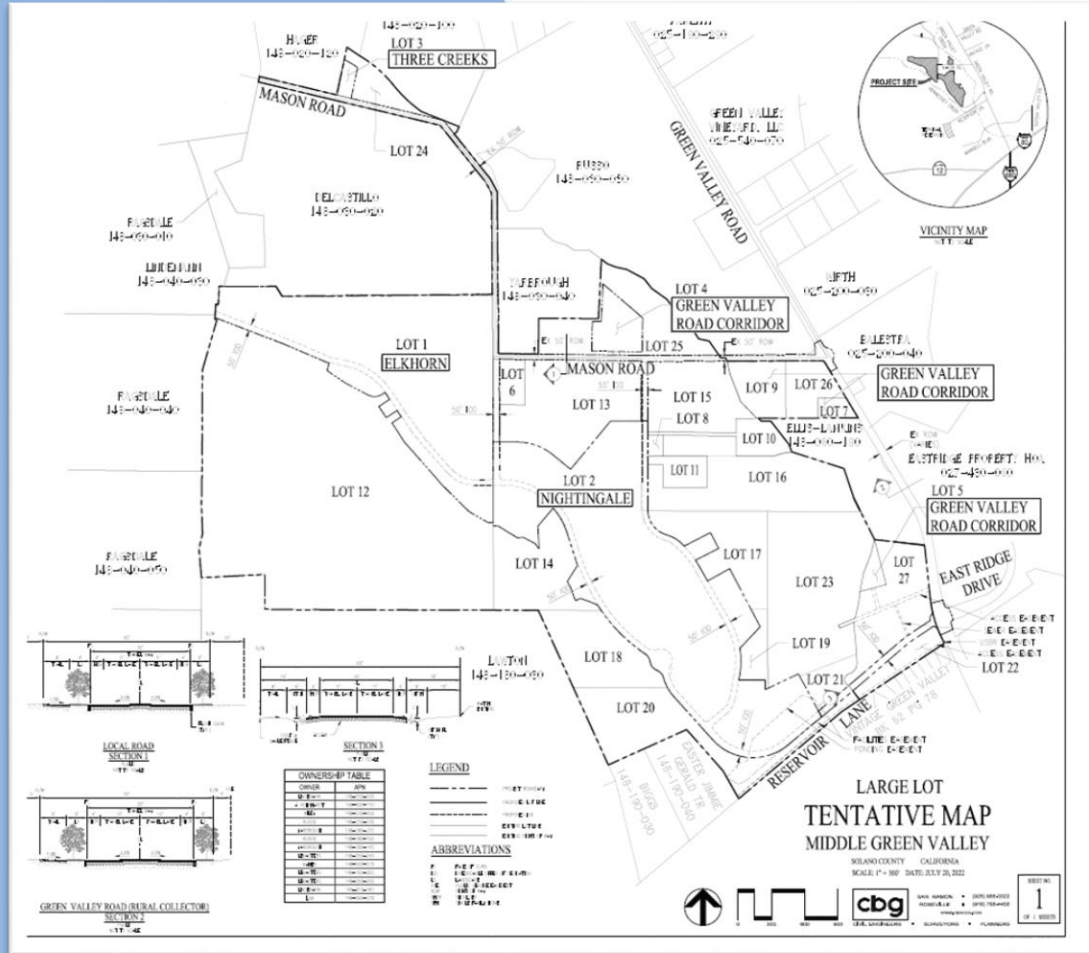
Vicinity Map





Large and Small Lot Subdivision Tentative Maps

Large Map



Small Map



Timeline

October 4, 2022: At a noticed public hearing, the Board of Supervisors approved Major Subdivision Application S-21-01 which included a Large Lot Tentative Subdivision Map and a Small Lot Tentative Subdivision Map. Approval is for 24 months, ending on October 4, 2024.

June 26, 2024: Applicant filed timely request to extend the timeline to file the Final Small Lot Map for an additional 10 years.

November 5, 2024: Board of Supervisors to consider request.



Environmental Review

- Recirculated Draft (*June 2016*) and Final EIR (*October 2016*) for Middle Green Valley Specific Plan EIR.
- The original project approval was found to be consistent with the certified EIR for the Middle Green Valley Specific Plan and exempt from additional environmental review as provided in CEQA Guidelines §15168 (c) with no additional CEQA compliance required.
- This time extension request does not propose any changes to the project other than to extend the timeline by which the applicant must file the Small Lot Final map. As such, no additional CEQA compliance is necessary for this action.



RECOMMENDATION

1. Conduct a noticed public hearing; and
2. Adopt a resolution approving an extension of the timeline to file the Small Lot Final Map for Major Subdivision Application No. S-21-01 (Wagner) for an additional 10 years, which proposes to divide 27 existing parcels into 322 separate residential parcels and multiple additional parcels for right-of-way, parks and open space, Village Green, Community Service uses, and stormwater detention areas, near the intersection of Green Valley Road and Mason Road north of the City of Fairfield within the Middle Green Valley Specific Plan (MGVSP) area in unincorporated Solano County.