



Middle Green Valley Specific Plan

Presented to Board of Supervisors
on October 25, 2016
Department of Resource Management



Conceptual Rendering
Middle Green Valley

Board Requested to Adopt the Documents in Staff's Recommendation

- **Re-approve the documents approved on November 25, 2014, by the Board with the addition of:**

Revised Biology Chapter of the Draft EIR to address the potential for impact on biological resources resulting from groundwater pumping.

MIDDLE GREEN VALLEY'S CURRENT FEATURES

- 1,905 acres
- Rural residential, agriculture, watershed lands
- Approx. 55 existing homes
- Winery, stock ponds, & other agricultural facilities
- Primary access: Green Valley Rd. and Mason Rd.
- Green Valley Creek and Hennessy Creek
- Most parcels served by onsite well and septic

GENERAL PLAN GOAL FOR AREA

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

Middle Green Valley is designated as a Specific Project Area on the General Plan land use diagram

GENERAL PLAN POLICIES FOR AREA

- Screen development from Green Valley Road
- Protect resources while allowing for compatible development
- Protect wildlife corridors
- Provide incentives to encourage preservation of resources
- Cluster neighborhood development
- Develop a transfer of development rights program
- Ensure long-term agriculture viability
- Craft a specific plan to implement these policies

LAND USES

- **Residential**
 - 400 new units w/100 secondary units
 - Courtyard, Bungalow, Farmstead, Meadow & Compound Units
- **Community**
 - Chapel
 - Community Center
 - Sports fields/Neighborhood greens
- **Commercial**
 - Ag Tourism/Small Inn
 - Green Valley Farm Stand & Grange Hall
 - Tasting room, nursery, gallery, general store, etc. on select lots
- **Agriculture/Open Lands**
 - 1,490 acres in agriculture or open lands (under easement)



KEY ELEMENTS

- **Green Valley Agricultural Conservancy**
 - Non profit entity to manage farming & open lands
 - Funded by transfer fees (3% of first sale, 1% thereafter)
- **Design Code**
- **TDR Program**

DEVELOPMENT AGREEMENT/SALES PARTICIPATION AGREEMENT

- Implements Transfer of Development Rights program
- Vests provisions of Specific Plan
- Agreement term is 25 years
- Provides for recordation of conservation easements
- Provides for reimbursement of County costs (Section 3.12 and EXHIBIT H - Interest Rate and Related Terms Related to Initial County Costs of DA)

PLANNING/CEQA PROCESS

- 2009** **Citizen's Advisory Committee Meetings:**
- **February** **Review of Reconnaissance Info**
 - **March** **Open Space Network - Creating the Framework**
 - **March** **Cluster Development and Character**
 - **April** **Creating Conservation-Based Community-TDRs**
 - **May** **Infrastructure & Circulation**
 - **May** **Implementation, Phasing & Finance**
 - **June** **Development Agreement & Regulatory Overview**
 - **July** **Resource Agency Overview**
 - **August** **Design Guidelines & Development Standards**
 - **October** **Specific Plan & EIR Update**
 - **December** **Review of Draft EIR**

PLANNING/CEQA PROCESS CON'T

CEQA - Environmental Review:

- 2009**
 - Notice of Preparation and Scoping Meeting (June)
 - § Publication of Draft Specific Plan and Draft EIR (December)
- 2010**
 - Final Citizen's Advisory Committee Meeting (January)
 - Publication of Final EIR
 - Planning Commission recommendation for approval
 - Board of Supervisors Certify EIR and Approve Specific Plan (July)
 - EIR challenged in court
- 2012**
 - Court rules County must conduct further analysis of water supply
 - Board sets aside approval documents

PLANNING/CEQA PROCESS CON'T

CEQA - Environmental Review Con't:

- 2013** ■ Publication of Recirculated Draft EIR Water Supply Analysis (EIR Chapter 16) (Groundwater) (August)
- 2014** ■ Publication of Revised Recirculated Draft EIR Water Supply Analysis (EIR Chapter 16) (Groundwater and Surface Water) (June)
- § Publication of Responses to Comments on Revised Recirculated Draft EIR Water Supply Analysis (EIR Chapter 16) (November)
- § Hearing to Reconsider EIR Certification and Approval of Specific Plan

PLANNING/CEQA PROCESS CON'T

CEQA - Environmental Review Con't:

- 2016**
- Circulation of the Second Revised Recirculated Draft EIR (Chapter 6, Biological Resources) (June)
 - § Publication of Responses to Comments on the Second Revised Recirculated Draft EIR (Chapter 6, Biological Resources) (October)
 - § Hearing to Certify EIR and Approval of Specific Plan

SECOND REVISED RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

Court Order to Address potential impact on Biological Resources from groundwater wells in the EIR:

- **Need only revise the info necessary to make EIR adequate – Biological Resources Chapter 6**
- **Remainder of the EIR remains adequate/unchanged**
- **Only revised portion of EIR (Biological Resources) need be recirculated**
- **Same CEQA requirements for public review as Draft EIR**
- **Accept public comments on only the revised portion of the EIR**

SECOND REVISED RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

- EIR Chapter 6 (Biological Resources) updated with a greater analysis of how biological resources may or may not be affected by use of community groundwater wells
- Comments submitted by:
 - Amber Kemble (on behalf of UGH)
 - California Dept. of Fish and Wildlife
 - Bryant Washburne
- No additional Mitigation Measures necessary. Currently proposed measures are adequate to address potential impacts.

RESPONSES TO COMMENTS

FINAL EIR

- **Responses to Comments on Second Revised Recirculated Draft EIR**
 - Must be good-faith, reasoned analysis
 - Must respond to significant environmental points
 - Discuss any alternatives suggested during public review
- **Text revisions to Draft EIR**
- **No separate review period for Final EIR**
- **Written response to commenting public agencies**
 - At least 10 days prior to certification (Dept. of Fish & Wildlife)
- **Explain rationale behind responses (use substantial evidence, refer to Draft EIR coverage)**

NEXT STEPS

- If Board re-approves project, Court will be asked to discharge the writ
- Work with SID on Petition for Change in Place of Use to be submitted to the State Water Resources Control Board
- Work with SID on seeking change in service area from LAFCO
- Formation of County Service Area and Community Facilities District, as needed
- Planning work to precede submittal of tentative subdivision map(s)

RECOMMENDED ACTIONS

- Adopt a resolution certifying the Final EIR, and adopting the Statement of Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program
- Adopt an ordinance adopting the Middle Green Valley Specific Plan and rezoning the Middle Green Valley Specific Plan Area, and
- Ratify an ordinance approving the Master Development Agreement among the Middle Green Valley Landowners and County of Solano for the Middle Green Valley Specific Plan area, which includes the related Sales Participation Agreement

