



June 26, 2024

Matt Walsh, Principal Planner
Chris Ferrucci, County Surveyor
Solano County
Resource Management Department
675 Texas Street, Suite 5500
Fairfield, CA 94533

RE: Tentative Map Extension Middle Green Valley Small Lot Subdivision Map (Application No. S-21-01)

Dear Matt and Chris:

The purpose of this letter is to request an extension for the Middle Green Valley Small Lot Subdivision Map. The Board of Supervisors approved Resolution No 2022-209 approving the Small Lot Tentative Map for Middle Green Valley Subdivision on December 6, 2022 (original approval was October 4, 2022, and the Board ratified the decision on December 6, 2022).

The Conditions of Approval associated with the map indicate that the map is valid for 24 months, with the ability to request an extension consistent with County ordinance and Subdivision Map Act. Implementation of this COA indicates that the Map is valid until December 6, 2024.

COA 11: Validity - This approval of the Small-Lot Tentative Subdivision Map shall be valid for a period of twenty-four (24) months pursuant to the Solano County Subdivision Ordinance and the Subdivision Map Act (SMA). Extensions may be filed consistent with the Subdivision Ordinance and SMA

The Small Lot Map is also subject to the terms and conditions of the Master Development Agreement (DA). The effective date of the DA is March 2017 (following final litigation), and the DA has a term of 25 years, thereby expiring in 2042.

The landowner applicant team understood that the DA controlled the terms of the Tentative Map as Section 5.3 discusses vesting of subsequent approvals to be incorporated and governed by the terms and conditions of the DA.

DA Section 5.3: County Processing of Subsequent Project Approvals. The County and Developers agrees that the Developers must be able to process efficiently with the development of the property and that, accordingly, and efficient County review and land development and construction inspection process is necessary. Accordingly, the County agrees that upon submission by any Landowner of all appropriate applications and processing fees, County shall, to the full extent allowed by law, promptly and diligently, subject to Applicable Law, use all good faith efforts to commence and complete all steps necessary to act on any such Landowner's currently pending applications for Subsequent Project Approvals, including: (i) providing at a requesting Landowner's expense reasonable overtime staff assistance and Consultants pursuant to Section 3.11 for expedited planning and processing of each pending application; (ii) if legally required, providing notice and holding public hearings; and (iii) acting on any such pending application. All Subsequent Project Approvals shall be deemed incorporated herein and vested as of the approval date of such approvals and shall be governed by the terms and conditions of this Agreement.

Following recent conversations with County staff regarding the timelines and validity for the Tentative Map, it was determined that an extension is the best path forward to clarify that the map is valid for a longer term, consistent with Section 66452.6 of the Subdivision Map Act, which allows a time extension on a tentative map to be extended to a date that is consistent with the term of the DA.

The infrastructure and improvement planning that is necessary to bring the Final Map(s) forward for consideration is very complex and the design team will not be able to submit a complete application for Final Map(s) in the two-year timeframe. Additionally, the two-year timeline is not feasible due to on-going litigation related to water treatment, current economic factors, and timelines associated with securing necessary Federal and State Agency Resource Permits that are required prior to implementation of the development allowed by this Small Lot Map.

For the reasons noted above, in compliance with the approved project conditions, the Solano County Subdivision Ordinance and the Subdivision Map Act, we respectfully request a one-time 10-year map extension.

Please find the enclosed application fee of \$3,374 for this request for extension of filing date for Final Map. It is our understanding that the County's Subdivision Ordinance Section 216-98.2 requires that the Advisory Agency that approved or conditionally approved the subdivision grant the requested extension. Please let us know if you need any additional information to process this request and calendar this item for the Planning Commission (the advisory agency that approved this subdivision).

Sincerely,



Charity Wagner