

Global updates:

Page #	Section #	Description of text, figure or table revision
		Change all references of "Special Study Area" or "SSA" to " <u>Specific Project Area</u> "
		Change all references of "Secondary Dwelling Unit", "Second Unit" to " <u>Accessory Dwelling Unit</u> ".
		Delete all references to "Guest House", and if appropriate, change to " <u>Accessory Structure</u> ".

Section 1 - VISION

Page #	Section #	Description of text, figure or table revision
1-20	1.4	Update Appendix list to include Appendix F – <u>Green Valley Creek Restoration Project</u> (Attachment A of Settlement Agreement)

Section 2 – PLAN PURPOSE, AUTHORITY AND CONTEXT

Page #	Section #	Description of text, figure or table revision
2-11	2.4.4	Update Figure 2-7 to show current ownership, (replace "Siebe" ownership on northern boundary to be " <u>Frei</u> "). Cross-reference this Figure to table 4-1. Update asterisk note regarding approved tentative map as follows " *Property east of Green Valley Road has an approved tentative <u>a recorded final</u> map on file with Solano County for 6 new Lots. The Lots are included in the maximum 400 unit count for this Specific Plan."

Section 3 – THE NEIGHBORHOOD PLAN

Page #	Section #	Description of text, figure or table revision
3-8	3.2.1A	Update Built Fabric paragraph to locate the "Grange Hall " function at the existing Barn to the west, as follows: <i>To reinforce the visibility and viability of agriculture, a small local produce stand – The Green Valley Farm Stand with complimentary uses such as a café or restaurant and a community gathering facility (a grange hall) <u>is are</u> located just north of the new roundabout at Mason and Green Valley Roads. The Green Valley Farm Stand will be one of the first tangible results of the Specific Plan. It will celebrate and further the area's agricultural traditions and help to satisfy burgeoning local and regional demand for fresh local food. <u>In addition, it The grange hall, or community gathering facility, will be located just to the west of the Farm Stand in the existing barn, adjacent to Green Valley Creek to</u></i>

		<i><u>compliment the Farm Stand.</u> The Farm Stand and community gathering facility will provide the opportunity to strengthen the connections to local farmers and regional farmlands. This facility The grange hall/barn is a multi-purpose, flexible building that could be used to accommodate open air community, interpretive or educational events.</i>
3-51	3.5.3	Update Figure 3-44 to relocate the LeMasters RF designation from the current location on the south side of property to existing site location to the north, and add ATO overlay (blue star) to existing Barn location in the MGVC Corridor.
3-53	3.5.4	Insert the following text under Permit Requirements to include a Minor Use Permit process for some land uses: 1. “p” – These uses are permitted subject to compliance with all applicable provisions of this Specific Plan, and design review requirements. <u>2. “m” – These uses are allowed subject to the approval of a minor use permit.</u> 2. 3. “c” – These uses are allowed subject to the approval of a conditional use permit 3. 4. “-” – These uses are not allowed in the applicable area.
3-54 to 3-55	3.5.	Update Allowed Uses, Table 3-4, to accomplish the following main items: <ul style="list-style-type: none"> - clarify agricultural tourism uses and permitting, by aligning more closely to County’s framework and permitting structure. - Align land uses with County’s existing permitting structure and use definitions - Clarify “Special Events” uses - Add “Wireless Communication Facilities” uses -
3-56	3.5.5	Update Figure 3-45 (same updates as Figure 3-44, see above)
3-57	3.5.5	Update language to be consistent with the new location of the “grange” hall facility: A Farm Stand, an agricultural tourism use (ATO) with complimentary uses, and a community gathering facility (CS) such as a grange hall, <u>located in the existing Barn just to the west of the Farm Stand,</u> are located across from the Vintage Lane access drive. These two buildings would be a maximum of 3,000 sf. This farm stand and community assembly area are to support local agricultural viability and provide a gathering place for the community. Refer to Section 4.5 - Development Sequencing for details regarding development timing requirements.
3-66	3.5.6G	Change Building Type descriptor to <u>Accessory Dwelling Unit</u> as follows: G. Secondary unit^{**}<u>Accessory Dwelling Unit</u>Ancillary Accessory-structures Forms: The intent of this Building Type is to reinforce the idea of a collection of buildings that grew over time to respond to evolving needs. These Building Types are subordinate to the main structure, while

		<i>utilizing the same, human scale qualities and forms of rural architecture. These buildings are to utilize similar or complementary materials to the main structure but may be more whimsical or playful in style. They may be either connected by architectural projections or freestanding to the main structure. Secondary <u>Accessory Dwelling</u> Units may only occur with specific Building Types, while Ancillary Accessory Structures may occur with all Building Types. <u>Accessory Structures may include the use of Temporary Structures or facilities, such as portable sanitation, and temporary research, food or event facilities/structures.</u> Refer to Section 5.4.1 - Building Types for specific details and Appendix A for specific definitions.</i>
3-66	3.5.6G	Remove outdated definition in green box for “Secondary Unit.”
3-67	3.6	Remove outdated “Housing Element” information in green box.

Section 4 - IMPLEMENTATION

Page #	Section #	Description of text, figure or table revision
4-12	2.4.4	Update text in second paragraph to be consistent with settlement agreement to read: <i>Resource Management Plan (RMP) An RMP will be developed for the Plan Area by the Conservancy in cooperation with the landowners based on the General Plan, the Specific Plan Goals and Policies, the Final EIR (FEIR) and applicable federal or state permits related to natural resources. <u>The RMP will also include the Green Valley Creek Restoration Project “GVCRP” in accordance with Appendix F, which sets out specific budgets, team members, activities and monitoring and reporting programs.</u></i>
4-18	4.2.3	Update Table 4-1 for updated land ownership and unit distribution information, cross reference to Figure 2-7 (see attached).
4-20	4.3.1	Update second paragraph under Wastewater Treatment System to read, “Water and wastewater treatment Option A would require City of Fairfield, <u>FSSD</u> , Solano County, and Solano County Local Agency Formation Commission (LAFCO) approvals.”

Section 5 – THE NEIGHBORHOOD DESIGN CODE

Page #	Section #	Description of text, figure or table revision
5-6 to 5-7	5.3	Update Table 5-1 to add the following: <u>Open Lands/Active uses add:</u> -“ <u>Special Events/Community Gathering</u> ” to all zones except T1. <u>Building Types add:</u> - <u>Accessory Dwelling Units</u> to all Zones with the exception of T1 and T2. - <u>Accessory Structures</u> to all Zones with the exception of T1 - <u>Temporary Structures</u> to all Zones

5-8	5.3.2	Update Figure 5-1 – <i>Regulating Plan</i> to be consistent with relocated LeMasters residence on southern area in the Green Valley Road corridor.
5-12	5.4.1 TYPE A	<p>Clarify that the Agricultural/Community Building Type includes Accessory Structures and Temporary agricultural structures as follows:</p> <p><i>Definition: These are the dominant, expressive, agricultural building forms that remind us of where we are in the world and the rich legacy we are living in. They draw from the simple, bulky, honest forms of barns, water towers, and agricultural service and utility buildings that dot the farming landscape. <u>This includes both the primary agricultural building forms as well as the agricultural accessory and Temporary Structures that are important to agricultural operations, servicing and agricultural tourism (see also Building Type G – Accessory Dwelling Unit and Accessory Structures).</u></i></p>
5-13	5.4.1 TYPE A	<p>Update Building Placement for the Agriculture/Community buildings to the following setbacks:</p> <p><i>Setbacks:</i> >>Front Yard Setback Zone <u>30 feet</u> >>Rear Yard Setback <u>20 feet</u> >>Side Street Setback Zone (corner) <u>15 feet</u></p> <p><i>Encroachment Zone:</i> >>Front <u>15 feet</u> >>Side Street (corner or open lands) <u>7 feet</u> >>Rear <u>10 feet</u></p> <p><i>Miscellaneous:</i> >> Street façade elevation must utilize a minimum of a 5' offset (building projection or jog) for every 60 feet of horizontal plane. >>Building placement Guidelines for the Agricultural/Community Building are <u>is</u> general in nature. Building locations are to respond to the specific setting, use and dimensions of the particular Lot size.</p>
5-29	5.4.1 TYPE E - Meadow	<p>Update Building Placement for the Meadow buildings to the following setbacks:</p> <p><i>Setbacks:</i> >>Front Yard Setback Zone <u>20 feet</u> >>Rear Yard Setback <u>25 feet</u> >>Combined Side Setback <u>15 feet</u></p>
5-36	5.4.1 TYPE G	<p>Update language for as follows for this Building Type:</p> <p>Type G – Secondary <u>Accessory Dwelling</u> unit or Ancillary <u>Accessory Structures</u></p> <p><i>Definition: This Building Type is a small detached single story structure</i></p>

		<p>or a living space located above or next to a garage on the same Lot or premises as the main living structure. Ancillary <u>Accessory Structures</u> are allowed with each Building Type, while the <u>Secondary Accessory Dwelling Unit</u> is only permitted with the Compound, Meadow and Farmstead Building Types. <u>This also includes temporary structures that are needed for agricultural, construction, research, servicing and agricultural tourism (such as temporary event tents). See also Type A, Agricultural/Community Buildings.</u></p> <p>Concept: <u>These structures and</u> living spaces are typically located towards the rear of the Lot, and offer opportunities to provide multi-generational, workforce and/or office and <u>servicing</u> space.</p> <p>Allowed Transect Zones <u>for Accessory Dwelling Units:</u> T3, T4, T5, T6</p> <p><u>Allowed Transect Zones for Accessory and Temporary Structures: All Zones</u></p> <p>Refer to Section 5.4.3 for additional architectural massing and character Guidelines.</p>
5-106	5.7.5	<p>Language shall be added to the second paragraph consistent with Settlement Agreement and MMRP:</p> <p><i>There are several street tree alternatives that have been designated for each street type. In this way, other tree species may be substituted as long as the form, habit and cultural characteristics are clearly similar to the tree alternatives included in this Specific Plan. In addition, a plant list of compatible ground covers, shrubs and accent trees are provided to complete the understory and ground plane treatments of the streetscape environment.</i></p> <p><u>In the Three Creeks neighborhood, a preference for non-deciduous native trees along the north side of the Three Creeks Neighborhood shall be utilized in order to reduce glare from buildings within the Three Creeks Neighborhood.</u></p>
5-117	5.8.2	<p>The Board previously approved additional wording that references consistency with the Model Lighting Ordinance (MLO) within “Attachment G” of the Specific Plan’s original approval in July 2010. This wording shall be updated to specify the June 15, 2011 version of the Joint IDA – IES Model Lighting Ordinance (MLO).</p>

Appendix

Page #	Section #	Description of text, figure or table revision
	Appendix A	<p>Add definition for Temporary Structure as follows:</p> <p><u>Temporary Structure – A structure not permanently affixed to the ground and is readily removable in its entirety, which is used solely for a temporary use.</u></p>
	Appendix	<p>Add Appendix F – <u>Green Valley Creek Restoration Project (Settlement Agreement, Attachment A).</u></p>

Table 3-4: Allowed Uses

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

a. Residential

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Single Family Dwelling	-	-	-	-	p	p	p	p	p	-	-	-	-
Accessory Dwelling (1)	-	-	-	-	p	p	p	(1)	(1)	-	-	-	-
Accessory Structure	-	-	-	p	p	p	p	p	p	p	p	-	-
Farmworker Housing	-	-	-	-	p	-	-	-	-	-	-	-	-
Home Occupation	-	-	-	-	p	p	p	p	p	-	-	-	-
Live-Work Unit	-	-	-	-	p	p	p	p	p	-	-	-	-
Community Care Facility	-	-	-	-	-	c	c				-	-	-

b. Recreation, Education and Public Assembly

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Health/Fitness facility	-	-	-	-	-	-	-	c	-	p	-	-	-
Community Trails (2)	-	p	p	p	-	-	-	-	-	-	-	-	-
Trailhead/Comfort Stations	-	p	-	-	-	-	-	-	-	p	m	-	-
Interpretive facility (1000 sf max.)	-	p	-	-	-	-	-	-	c	p	m	-	-
Library	-	-	-	-	-	-	-	-	c	p	c	-	c
Community Assembly	-	-	-	-	-	-	-	c	c	p	m	p	c
Nursery School (up to 12 children)	-	-	-	-	-	-	-	m	-	p	-	-	-
School (Private, Max 100 Students)	-	-	-	-	-	-	-	c	-	p	-	-	-
Sports Fields	-	p	-	-	-	-	-	-	-	-	-	-	-
Passive Recreation (3)	-	p	c	-	-	-	-	-	-	p	-	p	-
Teaching Studio - art, dance, fitness, music (1500 sf max.)	-	-	-	-	-	-	-	c	p	p	-	-	p

c. Public Serving

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Fire Station	-	-	-	-	-	-	-	-	-	c	p	-	-
Police Station	-	-	-	-	-	-	-	-	-	c	p	-	-

Public Utility	-	-	-	-	-	-	-	-	-	-	p	-	-
Post Office	-	-	-	-	-	-	-	-	p	p	p	-	p
Wireless Communication Facilities													
Co-locations	-	-	-	m	m	m	m	m	m	m	p	-	-
New towers	-	-	-	c	c	c	c	c	c	c	m	-	-

d. Agriculture

d(1) Agricultural Production, Processing and Accessory Uses

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Agricultural Accessory Structure (barns, farm offices, greenhouses, coolers, storage houses, hullers, silos)	-	p	p	p	p	p	-	-	-	-	-	p	-
Animal Keeping/Grazing	-	-	p	p	p	p	-	-	-	-	-	p	-
Stable, private	-	-	-	p	p	p	-	-	-	-	-	-	-
Crop production, horticulture, orchard, vineyard	-	p	-	p	p	p	-	-	-	-	-	p	-
Community Garden	-	p	-	p	-	-	-	-	-	p	p	p	-
Agricultural Processing Facility	-	-	-	m	m	-	-	-	-	p	-	p	-
Agricultural Processing with complimentary agricultural tourist support facilities (4)	-	-	-	-	-	-	-	-	-	p	-	p	-
Agricultural Processing Facility with special events (6)													
6 per year max, and 150 persons or less	-	-	-	p	p	-	-	-	-	p	-	p	-
12 per year max, and 150 persons or less	-	-	-	m	m	-	-	-	-	m	-	m	-
More than 12 per year, or more than 150 persons	-	-	-	c	c	-	-	-	-	c	-	c	-
Winery, small	-	-	-	c	p	-	-	-	-	p	-	p	-
Winery, large	-	-	-	c	c	-	-	-	-	p	-	p	-
Winery with Special Events (6)													
6 per year max, and 150 persons or less	-	-	-	p	p	-	-	-	-	p	-	p	-
12 per year max, and 150 persons or less	-	-	-	m	m	-	-	-	-	m	-	m	-
More than 12 per year, or more than 150 persons	-	-	-	c	c	-	-	-	-	c	-	c	-

d(2) Agritourism - Agriculture Tourist Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Seasonal Sales Lot (temporary agritourism)	-	p	-	p	m	m	-	-	m	p	p	p	-
Roadside Stand (max 2,500 sf)	-	p	-	-	m	m	-	-	p	p	p	p	p
Farmers Market/Certified Farmers Market	-	p	-	-	-	-	-	-	p	p	-	p	p

Commercial kitchens, catering facilities and culinary classes	-	-	-	-	m	m	-	-	p	p	-	m(s)	m
Community Garden	-	p	-	p	-	-	-	-	-	p	p	-	-
Lodging - Small Inn (25 room max)	-	-	-	-	-	-	-	-	-	p	-	p	-
Lodging - Bed and Breakfast (up to 6 guest rooms)	-	-	-	-	-	c	-	c	p	p	-	p	p
Commercial Nursery	-	-	-	p	-	-	-	-	-	p	-	p	-
Special Events or Special Event Facilities (6)													
6 per year max, and 150 persons or less	-	p	-	-	p	-	-	-	-	p	p	p	-
12 per year max, and 150 persons or less	-	m	-	-	m	-	-	-	-	m	m	m	-
More than 12 per year, or more than 150 persons	-	c	-	-	c	-	-	-	-	c	c	c	-
Local Products Store	-	-	-	-	-	-	-	m	p	p	-	p (s)	p
Restaurants and bakeries	-	-	-	-	-	-	-	-	p	p	-	m(s)	m

e. Neighborhood Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Local serving/convenience (1500 sf max)	-	-	-	-	-	-	-	-	p	p	-	-	p
Restaurant (1500 sf max)	-	-	-	-	-	-	-	-	p	p	-	m(s)	p
General Store (2000 sf max)	-	-	-	-	-	-	-	-	p	p	-	-	p
Gallery	-	-	-	-	-	-	-	m	p	-	-	-	p
Bank	-	-	-	-	-	-	-	-	p	-	-	-	p
Tasting Room	-	-	-	-	-	-	-	c	p	p	-	p (s)	p
Local Products Store	-	-	-	-	-	-	-	m	p	p	-	p (s)	p

f. Office/Business Services

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Office: Business, service (1500 sf max)	-	-	-	-	-	-	-	m	p	-	-	-	p
Office: Professional, administrative (1500 sf max)	-	-	-	-	-	-	-	m	p	-	-	-	p
Office: Real Estate (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p

(1) Refer to specific Building Type requirements for permitted Secondary Units, Section 5.4.1

(2) Trail improvements are to comply with all applicable state and federal permits.

(3) Passive Recreation uses include walking, sitting, picnicking, organized games or events.

(4) Complimentary tourist facilities include tasting rooms, gift shops, galleries, restaurants, cafes, facilities for the sale of local produce, and ancillary offices for the support of agricultural tourism.

p - Allowed by Right

m - Minor Use Permit Required

c - Use Permit Required

- - Use not allowed

(5) Use must be ancillary to the primary agricultural use

(6) Parking for special events, weddings, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Limitations on the number of guests may be based on availability of off-street parking. Overflow parking areas may be of dirt, decomposed granite, gravel or other permeable surface, provided that the parking area is

Participating Landowners	Acreage	% of Participating Area	Allowed New Unit Count (TDR Program)	Allowed New Unit Count (No TDR Program)
B+L Properties	253.0	16.5%	64	9
Engel	52.3	3.4%	13	9
Hager	40.2	2.6%	10	2
Mason/Lindemann	296.0	19.3%	75	14
Mason/Lawton Trust	476.1	31.1%	121	21
Maher	146.8	9.6%	37	7
Ragsdale	168.6	11.0%	43	7
Frei	18.2	1.2%	5	0
Siebo (Juan)	23.7	1.5%	6	0
Volkhardt	40.0	2.6%	10	1
Wiley	15.6	1.0%	4	0
SUBTOTAL	1,530	100.0%	388	70

Non-Participating Landowners	Acreage	New Unit Count	New Unit Count (No TDR Program)
Biggs	61.6	6	6
DeDomenico	40.6	1	1
Del Castillo	82.4	3	3
Parenti	12.9	0	0
Wirth	40.7	1	1
Vintage Lane	42.1	0	0
De Lou Drive/GVR	23.5	0	0
Juni Lane	20.8	0	0
Terminal Reservoir Lo	30.2	0	0
Terminal Reservoir	8.7	0	0
SUBTOTAL	363	11	11

Existing Infrastructure	11		
TOTAL STUDY AREA	1,905	399	81

Table 4-1 - Unit Allocation

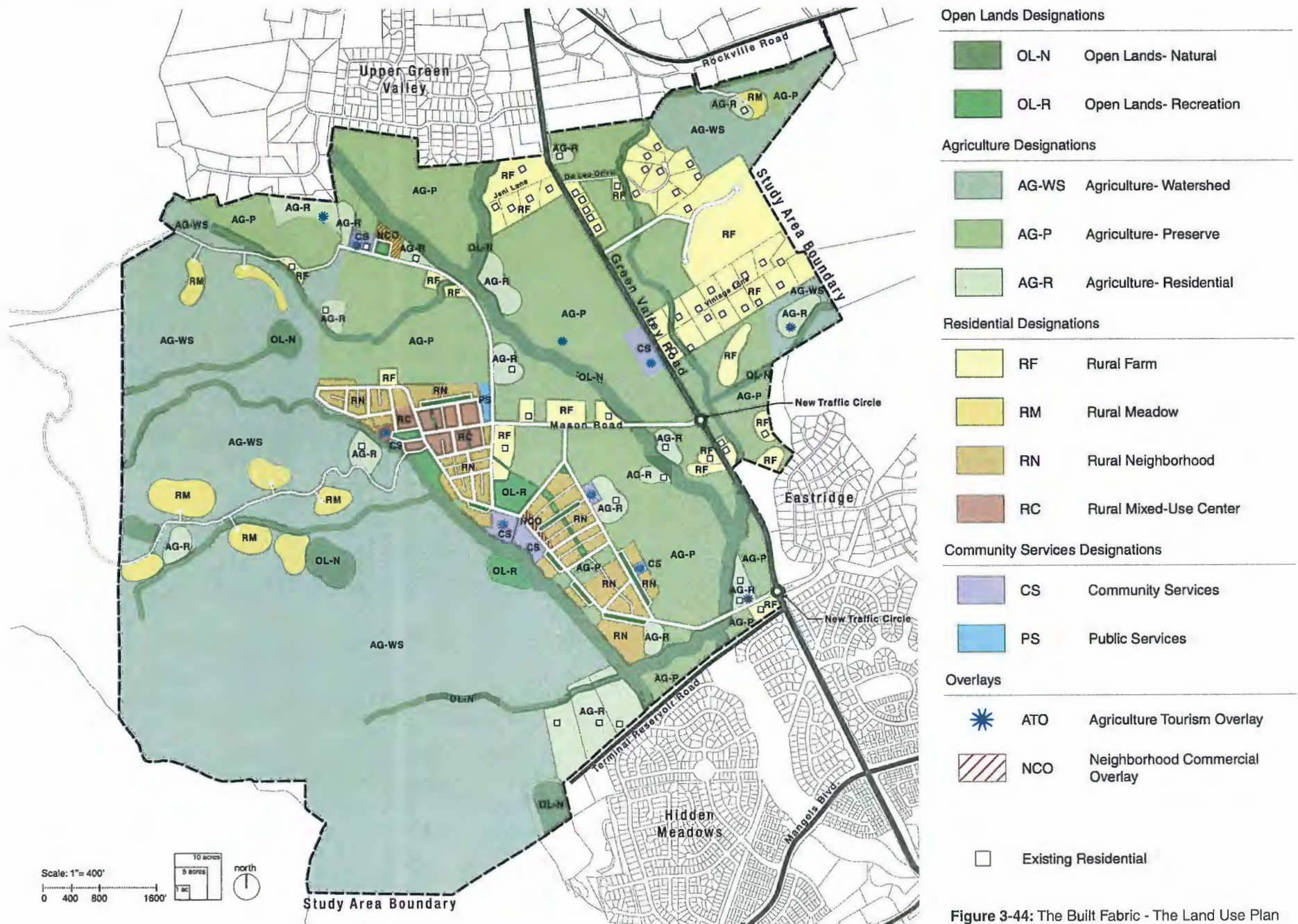


Figure 3-44: The Built Fabric - The Land Use Plan

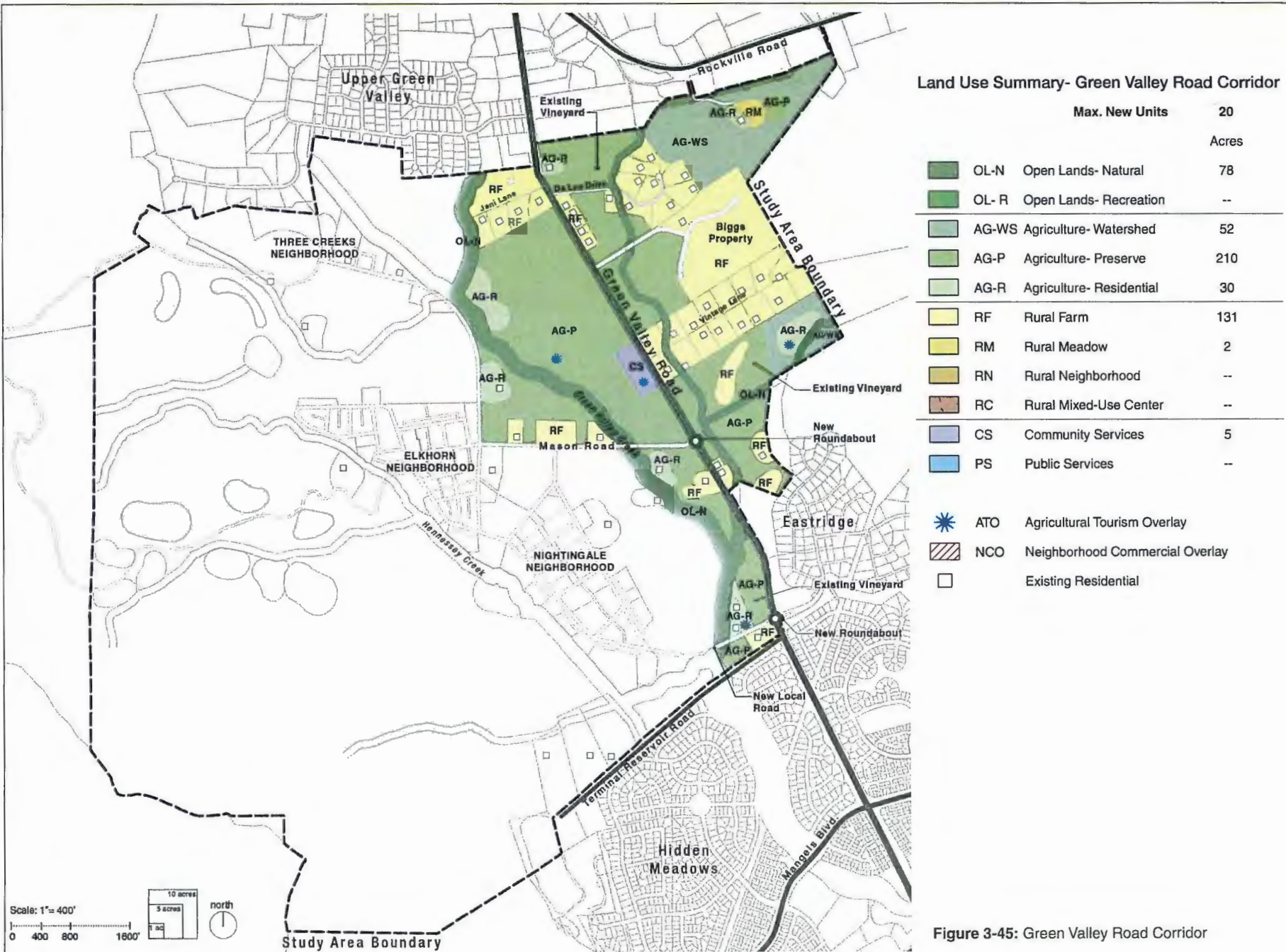
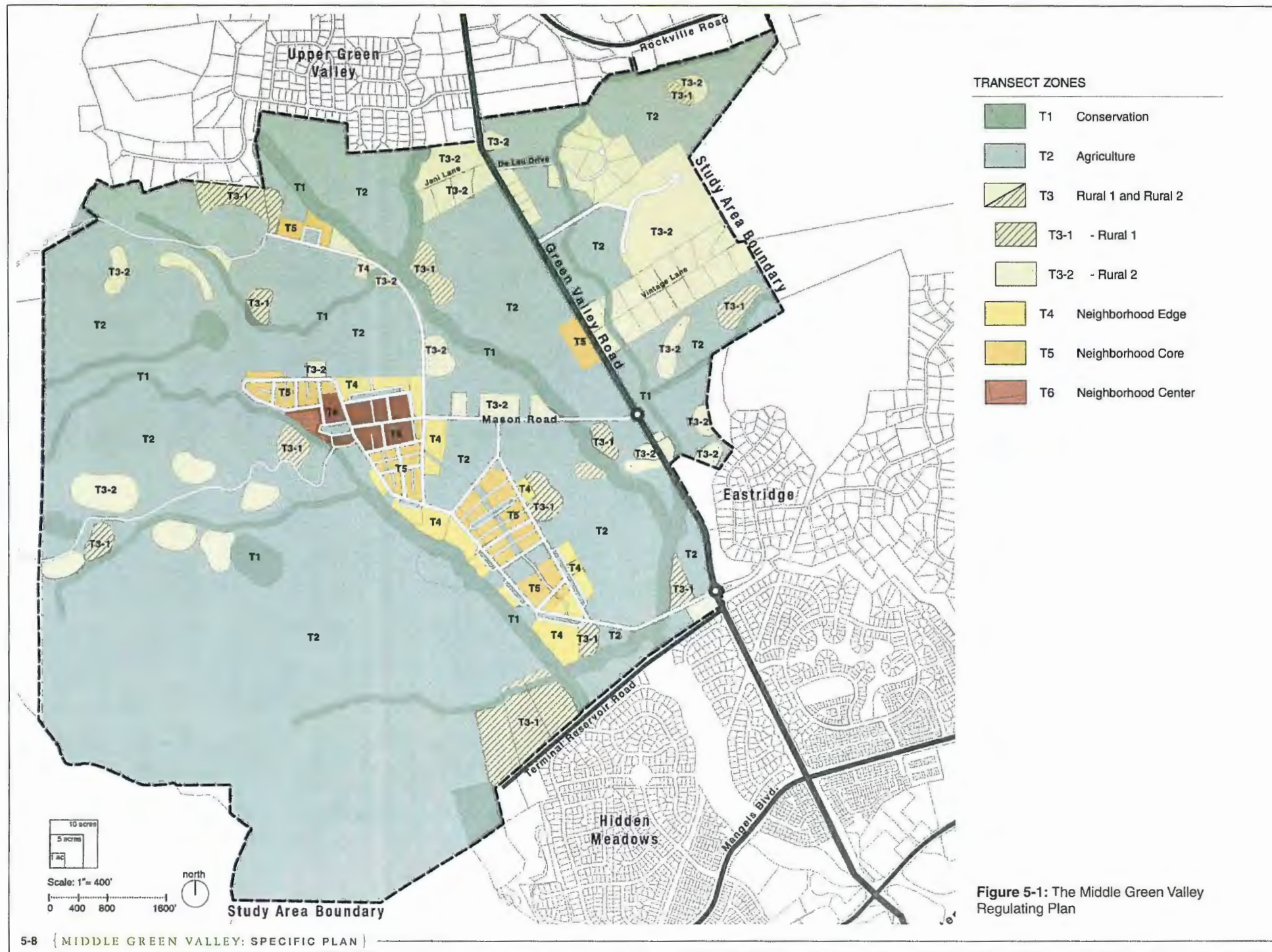


Figure 3-45: Green Valley Road Corridor



Additional Updates to Middle Green Valley Specific Plan (July 6, 2017)

Staff recommends the following revisions:

1. Land Use Table (Table 3-4): Section d(2) Agritourism
 - a. "Restaurants and bakeries" should be replaced with "Restaurants and bakeries (greater than 1500sf)" and should only be allowed with a minor use permit (m) in the ATO overlay. It shall be prohibited in all other districts.
2. Footnote #6, following Table 3-4, was cut off during printing. The final words should read, ".....provided that the parking area is onsite."

Note: Three maps, Fig. 3-44, Fig. 3-45, and Fig. 5-1, are attached and include one minor difference to the maps previously provided to the Commission. The Nancy Sweeney property, located on the west side of Green Valley Road at the northern boundary of the Plan area, now shows as Rural Farm (RF) with a transect of T3-2. This re-designation was previously approved by the Board of Supervisors in 2010 and is provided to the Commission now for accuracy purposes only. The Commission is not asked to approve this change.