

Item #: 16
File #: 17-560



Revisions to the Middle Green Valley Specific Plan

Presented to Board of Supervisors
on August 8, 2017
Department of Resource Management



MIDDLE GREEN VALLEY

- 2008 voter approved General Plan; Specific Project Area Land Use Designation
- 1,905 acre area
- Zoned a mix of 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
- Bordered by City of Fairfield to the south & east; Upper Green Valley & Country Club Estates to the north

SPECIFIC PLAN LAND USES

- Agriculture/Open Lands (1,490 acres)
- Other Land Uses (415 acres)

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



Middle Green Valley Specific Plan

KEY ELEMENTS OF SPECIFIC PLAN

- **Green Valley Agricultural Conservancy (GVAC)**
 - Non profit entity to manage farming & open lands
 - Formed in 2011
 - Funded by transfer fees (3% of first sale, 1% thereafter)
- **Design Code:** Ensures that new development is consistent with vision of the Plan and preserves the rural character of the area
- **Transfer of Development Rights (TDR) Program**
 - Guides development to more suitable areas
 - Provides for clustering of density
 - Provides for permanent protection of ag and open lands

History: Planning/CEQA Process

- 2008: General Plan Update w/ voter approved map change
- 2009: 12 Citizen's Advisory Committee Meetings
- 2010: PC Review, BOS adoption/Certification of EIR, Court Challenge
- 2012: Court requires additional groundwater analysis in EIR
- 2014: Additional groundwater analysis completed and Revised Recirculated EIR submitted to Court; Court wants additional biological analysis completed to address impacts from groundwater use.
- 2016: Additional biological analysis completed and Second RREIR certified by BOS and submitted to Court
- 2017: Settlement Agreement entered into and Court discharges Writ.

Recommended Revisions to Specific Plan

- Revisions for consistency with MMRP
- Change Secondary Living Unit to Accessory Dwelling Unit
- Update property ownership & TDR participation
- Revise setbacks for certain Building Types to make more measurable
- Clarifying that temporary structures/uses and accessory structures may be permitted with certain Building Types and Transect Zones
- Include a new permitting process by adding “Minor Use Permit” for certain land uses, consistent with Zoning Ordinance

Recommended Revisions to Specific Plan (con't)

- **Additions/Deletions/Clarification to Land Use Table (Table 3-4)**
 - **Change Day Care Center to Community Care Facility**
 - **Include Wireless Communication Facilities**
 - **Make the permitting for wineries consistent with Zoning Ordinance**
 - **Remove cafes and coffee shop land uses (Restaurant to remain)**
 - **Include Local Products Store to promote sale of locally produced products**

Addendum to EIR

- Previous full EIR was re-certified October 2016
- Proposed revisions are minor in nature and do not significantly change the density or intensity of the project
- Proposed revisions primarily serve to clarify the Specific Plan and to bring into consistency with remainder of Zoning Ordinance
- Addendum to EIR is appropriate CEQA review

RECOMMENDED ACTION

- **Adopt revisions to the Middle Green Valley Specific Plan, pursuant to the Planning Commission's and staff's recommendation**

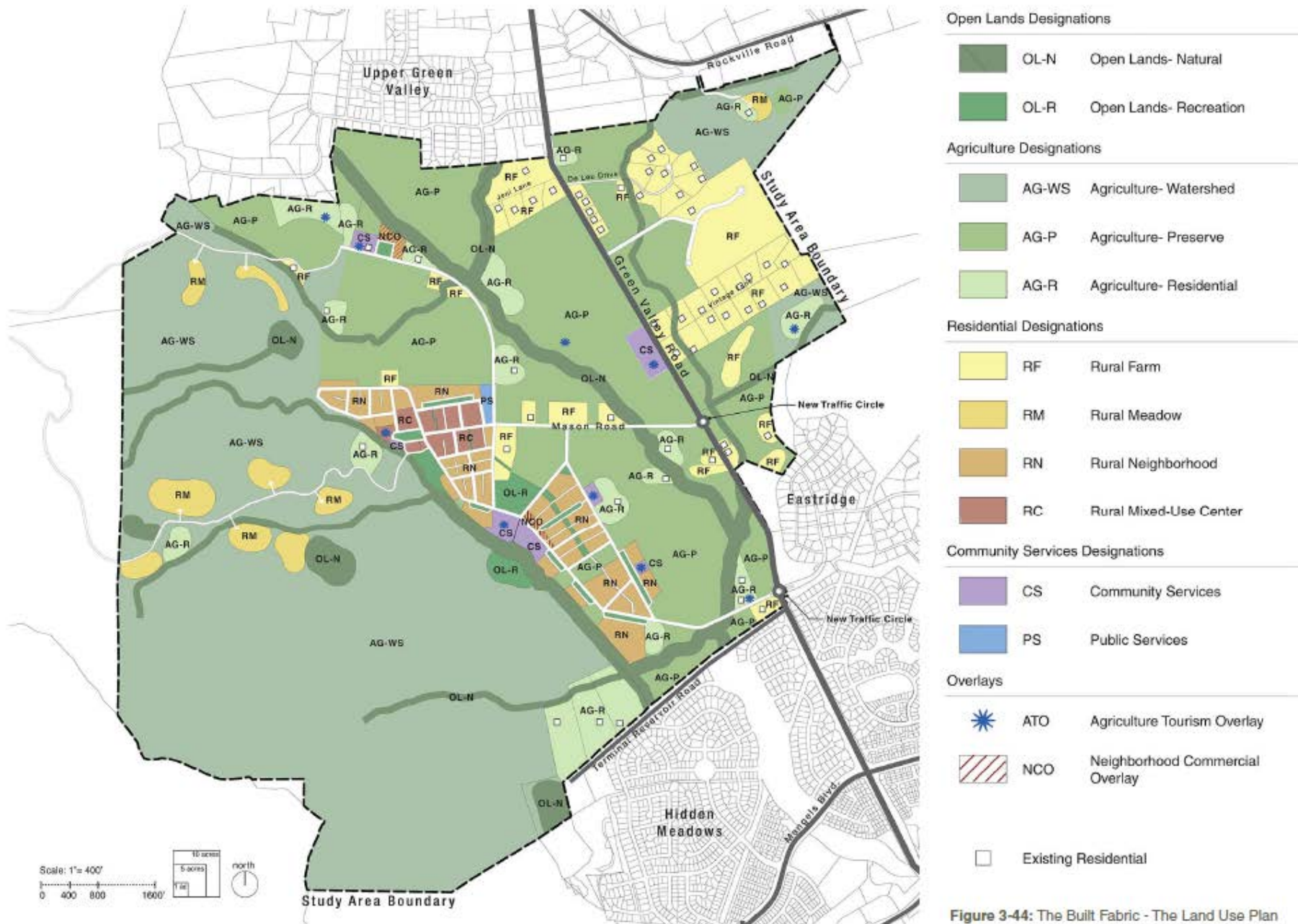


Figure 3-44: The Built Fabric - The Land Use Plan