OPEN SPACE NETWORK: CREATING THE FRAMEWORK

SOLANO COUNTY: MIDDLE GREEN VALLEY SPECIFIC PLAN AND ASSOCIATED EIR-CITIZEN'S ADVISORY MEETING

March 2, 2009 (6PM) - Solano County Administrative Bldg., 675 Texas St., Fairfield

PROJECT TEAM (green: attending mtg)

Solano County Resource Management (http://www.solanocounty.com/depts/resource_mgmt/default.asp)
- ***Birgitta Corsello*** (bcorsello@solanocounty.com)
- ***Mike Yankovich*** (myankovich@solanocounty.com)
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Citizens Advisory Committee
- ***Craig Gillespie*** (craiggillespie@sbcglobal.net)
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- ***Sarah Lindemann*** (slinde1744@aol.com)
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Hart Howerton: (HH) – Planners, Architects & Landscape Architects - (www.harthowerton.com)
- ***Amie MacPhee LEED A.P.*** (amacphee@harthowerton.com)
- ***Brendan Kelly, AIA, LEED A.P.*** (bkelly@harthowerton.com)

Wagstaff Associates (WA) EIR - (www.wagstaffassociates.com)
- ***John Wagstaff*** (john@wagstaffassociates.com)

Economic Planning and Systems (EPS)- Finance Strategy - (www.epsys.com)
- ***Teifion Rice-Evans*** (TRiceEvans@epsys.com)

Sustainable Agriculture Education (SAGE) - Agriculture - (www.sagecenter.org)
- ***Sibella Kraus*** (sibella@sagecenter.org)

Sherwood Design Engineers (SDE) - Civil Engineers - (www.sherwoodengineers.com)
- ***Bry Sarte, P.E. LEED A.P.*** (bsarte@sherwoodengineers.com)
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Wetlands Research Associates (WRA) – Biological Consultants - (www.wra-ca.com)
- ***Mike Josslyn PhD, PWS*** (josslyn@wra-ca.com)
- ***Justin Semion*** (semion@wra-ca.com)

Abrams and Associates (Abrams) – Traffic Consultants - (www.abramsassociates.com)
- ***Charlie Abrams***
- ***Steve Abrams***

"Savvy states and communities are starting to think about green space in a more thoughtful and systematic way. They realize that green infrastructure is not a frill - it is smart conservation for the twenty-first century."

- Mark A. Benedict and Edward T. McMahon, Conservation Fund

"Conservation means development as much as it does protection."

- Theodore Roosevelt

OPEN LANDS NETWORK

Natural

Areas of preservation and restoration that contain the most sensitive natural resources. These areas are able to support limited disturbance (temporary interpretive, research, maintenance and restoration activities, and minor road, trail and bridge crossings).

Riparian Corridors

Riparian corridors include the stream and the associated water dependent vegetation that provides ecological, flood protection, and visual values to the community.

Steep Slopes

Slopes greater than 30% which have high soil erosion potential. No structures are permitted on steep slopes and stabilization measures may be necessary.

Oak Woodland

Oak Woodlands are plant communites dominated by oak trees that provide ecological, visual, and recreational values

Passive

Low disturbance and low maintenance areas that have values as environmental assets and can support limited recreational and movement functions and grazing.

Grazing Lands/Livestock

Vegetated lands that are grazed, or have potential to be grazed, by animals. Grazing Lands are agriculture lands typically characterized by rolling hills.

Flood Hazard Zones

A "100-year flood" describes an event or an area subject to a 1% probability of a certain size flood occurring in any given year. Habitable structures are not permitted to be built in areas subject to 100-year frequency floods.

Trails/ Fire Roads

Trails, paths, trail heads and/or fire roads with associated improvements (fencing, trail signage, scenic overlooks, private property markings) used for walking, biking and/or emergency access.

Active

Higher disturbance and higher maintenance areas that are able to support more active recreational and social functions and more intensive agricultural practices.

Row Crops

Agricultural land designated for crops, such as corn, pumpkins and soybeans that grow in rows.

Vineyards

Lands used to grow grapevines primarily for the production of wine, grapes, raisins and juice.

Orchards

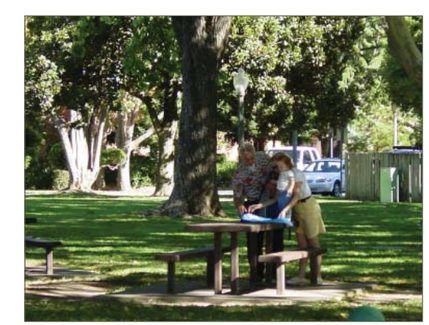
Areas planted with trees for food production including fruits and nuts.

Kitchen/Community Gardens

Garden areas where residents and community members are encouraged to grow home-grown vegetables, herbs, fruits, berries and flowers.

Park/Playground/Ball Field

Recreational areas including Neighborhood Parks, sports fields, camp and picnic grounds and cultural/ scenic venues.



The three levels of Open Lands provide a multi-layered framework in which to locate a system of natural and built environments. These three levels are designated generally by the degree of disturbance and maintenance associated with them.

HOMEWORK FOR MARCH 23, 2009 CAC MTG:

The topic of the next meeting is Cluster Development Alternatives and Character or what we are calling **"Creating a Conservation Community"**. Cluster development is a tool used to group development on a portion of the available land, reserving a significant amount of the site as "open space" or what we are calling "open lands" to create a "conservation based plan".

This conservation concept is used so communities may maintain rural character, preserve critical environmental resources and provide recreational and social opportunities, while still providing landowners with the opportunity to develop their property. Many communities across the United States are updating their comprehensive land use plans and establishing specific ordinances to guide the development and construction of conservation based communities. New ordinances require design standards and identify minimum open space and density standards.

The open space created by a conservation community meets a number of community goals. These goals sometimes conflict with one another and must be worked through and balanced on a project by project basis to set priorities and implementation strategies. For example, the protection of wildlife habitat may be incompatible with the preservation of agricultural land. While each community solves these issues in different ways, the main goals of creating a conservation community remain:

> **Preserving open space and critical ecological habitats, creating community recreational and social opportunities, and protecting agricultural land while providing landowners viable alternatives to develop their property.**

There are a number of websites and case studies we would like you to review and read about prior to our next meeting. The goal is to bring a wider awareness of projects, places, and organizations that may help inform the Conservation Community design process at Middle Green Valley.

Examples of **"Conservation Communities"** are:

Santa Lucia Preserve, California: **http://www.santaluciapreserve.com <http://www.santaluciapreserve.com/>**

Palmetto Bluff, South Carolina: **http://www.palmetto-bluff.com/default.asp**

Poundbury, Dorset, UK: **http://www.duchyofcornwall.org/designanddevelopment_poundbury.htm**

Alys Beach, Florida: **http://www.alysbeach.com <http://www.alysbeach.com/>**

Seaside, Florida: **http://www.seasidefl.com/**

City of Yountville, California: **http://www.townofyountville.com/**

Sea Ranch, California: **http://en.wikipedia.org/wiki/Sea_Ranch**

"Kosmos Estates" in Adams County, Pennsylvania, as laid out according to current zoning, and the Village of "Alba," as designed by Richard Bono and Richard Calderon to yield the same number of dwellings "with greater variety" plus a small commercial core and significant community open space.

FINALLY:

Please send us 3-4 pictures, articles or similar, of examples of Conservation Communities that you think are successful. Please send to Brendan Kelly at Hart Howerton before March 18th. (bkelly@harthowerton.com).