COUNTY OF SOLANO
MIDDLE GREEN VALLEY
LAND USE PLAN

County Administrative Center
First Floor Multi-Purpose Room
675 Texas Street, Fairfield

MINUTES OF THE REGULAR MEETING OF The Middle Green Valley Citizen's Advisory Committee February 9, 2009

The regular meeting of the Middle Green Valley Citizen's Advisory Committee was held Monday, February 9, 2009, in the Solano County Administration Center, Multi-Purpose Room, 675 Texas St., Fairfield, CA 94533.

MEMBERS PRESENT: Craig Gillespie, Bob Hagar, Herb Hughes, Sarah Lindemann, Bill Mayben, Nancy Nelson, Anthony Russo and James Wiley

MEMBERS ABSENT: None

OTHERS PRESENT: Birgitta Corsello, Director, Resource Management; Mike Yankovich, Planning Manager, Resource Management; Matt Walsh, Principal Planner; Resource Management; and Diane Buschman, Office Assistant III, Resource Management;
Brendan Kelly, Project Manager, Hart Howerton; Amie MacPhee, Principal, Hart Howerton; Teifion Rice-Evans, EPS; Bry Sarte, Sherwood Engineers; Eric Zickler, Sherwood Engineers; John Wagstaff, Wagstaff Associates; Sibella Kraus, SAGE

1. Call to Order
The meeting was called to order at 6:15 p.m.

2. Roll Call
Roll call was taken and a quorum was present.

3. Public Comments for Items Not on the Agenda
There were no public comments.

4. Review and Approve January 12, 2009 Minutes
The January 12, 2009 minutes were approved.

5. Consultant Introduction

Matt Walsh introduced Brendan Kelly of Hart Howerton who along with his consultant team was selected by the CAC to be the design team for the Middle Green Valley specific plan and EIR. He then turned the meeting over to Mr. Kelly who will act as the facilitator of the CAC meetings as the plan is developed. Mr. Kelly thanked the County staff and the CAC for the smooth selection process and reiterated the team's eagerness to move forward with the design effort. He also introduced the members of the consultant team.

6. Project Schedule

Mr. Kelly distributed a handout detailing the CAC Schedule and related project deliverables. Amie MacPhee then went through the overall CAC schedule for the next several weeks and described the strategy behind the different CAC meeting topics.

7. Review of Draft Reconnaissance Workbook

Hart Howerton then proceeded to review the draft of the Reconnaissance Analysis. It began with a review of the regional context and covered several topics including aesthetics, agriculture, water and waste water, and land use planning. He encouraged the CAC members to comment on the material and share with the consultants any additional sources of information on the specific plan area. Mr. Kelly reiterated that adhering to the General Plan Goals and Policies for this Study Area was the primary way to gauge progress over the next several weeks. He asked for general agreement from the CAC that this was the case and everyone acknowledged that it was. Bill Mayben said they were the general descriptions and that everyone was looking forward to seeing more specific data as the design process moved forward. Nancy Nelson said that the General Plan Goal and Policies were the result of Middle Green Valley workshops, not necessarily from the input of the CAC and the policies were finalized by landowners and GVLA. Anthony Russo described the policy statements as a result of a smaller working group and the CAC all agreed that these policies provided the best overall description of what the Specific Plan is intended to provide.

Herb Hughes asked the design team to explore opportunities outside of the study area, particularly to the west if the project had potential regional networks to identify. Anthony Russo reminded the team that it was important to look at adjacent properties in all directions – not just to the northwest. In discussing the "sending and receiving areas" Hart Howerton was told that Options 1 and 2 were in need of significant refinement. The topic will require some discussion and the CAC expects modifications.

The discussion regarding aesthetics centered on a viewshed map identifying those portions of the study area that were not visible from Green Valley Road. The Committee was encouraged to identify visually pleasing areas that were at risk and need to be preserved. It was noted that 2 ½ story homes may be visible

from Green Valley Road and the viewshed analysis may need to be retooled to include information on roof heights. The design team was encouraged to incorporate screening techniques, including landscaping to help mitigate some of the visual effects of development. In addition to the views from Green Valley Road, it was also important to consider the views of future residents

Mr. Kelly stated that a significant amount of the information in the Agriculture section of the Reconnaissance Analysis was taken from the Solano County Crop Report. It was also noted that the goals and policies for Middle Green Valley support the creation of long term agricultural viability. Sibella Kraus, SAGE, spoke briefly on the challenges and innovations for agriculture today. She also thought that there was a tremendous opportunity for agricultural tourism in the specific plan area. One issue for farmers is that some find it difficult and expensive to maintain a viable agricultural operation. Creating and implementing agricultural incentives could be one way to address that issue.
Bill Mayben highlighted one successful example of integrating agriculture. It was a charter school in New Orleans that incorporated cooking into its curriculum.
Hart Howerton and SAGE reiterated that agricultural land can help increase asset valuation if it was a sophisticated amenity and that many options of open space would be considered as the design process got underway.

On the topic of Air Quality John Wagstaff of Wagstaff Associates indicated that part of the process would be to determine the impact of changes, if any, in Middle Green Valley on air quality. An emissions quality report will be required. Bill Mayben pointed out that he expected that an air quality analysis would be linked to traffic and he encouraged that the ambient air quality of the study area be reviewed in light of the proximity of the I-80 corridor.

Mr. Kelly stated that stated that there was a great deal of information regarding biological resources including plant and animal species, critical habitat, and wetlands issues. He asked the members to read the information presented and respond back to Hart Howerton with their comments and questions. Members mentioned that there have been salmon and steelhead runs through the Green Valley Creek. Bill Mayben encouraged the design team to manage the project as self-mitigating. There was wide spread agreement with this goal.

Mr. Kelly stated that the purpose of the cultural resources section was to identify and evaluate the potential for the project to adversely affect paleontological, archaeological and historical resources. This would include Indian burial grounds, fossils and historical artifacts such as old stone walls. He asked the CAC to let staff know what was out there and what needed to be protected. Erin Beavers from the City of Fairfield stated that every subdivision in lower Green Valley has had archeological artifacts associated with the proximity to Green Valley Creek and he offered to send all his mapping information in order that this topic could be fully documented.

Geology and Soils will be covered to evaluate whether the Middle Green Valley specific plan would create a physical change in surface of subsurface soil or rock characteristics. Whether people or structures would be exposed to major geotechnical hazards will also be evaluated. Mr. Kelly stated that they have collected excellent soil data and have completed a web soil survey from the U.S. Department of Agriculture. Information on the location of the Green Valley fault line was provided by Anthony Russo.

Reviewing the Hazards and Hazardous Materials section Mr. Kelly stated that the most important hazard for the Middle Green Valley area is wildfires. The new Fire Hazard Surveyor Maps show the degree of fire danger for a particular area ranging from moderate to very high. There are now very strict building requirements in fire hazard areas.

Under the Hydrology and Water Quality section Mr. Kelly stated that aquifers and groundwater were an important topic for the Middle Green Valley area. Bry Sarte and Eric Zickler, Sherwood Design Engineers, stated that the availability of water was going to be a key issue. Although the project was close to water resources it will be necessary to look at ways to reduce potential water demand and make it a more sustainable development. Nancy Nelson mentioned that periodic flooding is a known fact and hoped that development may help alleviate flooding.

Mr. Kelly stated that the Population and Housing section conveys information on acreage, open space allocation, number of dwellings and gross density of existing neighborhoods in and outside the study area for comparison purposes.

In the Land Use and Planning section potential conflicts between the Middle Green Valley Specific Plan and the 2008 General Plan will be identified and evaluated. Mr. Kelly briefly described the Transect planning model which is a form based code that is a popular and effective way to think about cluster development ideas. He stated that open space preservation such as grazing land, working farms or trails create long term value for an area.

Mr. Zickler and Mr. Kelly briefly reviewed the Utilities and Services Systems section. The purpose of the section is to provide background data to evaluate existing capacity to support potential development especially in regards to water and septic/sewer systems. The section contained information on existing utilities for water supply and water distribution. Anthony Russo reinforced that water and wastewater must be considered in tandem with development scenarios and suggested that all sources be looked at – including potential City of Fairfield municipal sources - in order to best judge viable alternatives as the planning process begins.

8. <u>CAC Homework & Interim Steps</u>

Amie MacPhee went through the CAC homework assignments that were listed on the back of the meeting handout. The topic of the next Middle Green Valley

CAC meeting will be open space networks. She stated that open space can mean grazing land, hiking trails, working farms and wetlands. She encouraged the CAC to access the listed resources to get a wider awareness of projects and organizations that can be utilized in the open space design process for Middle Green Valley Specific Plan. She also asked that members send Hart Howerton three pictures that describe what they want to save or see for the study area. The members were also asked to list policies for the study area in order of their own personal preferences. The design team then clarified several points about the homework and invited the wider public to submit images and visit the recommended websites prior to the next meeting.

9. Public Comments for Items on the Agenda
There were no public comments.

10. Adjournment

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