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 May 4, 2009

The regular meeting of the Middle Green Valley Citizen's Advisory Committee was held Monday, May 4, 2009, in the Solano County Administration Center, Multi-Purpose Room, 675 Texas St., Fairfield, CA 94533.

MEMBERS PRESENT: Craig Gillespie, Bob Hager, 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; Eric Zickler, Sherwood Design Engineers, Jen Karmus, Sherwood Design Engineers, Steve Abrams, Abrams and Associates

1. Call to Order
   Matt Walsh called the meeting 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 April 13, 2009 Minutes
   The minutes were approved with a correction from Herb Hughes regarding his comment about lot and building sizes. His comment was directed towards the lot types, and not the building sizes, and stated that he liked the mix of lot types presented.

5. Review of General Plan MGV Goal, Policies and Implementation Regulations

Mr. Kelly stated that there were no changes to address for this item.

The agenda items below are listed in the order they were addressed.

9. Water and Wastewater

- Mr. Kelly began the presentation by stating that the infrastructure requirements for projects such as MGV should depend on what is available and not necessarily on what is required. To illustrate the point, he reviewed the annual rainfall in California. (See page 2 of the May 4th presentation). He discussed the importance of recognizing the overall context of Middle Green Valley, noting that there is no recorded rainfall in July, and that most all rainfall occurs 6 months out of the year. The domestic and agricultural water uses in Middle Green Valley need to be discussed in the context of the annual rainfall.
- Mr. Kelly presented the current water supply in MGV, including rainfall, the Solano Irrigation District (SID), and the City of Vallejo (Lakes Watershed). (See pages 3-6 of the May 4th presentation). He noted that more than 95% of water is lost through "evapotranspiration", and that domestic water usage constitutes only 1% of the overall "water diet" while agricultural uses represent a large percentage. The issue is not the amount of water, but rather cost and cleanliness is the issue.
- Mr. Kelly also presented a diagram illustrating the "typical" water use cycle (See page 7 of the May 4th presentation). He pointed out that there is presently no connection between rainwater and domestic water, that domestic water is used for both domestic and irrigation needs, rain produces a lot of runoff, and most water used for agriculture evapotranspirates. He also noted than an average family of 4 spends almost $4,000/year for water from Vallejo Lakes water, whereas SID water is almost one-tenth the cost; these rates do not include planned rate increases to take effect in July 2009.
- Mr. Kelly then presented a diagram illustrating a proposed water use strategy (See page 8 of the May 4th presentation). This diagram shows the opportunity to recharge the groundwater with rain gardens, combines domestic water with SID water for irrigation, and reduces the overall municipal water use. Based upon the proposed "water diet" (See page 10 of the May 4th presentation), 400 new homes could potentially use the existing water sources, constituting only 2% of the overall annual water availability.
- Mr. Kelly asked the question, "How is it possible to maintain the same amount of water use while the population increases?" He stated that changing water efficiencies are not always included in water use projections, and reviewed trends shown by the Pacific Institute where water usage declined in New York and California despite increases in population (See pages 11-15 of the May 4th presentation).
- Bill Mayben commented that water availability is decreasing.
- The Mouzon Smart Dwelling I, showcased recently in the Wall Street Journal, was typical of what a new sustainable house could look like using many of the principles described above. (See page 16 of the May 4th presentation).

7. Systems - Infrastructure and Circulation &

8. Roads, Trails & Traffic

- Mr. Kelly reviewed the goals of infrastructure and circulation (See page 17 of the May 4th presentation), noting that roads are more than just a conveyance for cars, but also play an important role in the goals of retention, reduction, and reuse of water.
- The Gray Fabric Plan (See page 18 of the May 4th presentation) illustrates the conceptual road and trail network, and has been developed in conjunction with the County and input from land owners.
- As an example of the proposed retention and reinfiltration strategies, Mr. Kelly presented an existing image of Via Palo Linda as well as a simulated image of Via Palo Linda that incorporates design standards that allow retention and reinfiltration while maintaining the same right of way. (See pages 19-20 of the May 4th presentation).
- Craig Gillespie asked how we can avoid tree wells from turning into weeds. Mr. Kelly replied that the tree wells would be maintained and treated as part of one's front yard.
- Mr. Kelly presented road sections which compared proposed road and right-of-way widths compared to County standards. (See pages 21-28 of the May 4th presentation). The road sections show street trees within the right-of-way, and occasions where permeable pavement could be used; Crissy Field is a good example of terrapave as a permeable pavement. These road sections will incorporate input from the County and the Cordelia Fire Department.
- Bill Mayben commented that street trees lower radiant heat and that the rambles can also serve as linear parks.
- Mr. Kelly also discussed the trail network, stating that it is important to make open space accessible instead of only overlooking open space from a distance; it's important to provide connections to open space. (See page 29 of the May 4th presentation).

9. Water and Wastewater (cont.)
Alternatives:

- Mr. Kelly discussed the annual rainfall of Northern California and the surface water distribution within Solano County. (See pages 30-31 of the May 4th presentation). He pointed out Kern County as an example of a County which uses more than 80% of its groundwater, compared to Solano County, which receives almost 100% of its water from surface supplies.
- Mr. Kelly then presented alternatives for water and wastewater. Alternative A-Connect to the City of Fairfield shows water and wastewater connections to the City of Fairfield at the intersection of East Ridge Drive and Green Valley Road. (See pages 32-33 of the May 4th presentation). This alternative may include complicated political processes with the City of Fairfield, including the potential of annexation. He also noted that this alternative may be expensive as wastewater connections to the City of Fairfield may require added capacity to the Cordelia Pump Station.
- Erin Beavers (City of Fairfield Department of Community Development) commented that if the property were annexed, legislative action would not be necessary.

- The cost analysis for Alternative A was presented, showing the cost for water, sewer, and roads to be approximately $21.5 million. (See page 34 of the May 4th presentation).
- Nancy Nelson wanted to clarify that the costs did not include the costs of annexation, and were only "hard costs."
- Herb Hughes commented that the estimate seemed low. Eric Zickler (Sherwood Design Engineers) responded that the calculations were based on their last 8 California project costs, and encouraged anyone with more accurate data to forward it along.
- Mr. Kelly presented Alternative B- CSD/Groundwater and showed that Solano County is a part of one of the most viable groundwater basins in California (See page 35 of the May 4th presentation). He also presented data from the Dept. of Water Resources (DWR) Bulletin 118 which states that 85% of sampled groundwater in the San Francisco Bay meets drinking standards and that less than 1% of groundwater is used statewide. (See pages 36-37 of the May 4th presentation).
- Herb Hughes questioned whether we knew the quality of groundwater and stated that the cost to treat groundwater is an issue. Eric Zickler responded that hydrogeologists will need to conduct field tests. Herb also stated that historically, 2 wells located on the project site used to supply water to Mare Island.
- Nancy Nelson asked how we know that wells will cost $1 million, and asked how deep the wells will be. Eric Zickler responded that the cost is based on the worst case scenario, and that further studies need to be conducted.
- Mr. Kelly discussed Alternative B which may include a bond to help finance a Community Service District (CSD), including existing property owners. This alternative includes a utility shed (approx 25'x25'), and treated wastewater which gets mixed with SID water for irrigation. (See pages 38-39 of the May 4th presentation).
- Bill Mayben commented that the locations of the wells could be phased.
- Herb Hughes asked what happens during the dry season. Mr. Kelly responded that storage tanks will help during dry seasons.
- Mr. Kelly presented an example of a comparable Siemens membrane bioreactor system. (See page 40 of the May 4th presentation).
- The cost analysis for Alternative B was presented, showing an approximate cost of $20.5 million, slightly less expensive than Alternative A and a bit less "risky" politically. (See page 41 of the May 4th presentation).
- Mr. Kelly then presented Alternative C- CSD/Mello-Roos, which identifies a potential Green Valley Community Services District, incorporating Upper Green Valley and Middle Green Valley. It is assumed that Rockville Trails will not be included as part of the CSD.
- Mr. Kelly suggested CAC members form a smaller subcommittee to be involved with the City of Fairfield to discuss and evaluate the Alternatives regarding water and wastewater connections and the possibility of annexation.
- Bill Mayben commented that the City of Vallejo considers the Lake system as an asset and will not necessarily give it to you; this requires conversations for the evaluation of it, and involves both financial and political concerns.

Mr. Kelly asked the CAC members to comment on the alternatives presented.

- Bill Mayben commented that from the start, it was thought that Fairfield services were available and that there are some constituents that don't want to have anything to do with the City of Fairfield.
- Nancy Nelson wanted to hear the landowners' sentiment about annexation.
- Jim Wiley commented that Alternative A is his preference, and does not object to annexation.
- Sarah Lindemann commented that she did not have a preference without further information.
- Bob Hager does not have a preference, and does not necessarily object to annexation.
- Anthony Russo commented that we need to find a solution and actively try to achieve one. He thought that there needed to be a plan, not alternatives, that would solve the wastewater issue for the Specific Plan. If asked to rank the alternatives, his first preference would be find the political solutions to provide the services without annexation, his second would be annexation, and the CSD alternative would be third. He noted that all options have issues and requires getting together to work it out.
- Craig Gillespie commented that there are no guarantees for the results of initiatives, and it is difficult to know the advantages and disadvantages. Alternative A is dependent on passing an initiative.
- Erin Beavers replied that annexation will trigger an initiative and that there might be a possibility of serving the area without annexation, although it is not guaranteed. Alternative A is possible from a political standpoint. He urged that there is a need to have conversations between the County and City of Fairfield; it would benefit both municipalities to agree upon an option. He suggested that this may be an opportunity for both municipalities to "bury the hatchet."
- Mr. Kelly suggested that Anthony Russo and Bill Mayben would be logical representatives to meet with County and City staff to discuss issues prior to the Implementation Meeting (May 18).

10. <u>Homework</u>

The CAC was encouraged to prepare for the May 18th meeting on Implementation by visiting the websites listed on the handout. Mr. Kelly asked the CAC to take another look at the goals and policies of the Solano County General Plan that will have an impact on the Middle Green Valley Specific Plan. Upcoming meetings include a Solano County Planning Commission meeting (May 7) and a Solano County Board of Supervisors meeting (May 12).

6. <u>Transfer of Development Rights and Alternative Mechanisms in Middle Green Valley</u>

Mr. Kelly stated the information for this agenda item had not changed from the last meeting except for a question on secondary units. Mr. Kelly answered that lots a half acre or larger are allowed secondary units, although the units are not mandatory; this consists of approximately 25% of the total units. Secondary units would be 1,000sf maximum.

- Herb Hughes asked if there any language that limits secondary units to family members, and the response was that the County does not limit secondary units to family members.
- Erin Beavers noted that the City only processes about 10 secondary units per year, including 3 at East Ridge.
- Nancy Nelson commented that most secondary units are used as home offices.
- Herb Hughes asked if the reuse of gray water is allowed. Birgitta Corsello replied that State laws are changing to allow the use of gray water.

11. Adjournment

Since there was no further business, the meeting was adjourned.