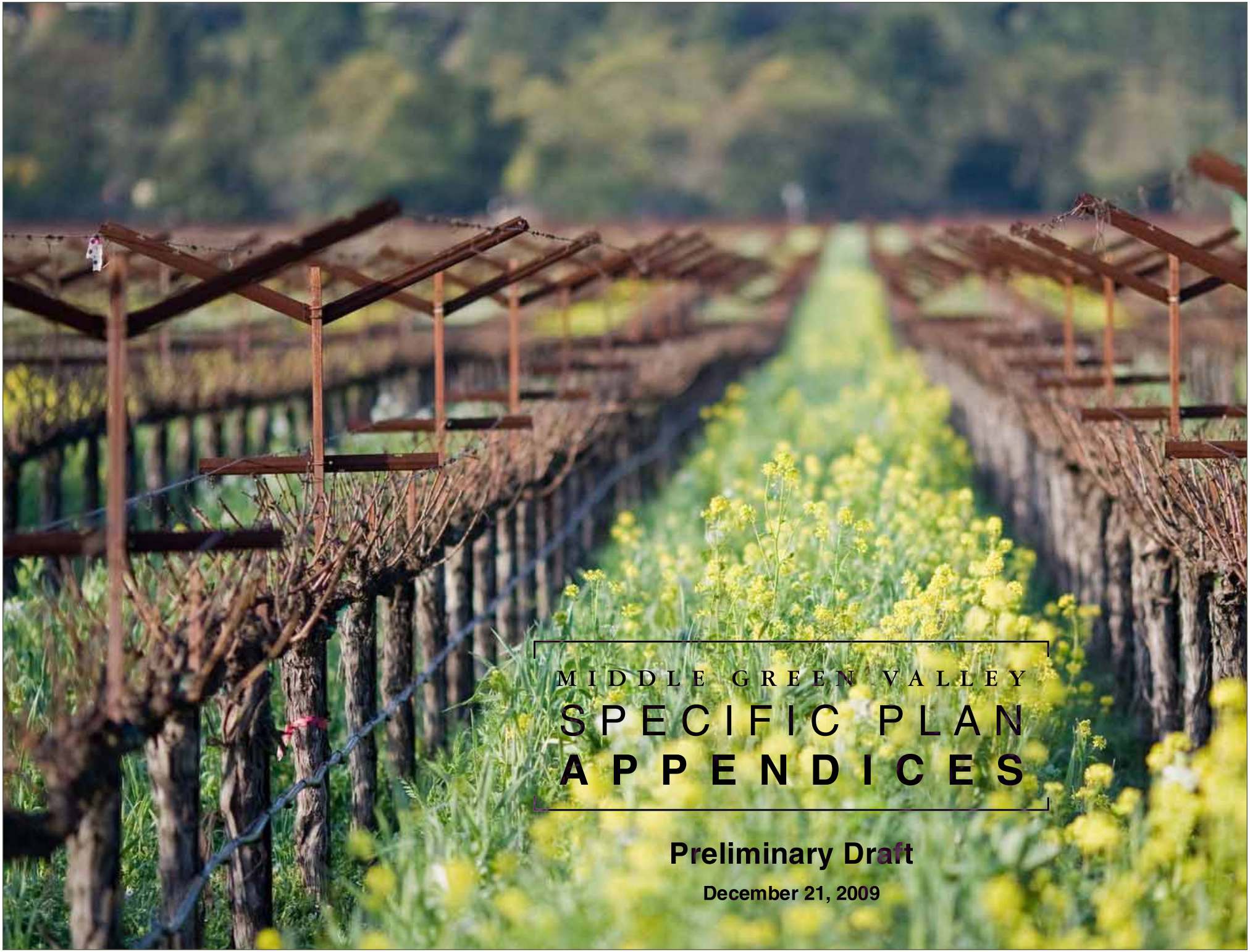

MIDDLE GREEN VALLEY

SPECIFIC PLAN
APPENDICES

Preliminary Draft

December 21, 2009

MIDDLE GREEN VALLEY
SPECIFIC PLAN
APPENDICES

: SOLANO COUNTY, CALIFORNIA :

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A APPENDIX A DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when capitalized in this Specific Plan shall have the following meanings. Please refer to the Solano County Zoning Ordinance for definitions not cited here.

DEFINITIONS

Agricultural Accessory Structure: A structure for sheltering animals, or agricultural equipment, hay, feed, etc. Examples of these structures include barns, non-commercial greenhouses, tasting room, shops, caretaker/employee housing, coops, corrals, indoor/outdoor arena and pens. May also include storage of petroleum products for an on-site agricultural use allowed in the Zone.

Accessory Structure: A detached building or structure, which is incidental or subordinate to the primary use of the land or building located on the same Lot, without cooking facilities (storage shed, garage, gazebo).

Adapted plants: See "Naturalized" plants.

Agricultural processing facility: A fixed establishment performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits, and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Does not include "wineries" which are defined separately. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under "Crop Production".

Agricultural processing facility with special events: A facility that handles agricultural products in which the nature of the product is changed or altered, that as an accessory use, conducts social gatherings for hire at the facility.

Alley: A passage or way open to public travel, affording a secondary means of vehicular access to abutting lots, and not intended for general traffic circulation.

Allowable Building Coverage: The maximum portion of the Lot that may be covered by impervious surfaces. (See Building Coverage definition.)

Ancillary Buildings: A detached building or structure, part of a building or structure, which is incidental or subordinate to the main building, structure or use on the same parcel, without cooking facilities (e.g., storage shed, garage, gazebo).

Block: A block is defined as any grouping of lots that is bounded on at least two sides by public right-of-ways and/or open space.

Building, Accessory: See Accessory Structure.

Building Coverage: That portion of a Lot covered by a building and/or any other impervious surface, including, but not limited to, porches, courtyards, terraces and driveways.

Building Envelope: The area of the Lot within which all improvements are to occur, including all buildings, garages, landscape structures, walls and gates (excluding entry gates, where permitted). The area of the Building Envelope is established by the Setbacks.

Building Footprint: The total area of land covered by buildings, including porches.

Building Height: The vertical distance above the average finish grade of the area covered by Buildings, or adjacent sidewalk grade, whichever is more restrictive, to the highest Eave or Cornice line of the building

Building Type: A structure defined by the combination of configuration, disposition, and function.

Buildout: The time at which all habitable buildings on the project are complete and ready for occupancy.

Built Fabric: The vertical component of the neighborhood fabric that includes buildings, facades, roofs, fences, building projections, and walls.

Civic: A term defining not-for-profit organizations, dedicated to arts, culture, education, religious activities, government, transit, municipal parking facilities and clubs.

Comfort Station: A facility that provides restrooms, including showers, toilets and sinks in accordance with applicable code requirements.

Commercial: A term defining workplace, office and retail use collectively.

Commercial Nursery: A commercial establishment engaged in the propagation and sale of horticultural and ornamental plants and related products. Products may be grown under cover or outdoors. A nursery with public sales shall be subject to sales and display area restrictions as may be specified by the applicable Zoning District.

Commercial Recreation Facility – Indoor: An establishment providing indoor amusement and entertainment services for a fee or admission charge,

Community Assembly: Group gatherings conducted indoors such as synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations and lodges.

Community Supported Agriculture (CSA): A farm operation for which a community of individuals pledges support so that the farmland becomes, either legally or informally, the community's farm. The growers and consumers provide mutual support, sharing the risks and benefits of food production. Consumers receive portions of the farm's harvest throughout the growing season.

Conservation Easement Holder: The entity or entities that are the named grantee(s) of the Conservation Easements within the Specific Plan Area. Such entity(ies) shall be authorized to hold conservation easements pursuant to Civil Code Section 815.3, Fish and Game Code Section 1348 (if applicable), and other relevant provisions of California law.

Cornice: The horizontal projection on a Building at the top of a wall.

Covenants, Conditions and Restrictions (CC&Rs): Limitations that may be placed on a property and its use, and which are made a condition of holding title or lease.

Crop Production, Horticulture, Orchard, Vineyard: Commercial agricultural production field and orchard uses, including the production of the following, primarily in the soil on the site and not in containers, other than for initial propagation prior to planting in the soil on the site: Field crops, flowers and seeds, fruits, grains, melons, ornamental crops, tree nuts, trees and sod, vegetables, wine and table grapes. Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system.

Cul-de-sac: A street segment that terminates without intersecting another street segment.

Day Care Facility: Non-medical care provided on a less than 24-hour basis to persons in need of personal services, supervision, counseling, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Design Guidelines ("Guidelines"): Guidelines that appear throughout this document may be identified with the use of the phrases "should", "may", "encouraged" or "discouraged". Guidelines provide a higher level of detail in describing the overall design aesthetic and approach to achieve consistent and high quality community design solutions.

Density: The amount of building structures constructed on the project site, measured for residential buildings as dwelling units per acre of buildable land available for residential uses, and for non-residential buildings as the floor area ratio of buildable land area available for non-residential uses. In both cases, structured parking is excluded.

Development Footprint: The total land area of a project site covered by buildings, streets, parking areas, and other typically impermeable surfaces.

Development Standards ("Standards"): Standards that appear throughout this document may be identified with the use of the phrase "shall". Standards establish the minimum criteria that must be satisfied to be consistent with the Plan and to gain design review approval.

Dwelling, primary (Primary dwelling): If a lot is improved, or proposed to be improved, with two or more detached dwellings, the first dwelling constructed shall be the primary dwelling unless a later constructed dwelling is larger in gross floor area than an existing dwelling, in which case the larger dwelling shall be the primary dwelling, except in the RD and RM districts, where more than one primary dwelling is allowed.

Dwelling, secondary unit (Secondary dwelling): One additional dwelling unit on the same ownership as the primary dwelling, providing independent living quarters, including sleeping, eating, cooking and sanitation facilities. Either the primary dwelling or the secondary dwelling shall be owner-occupied. If either dwelling is leased, such lease shall not cause the subdivision of the property. A secondary dwelling shall not be considered an accessory building or an accessory use, as those terms are defined separately. Includes an accessory dwelling established pursuant to County Ordinance No. 1679.

Eave: The lower edge of a roof.

Encroachment: Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback Area, into the Public Frontage, or above a height limit.

Encroachment Zone: The area within a Setback Area where building projections may be located over the prescribed setback line. Building projections include: porches, balconies, trellis, stoop, awning, galleries and/or bay windows.

Farmers Market: The temporary use of a site for the outdoor sales of food and farm produce items, in compliance with California Agriculture Code Sections 1392 et seq.

Energy Star: ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy establishing a standard set of guidelines to recognize the energy efficiency of various products.

Farmworker Housing: A dwelling unit for the housing of employees directly involved in the agricultural production and practices of the Owner or leaser of the parcel.

Finished Ground Floor Level Height: The vertical distance allowed between finished grade or the adjacent sidewalk, and the top of the finished floor on the ground level.

Floor Area Ratio (FAR): The density of non-residential land use, exclusive of parking. It is the total non-residential building floor area divided by the total buildable land area available for non-residential structures. For example, on a site with 10,000 square feet of buildable land area, an FAR of 1.0 would be 10,000 square feet of building floor area. On the same site, an FAR of 1.5 would be 15,000 square feet of built floor area; an FAR of 2.0 would be 20,000 built square feet and an FAR of 0.5 would be 5,000 built square feet.

Frontage: The primary facade of the building facing the street.

Frontage Line: A Lot line bordering a public Frontage. Facades facing Frontage Lines define the public realm, and are therefore more regulated than the Elevations facing other Lot Lines.

Frontage Type: The primary façade or area of the Lot that provides the transition from the more private realm to the public realm. Five main frontage types are defined in this Code: Front Yard, Porch, Stoop, Shopfront and Awning and Gallery.

Front Yard: Area of a Lot between the front property line and building facade.

Gallery: A Private Frontage conventional for Retail use wherein the Façade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Graywater: Untreated household wastewater which has not come into contact with toilet waste. Gray water includes used water from bathtubs, showers, bathroom wash basins, and water from clothes washers and laundry tubs. It shall not include wastewater from kitchen sinks or dishwashers, unless superseded by graywater definitions as established by the authority having jurisdiction in their areas.

Gray Fabric: The overall network of streets and paths that provides many alternatives to move around the neighborhood.

Green (Neighborhood, Main): A community gathering space available for unstructured recreation as well as organized community events. The Main Neighborhood Green provides a central civic space. This area is available for special events, neighborhood purposes and commercial activities (such as markets, fairs). It is spatially defined by street trees and one-way streets that are lined with mixed-use and/or residential uses.

Green Fabric: The overall network of Open Lands as a single comprehensive layer that knits the Plan together.

Green Infrastructure: The interconnected network of open spaces and natural areas – greenways, drainages, parks, retention and detention areas, woodlands, and preserves – that naturally manages stormwater, reduces the risk of floods, captures pollution, and improves water quality. In neighborhood areas, that network is extended by means of, rain gardens, tree plantings, permeable pavement and other landscape-based drainage features that restore, protect, and mimic natural hydrologic functions within the built environment.

Green Streets: is the application of traditional street design principles that focus on walkability, pedestrian safety, access, and creating attractive streetscape environments while managing stormwater on-site that improves water quality, groundwater recharge, and minimizes flood potential.

Gross Building Square Feet: Gross Building Square Feet shall be calculated as the total area of all floors of a building as measured to the exterior finished surface of outside walls or to the centerline of common walls separating buildings, not including any carport, walkway, garage, overhang, patio, enclosed patio, landscape structure, storage areas incidental to the principal use of the building, unenclosed walkway, or utility or disposal areas.

Guest house: Detached living quarters of a permanent type of construction, without kitchens or cooking facilities, clearly subordinate and incidental to the main building on the building site, and not to be rented, let or leased, whether compensation be direct or indirect.

Guidelines ("Design Guidelines"): See Design Guidelines definition.

Guiding Principles ("Principles"): Principles are a "guide" to achieving the overall objectives and goals for the community. Principles are intended to be used as a map to guide design choices and decisions.

Health / Fitness Facility: A fitness center, gymnasium, health and athletic club, which may include any of the following:

Exercise machines, weight facilities, group exercise rooms, day care, sauna, spa or hot tub facilities, indoor tennis, handball, racquetball and other indoor sports activities, indoor or outdoor pools.

Heritage Tree: (a) Any tree that measures greater than 15 inches in diameter at a point 54 inches above natural grade. (b) Any oak tree native to California, with a diameter of 10 inches at natural grade. (c) Any tree or group of trees specifically designated by the County for protection because of its historical significance, special character or community benefit.

Home Occupation: A small home business involving the limited provision or sale of goods or services which is accessory to, and conducted by the resident family entirely within, a dwelling unit.

Invasive plants: Plants that may be either indigenous or non-indigenous species or strains that are characteristically adaptable, aggressive, have a high reproductive capacity and tend to overrun the ecosystems in which they inhabit.

Kitchen: Any room or portion of room that contains facilities for the preparation, cooking and/or serving of food, and includes a sink and either a stove, range, grill or oven.

LEED: An internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Live-Work Unit: An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Lodging – Bed and Breakfast (B&B): A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Environmental Health Department regulations.

Lodging – Small Inn: A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Inns typically include a variety of services in addition to lodging: such as restaurants, accessory retail, meeting areas, personal services etc. Also includes facilities such as swimming pools, indoor athletic areas, and/or kitchen gardens.

Low Impact Development (LID): The primary goal of LID is to mimic the predevelopment site hydrology by using site design techniques that store, infiltrate, evaporate and detain runoff. Stormwater is managed in small, cost effective landscape features rather than being conveyed and managed in large, costly pond facilities. This approach also provides aesthetic and quality of life improvements by improved landscape areas, less impervious surfaces, and reduced potential for flooding.

Lot: An area of land under one ownership and having fixed boundaries depicted on a final map or parcel map or described by an instrument of conveyance defining land held in fee title as a discrete unit. Excludes condominium units consisting of airspace, and mere easements.

Mixed use: Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Native (or indigenous) plants: A plant is considered native if existing information suggests the species did, or would have occurred on the site or within the County prior to widespread land alterations that accompanied European Settlement. Cultivars of native plants may be considered native plants.

Naturalized plants (Adapted plants): Plants that reliably grow well in a given habitat with minimal attention from humans in the form of winter protection, pest protection, water irrigation, or fertilization once root systems are established in the soil. Naturalized plants are low maintenance but not invasive.

Neighborhood Market: A neighborhood serving retail store of 2,500 square feet or less in gross floor area, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and maybe combined with food service (e.g., delicatessen).

Nursery: A commercial establishment engaged in the propagation and sale of horticultural and ornamental plants and related products. Products may be grown under cover or outdoors. A nursery with public sales shall be subject to sales and display area restrictions as may be specified by the applicable Zoning District.

Nursery School: A state-licensed facility that provides supervision for minor children for periods of less than 24 hours a day.

Open Lands: The open spaces threaded throughout the Plan which vary from the most passive, "natural" areas (conservation and riparian areas) to the more intensive, "civilized" areas, such as parks and working agricultural lands.

Office: Premises available for the transaction of general business but excluding Retail, artisanal and manufacturing uses.

Office, business: An office which has as its main function the arrangement of business transactions, the holding of sales meetings and administrative conferences, the receiving of client payments, and the keeping of records and accounts pertaining to the particular business.

Office, professional: An office from which a doctor, lawyer, engineer, or architect, etc., may offer services.

Park, Playground: An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

Parking space: A usable and accessible space for parking of a standard-sized motor vehicle off the street.

Post-consumer: Generated by households or commercial, industrial or institutional facilities in their role as end-users of a product, which can no longer be used for its intended purpose.

Pre-consumer: Diverted from the waste stream during the manufacturing process. It does not include the reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it.

Pre-development: Before any development occurs on the site. Pre-development conditions describe the natural conditions of the site prior to any human alteration, e.g. development of roads or buildings.

Primary dwelling (Dwelling, primary): If a lot is improved, or proposed to be improved, with two or more detached dwellings, the first dwelling constructed shall be the primary dwelling unless a later constructed dwelling is larger in gross floor area than an existing dwelling, in which case the larger dwelling shall be the primary dwelling.

Principles ("Guiding Principles"): Principles are a "guide" to achieving the overall objectives and goals for the community. Principles are intended to be used as a map to guide design choices and decisions.

Residential care facility: Non-medical care provided on a 24-hour basis to persons in need of personal services, guidance, counseling, supervision, recovery services, supportive services, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Retail: Premises available for the sale of merchandise and food service.

Secondary Unit (Dwelling, secondary): One additional dwelling unit on the same ownership as the primary dwelling, providing independent living quarters, including sleeping, eating, cooking and sanitation facilities. Either the primary dwelling or the secondary dwelling shall be owner-occupied. If either dwelling is leased, such lease shall not cause the subdivision of the property. A secondary dwelling shall not be considered and accessory building or an accessory use, as those terms are defined separately. Includes an accessory dwelling established pursuant to Ordinance No. 1679.

Secondary living unit: See "Secondary Unit".

Setback: The mandatory distance between a property line and a building or appurtenance. Setbacks define Building Envelop areas where applicable (see Building Envelop definition).

Setback Area: The area between Lot lines and Setbacks.

Shopfront and Awning: A private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the façade is aligned close to the Frontage Line with the building entrance at sidewalk grade.

Sign: Anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved or otherwise, fastened, affixed, or made visible for out-of-door advertising purposes in any manner whatsoever, on the ground or on any tree, wall, bush, rock, post, fence, building, structure, or thing whatsoever. The two sides of a double-faced sign shall be counted as only one sign. Wedge-shaped or V-shaped signs where messages are not carried back-to-back shall be counted as two signs even though they may be attached. This definition shall not include official notices issued by a court or public body or officer, or directional warning or information sign or structures required by or authorized by law or by federal, state, county, or city authority.

Sign area: The area of a sign or other advertising device shall be measured to the outside of the sign frame, or where there is no sign frame, to a simple boundary perimeter around the outer limits of the sign elements, including any voids within such perimeter. The two sides of a double-faced sign shall be counted as one sign. Wedge-shaped or V-shaped signs where messages are not carried back-to-back shall be counted as two signs, even though they may be attached.

Sign, general advertising: A sign which directs attention to a business, profession, organization, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same lot or parcel on which such sign is located.

Sign, on-site: A sign which directs attention to a business, profession, organization, commodity, service, or entertainment conducted, sold, or offered upon the lot or parcel on which the sign is placed.

Standards ("Development Standards"): Standards that appear throughout this document may be identified with the use of the phrase "shall". Standards establish the minimum criteria that must be satisfied to be consistent with the Plan and to gain design review approval.

Stoop: An elevated entry porch/stair placed close to the Frontage Line with the ground story elevated from the Front Yard, securing privacy for windows and front rooms.

Story: A habitable floor level within a building, typically 8 feet to 12 feet from floor to ceiling, excluding an attic or raised basement.

Street: A dedicated right-of-way that can accommodate one or more modes of travel, but excluding alleys. A Street is suitable for primary entrances and provides access to the front and/or sides of buildings and lots.

Swale: a low or slightly depressed natural area for drainage.

Tasting room: A facility in which one or more agricultural products grown or processed in the county may be tasted and sold.

Teaching Studio ("Studio"): A small-scale facility intended for art, dance, fitness or music instruction with a maximum size of 1,500 square feet, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces.

Trailhead: Access points throughout the community that provide a specific area to begin a walk or run on community trails that may include parking, signs, and a Comfort Station.

Throughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

Transect: The rural to more urban Transect is divided into six Transect Zones for applications on zoning maps. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to more urban form.

Transect Zone: One of several areas on the Regulating Plan. Transect Zones are administratively similar to land use zones except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended environment are integrated, including those of the private Lot and building and Public Frontage.

Winery: An agricultural processing facility used for the commercial purpose of processing grapes, berries, or other fruit products, to produce wine or similar wine products. Processing includes wholesale sales, crushing, fermentation and re-fermentation, blending, bottling, packaging, storage, aging, handling, shipping, and receiving of such products. Includes related accessory uses such as: office, laboratory, wine tasting facilities, retail sales of wine and other agricultural products produced on the premises or off-site by the winery operator, retail sales of wine and agricultural related promotional and/or educational items, and winery tours.

Winery, small: A winery with annual production not exceeding 20,000 gallons, in bulk and bottles combined.

Winery, large: A winery with annual production greater than 20,000 gallons, in bulk and bottles combined.

B

APPENDIX B
SUSTAINABLE DESIGN INDEX

The Sustainability Index provides a matrix of sustainable measures required or recommended for all improvements within this Specific Plan. Refer to specific sections of the Specific Plan and the applicable LEED rating system for more detailed information.

SUSTAINABLE DESIGN INDEX

	Sustainable Design Standard	Required	Recommended	Section
Sustainable Site and Landscape Design				
1	**Erosion Controls During Construction**			
	Stockpile topsoil disturbed by grading operations within the construction site and reuse it as part of the landscape restoration plans. Protect excavated topsoil from erosion by wind or rain.		x	*5.5.3 Grading/Drainage*
	Control runoff with silt fencing	x		*5.5.3 Grading/Drainage*
	Protect on-site storm sewer inlets and streams with straw bales, silt fencing, silt sacks, rock filters, or comparable measures	x		*5.5.3 Grading/Drainage*
	Provide swales to divert surface water from hillsides	x		*5.5.3 Grading/Drainage*
	Utilize erosion and soil stabilization techniques on disturbed slopes	x		*5.5.3 Grading/Drainage*
2	**Low Impact Design Strategies**			*5.5.3 Grading/Drainage*
	Site buildings to minimize grading and earthwork.		x	*5.5.3 Grading/Drainage*
	Reduce hydrologic impacts by minimizing impervious surfaces, graded areas, and vegetation clearing.		x	*5.5.3 Grading/Drainage*
	Allow for a distributed control of stormwater methods by using a network of smaller, simple solutions throughout the site.		x	*5.5.3 Grading/Drainage*
	Control stormwater at the source rather than only using end-of-pipe solutions.		x	*5.5.3 Grading/Drainage*
	Decrease the utilization of typical engineering materials such as concrete and/or steel. By using materials such as native plants, soil crushed rock applications and/or water features, a more integrated "natural" landscape will result.		x	*5.5.3 Grading/Drainage*
3	**Utlize indigenous and/or naturalized plant species that are suited to the natural setting, require less water and are not invasive.**	x		*5.5.4 Planting Concepts*
4	**Landscape Design**			*5.5.4 Planting Concepts*
	Protect existing trees on-site with fencing during any grading operations, including protection from soil compaction within the drop line.		x	
	Limit turf areas to less than the area of the Building footprint.	x		

	Sustainable Design Standard	Required	Recommended	Section
	Utilize a native seed mix that is drought tolerant.		x	*5.5.4 Planting Concepts*
	Avoid using turf in densely shaded areas	x		*5.5.4 Planting Concepts*
	Avoid using turf in areas with a slope of 4:1 or greater	x		*5.5.4 Planting Concepts*
	Utilize mulch at least 4 inches deep in planting areas to retain moisture and reduce erosion	x		*5.5.4 Planting Concepts*
5	**Utilize indigenous or naturalized plant materials that are drought tolerant. (Refer to the Approved Plant List.)**	x		*5.5.4 Planting Concepts*
6	**Reduce Local Heat Island Effects**			
	Locate trees and other planting to provide shading of sidewalks, patios and driveways.		x	*5.5.4 Planting Concepts*
	Plant trees and vegetation near structures to shade buildings and reduce energy requirements for heating/ cooling.		x	*5.5.4 Planting Concepts*
7	**Surface Water Management - Permeable Lot**			
	Increased water flow from Lots is not permitted. All stormwater runoff is to be managed on-site and rainwater runoff from all impervious surfaces is to be treated using vegetated swales and rain gardens as feasible.	x		*5.5.3 Grading/Drainage*
	Allow for a distributed control of stormwater methods by using a network of smaller, simple solutions on the Lot. This includes infiltration (utilizing pervious surfaces) or containment on-site, depression storage, bioswale applications, rainwater gardens and vegetated swales that mimic the hydrologic functions of the site	x		*5.5.9 Exterior Paving* *5.4.1 Building Type*
	Reduce impervious surface; utilize permeable paving, such as porous concrete, open-celled pavers or stabilized crushed rock for driveways and outdoor improvements		x	*5.5.3 Grading/Drainage* *5.5.9 Exterior Paving*
	Gutters and downspouts are to direct drainage away from foundations and paved surfaces into rain barrel systems.	x		*5.5.3 Grading/Drainage*
8	**Utilize terracing and retaining walls on steep slopes as needed in the Foothill Zone.**		x	*5.5.3 Grading/Drainage*
9	**Manage Runoff from Roof**			
	Install permanent stormwater controls, such as vegetated swales, on-site rain garden, dry well, or rain-water cistern	x		*5.5.3 Grading/Drainage*
	Manage all runoff from home on-site (design by licensed landscape architect or engineer			*5.5.3 Grading/Drainage*
	Design gutters and downspouts to direct captured water in a rainwater collection system	x		*5.4.3 C Roofs*

	Sustainable Design Standard	Required	Recommended	Section
Water Efficiency				
10	**Utilize captured rainwater for on-site non-potable uses**			
	Install a rainwater collection system and utilize for landscape irrigation		x	*5.5.3 Grading and Drainage*
	Install a rainwater collection system and utilize for flushing toilets	x		*5.5.3 Grading and Drainage*
11	**Irrigation System**			
	Group plant materials according to water consumption needs		x	*5.5.7 Irrigation*
	All permanent irrigation systems are to be below ground and fully automatic. Use of water conserving systems, such as drip irrigation and moisture sensors, is required. An electric, solid state controller is required for all systems and shall be equipped with a master valve terminal and at least two fully independent programs.	x		*5.5.7 Irrigation*
	Utilize an electric, solid state controller for all systems that is equipped with a master valve terminal and at least two fully independent programs.	x		*5.5.7 Irrigation*
	Install a timer or controller that activates the valves for watering zones at best time of day to limit evaporative losses	x		*5.5.7 Irrigation*
	Utilize rain/moisture sensors that shut off irrigation during or after rainfall	x		*5.5.7 Irrigation*
12	**Indoor Water Use -Utilize high-efficiency fixtures and fittings**			
	Average flow rate for lav. Faucets - less than/equal to 2.0 gpm	x		*5.4.2 K - Climate Change Initiatives*
	Average flow rate for showers - less than/equal to 2.0 gpm	x		*5.4.2 K - Climate Change Initiatives*
	Average flow rate for lav. Faucets - less than/equal to 1.3 gpf	x		*5.4.2 K - Climate Change Initiatives*
Energy Efficiency				
13	**Utilize an energy Consultant and/or Architect to establish the minimum level of energy efficiency that the building and its systems will attain.**			*5.4.2 K - Climate Change Initiatives*
14	**Exceed current Title 24 state energy-efficiency requirements by at least 20 percent**	x		*5.4.2 K - Climate Change Initiatives*
15	**Energy Star Performance**			
	Meet guidelines for Energy Star for Homes	x		*5.4.2 K - Climate Change Initiatives*
	Exceed guidelines for the California Energy Start Homes Program	x		*5.4.2 K - Climate Change Initiatives*

	Sustainable Design Standard	Required	Recommended	Section
16	**Participate in the California Energy Commission's New Solar Homes Partnership and construct LEED-certified units or meet equivalent performance standards - for residential development of more than 6 units.**	x		*5.4.2 K - Climate Change Initiatives*
17	**Insulation**			
	Install insulation that meets/exceeds the R-value requirements listed in Chapter 4 of the 2004 International Energy Conservation Code.		x	*5.4.2 K - Climate Change Initiatives*
	Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards		x	*5.4.2 K - Climate Change Initiatives*
	Install insulation that exceeds the R-value requirements listed in Chapter 4 of the 2004 International Energy Conservation Code by 5%.	x		*5.4.2 K - Climate Change Initiatives*
	Install insulation to meet the Grade I specifications set by the National Home Energy Rating Standards	x		*5.4.2 K - Climate Change Initiatives*
18	**Reduce Building Envelope Leakage**		x	*5.4.2 K - Climate Change Initiatives*
19	**Windows and Doors**			
	Using double "super windows" with a high performance low emissivity (low-e) coating on one surface or between glazings; Options include: Krypton filled low-e window, Argon filled low-e window, Low-e coated window	x		*5.4.2 E - Openings*
	Design and install windows and glass doors that have NFRC ratings that meet/exceed the window requirements of the Energy Star for Homes national Builder Option Package.	x		*5.4.2 K - Climate Change Initiatives*
	Utilize operable windows where feasible to take advantage of ambient cooling effects		x	*5.4.2 E - Openings*
	Window placement design is to respond to the site setting to capture daylight, prevailing breezes and to limit heat gain	x		*5.4.2 E - Openings*
	Shade large areas of glass (typically for shopfront applications) with projecting roof overhangs, awnings, balconies or porches to minimize glare and decrease heat gain.	x		*5.4.2 E - Openings*
	Insulate (double-glazed minimum) and properly weather-strip doors.	x		*5.4.2 E - Openings*
	Exterior doors with significant amounts of glazing are to incorporate, at a minimum, a single low–e coating on one side or between glazing.	x		*5.4.2 E - Openings*
	Specify doors made with independently certified sustainably harvested solid or veneer wood and consider locating salvaged doors or reusing and refinishing existing doors.		x	*5.4.2 E - Openings*

Sustainable Design Standard		Required	Recommended	Section
20	**Heating and Cooling Distribution System**			
	Limit duct air leakage rate to outside the conditioned building envelope. Tested duct leakage rate must be less than 4.0 cfm at 25 Pascals per 100 s.f. of conditioned floor area (for each installed system), verified by the energy rater.		x	*5.4.2 K - Climate Change Initiatives*
	Do not install ducts in exterior walls unless extra insulation is added to maintain the overall UA for exterior wall without ducts. Ducts may be run inside the interior wall cavities but must be fully ducted.		x	*5.4.2 K - Climate Change Initiatives*
	Use at least R-6 insulation around ducts in unconditioned spaces.		x	*5.4.2 K - Climate Change Initiatives*
	Separate ventilation and plumbing systems for those rooms containing contaminants, such as artist studios, from those in the rest of the building		x	*5.4.2 K - Climate Change Initiatives*
	Locate the air-handler unit and all ductwork within the conditioned envelope and minimize envelope leakage.		x	*5.4.2 K - Climate Change Initiatives*
	Locate the air-handler unit and all ductwork visibly within the conditioned envelope (e.ee, no ductwork hidden in walls, chases, floors, or ceilings).		x	*5.4.2 K - Climate Change Initiatives*
	Utilize CFC-free HVAC & R base building systems and locate and design these systems to assure maximum levels of indoor air quality.	x		*5.4.2 K - Climate Change Initiatives*
	Utilize carbon dioxide monitoring sensors.		x	*5.4.2 K - Climate Change Initiatives*
21	**Heating and Cooling Equipment**			
	Design and size HVAC equipment properly using ACCA Manual J, the ASHRAE 2001 Handbook of Fundamentals or an equivalent computation procedure.		x	*5.4.2 K - Climate Change Initiatives*
	Install HVAC equipment that meets the requirements of the Energy Star for Homes national Builder Option Package.		x	*5.4.2 K - Climate Change Initiatives*
	Install Energy Star labeled programmable thermostat		x	*5.4.2 K - Climate Change Initiatives*
	Install a high level of individual occupant control for thermal, ventilation and lighting systems		x	*5.4.2 K - Climate Change Initiatives*
22	**Water Heating**			
	Install an efficient hot water distributions system		x	

	Sustainable Design Standard	Required	Recommended	Section
	Utilize hot water piping with R-4 insulation and install properly with adequate insulation at 90-degree bends.		x	
23	**Indoor Lighting**			
	Specifying ENERGY STAR® light fixtures		x	*5.4.2 K - Climate Change Initiatives*
	Utilize compact fluorescent bulbs (CFLs) in high-use rooms		x	*5.4.2 K - Climate Change Initiatives*
	Utilize Energy Star labeled ceiling fans		x	*5.4.2 K - Climate Change Initiatives*
24	**Exterior Lighting**			
	Utilize motion sensor controls or integrated photovoltaic cells (except for emergency lighting, lighting required by code for health and safety purposed)		x	*5.5.10 - Exterior Lighting*
25	**Appliances**			
	Install Energy Star labeled refrigerator	x		*5.4.2 K - Climate Change Initiatives*
	Install Energy Star labeled ceiling fans	x		*5.4.2 K - Climate Change Initiatives*
	Install Energy Star labeled dishwasher that uses 6.0 gallons or less per cycle.	x		*5.4.2 K - Climate Change Initiatives*
	Install Energy Star labeled washing machine	x		*5.4.2 K - Climate Change Initiatives*
26	**Renewable Energy**			
	Incorporate on-site renewable energy production, including installation of photovoltaic cells or other solar options.		x	*5.4.2 K - Climate Change Initiatives*
	New construction or major renovation of commercial and industrial buildings over 10,000 square feet in size shall incorporate renewable energy generation to provide at least 50 percent of the project's needs.	x		*5.4.2 K - Climate Change Initiatives*
	All roofs shall incorporate 500 sf. minimum of solar panels to reduce the reliance on energy.	x		*5.4.2 K - Climate Change Initiatives*
27	**Refrigerant Management**			
	Provide proof of proper refrigerant charge of the air-conditioning system.		x	*5.4.2 K - Climate Change Initiatives*
	Do not use refrigerants	x		*5.4.2 K - Climate Change Initiatives*
	Install an HVAC system with non-HCFC refrigerant	x		*5.4.2 K - Climate Change Initiatives*
	Install and HVAC system with a refrigerant that complies with equation found in LEED for Homes, Credit EA 11		x	*5.4.2 K - Climate Change Initiatives*

	Sustainable Design Standard	Required	Recommended	Section
28	**Commissioning Agent**			
	Retain a Commissioning Agent		x	*5.4.2 K - Climate Change Initiatives*
	Produce a recommissioning manual for the building to assure it continues to meet established standards such as energy conservation and indoor air quality		x	*5.4.2 K - Climate Change Initiatives*
Materials and Resources				
29	**Environmentally Preferable Products**			
	Use wood based materials certified in accordance with the Forest Stewardship Council Guidelines (FSC)		x	*5.4.2 J - Bldg Materials Selection*
	Use building materials that minimize the emission of Volatile Organic Compounds (VOC's) and other pollutants, including all interior paints, coatings and sealants	x		*5.4.2 J - Bldg Materials Selection* *5.4.2 I - Colors and Finishes*
	Incorporate recycled content materials into the overall building materials selection		x	*5.4.2 J - Bldg Materials Selection*
	Use building materials that may be recycled at the end of their useful life		x	*5.4.2 J - Bldg Materials Selection*
	Incorporate salvaged materials into the building design (i.e. structural timbers, hardwood flooring, doors and frames, cabinetry, furniture, and brick and decorative detailing salvaged from older buildings that can be refinished and/or remilled).		x	*5.4.2 J - Bldg Materials Selection*
	Substitute Rapidly Renewable building materials (such as bamboo flooring, wool carpet, strawboard, cotton batt insulation, linoleum flooring, poplar OSB, and sunflower seed board) for finite raw and long cycle renewable materials.		x	*5.4.2 J - Bldg Materials Selection*
	Use products that were extracted, processed and manufactured within 500 miles of the site.		x	*5.4.2 J - Bldg Materials Selection*
30	**Waste Management**			
	Investigate and document local options for diversion and document the diversion rate.		x	
	Reduce or divert waste generated from new construction activities from landfills to a level below the industry norm by reducing overall construction waste and increasing waste diversion.		x	
	Require building projects within the Plan Area to recycle or reuse a minimum of 50 percent of unused or leftover building materials.	x		*5.4.2 K - Climate Change Initiatives*

C

APPENDIX C

GENERAL PLAN CONSISTENCY REFERENCE

GENERAL PLAN CONSISTENCY REFERENCE MATRIX

Middle Green Valley Special Study Area	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
Middle Green Valley Special Study Area- Goal			
SS.G-1: Protect and maintain the rural character of Middle Green Valley while allowing opportunities for compatible residential development to occur.	1.3A 3.1A	✓	See following SSA policies and sections.
Middle Green Valley Special Study Area- Policies			
SS.P-1: Maintain the rural character of Middle Green Valley while still allowing development to be guided into areas screened from Green Valley Road because of natural contours in the land, woodland vegetation, and/or riparian vegetation. Locate upland development in areas screened by landforms or vegetation.	1.3A 3.1A	✓	Section 2.4.3- Physical, Natural & Cultural Settings Section 3.3.2- Open Lands Overview Section 3.5- Land Use and Character Figure 2-5- Combined Constraints Figure 3-9- Open Lands Diagram
SS.P-2: Balance the protection of resources in Middle Green Valley (e.g. view sheds, oak woodlands, riparian habitat, sustainable agricultural use) while allowing development to occur.	1.3A 3.1A	✓	Section 2.4.3- Physical, Natural & Cultural Settings Section 3.3.2- Open Lands Overview Section 3.5- Land Use and Character Figure 2-5- Combined Constraints Figure 3-9- Open Lands Diagram
SS.P-3: Allow for the migration and movement of wildlife.	1.3A 3.3.1A	✓	Section 3.3.2C- Open Lands Framework Table 3-2- Open Lands Summary
SS.P-4: Provide a variety of incentives and techniques to encourage property owners to preserve natural and visual resources, in addition to the transfer of development rights.	1.3A 4.1A	✓	Section 3.3.4- Environmental Stewardship Section 4.2.2- Related County and State-wide Agricultural Preservation Programs Section 4.2.3- Transfer of Development Rights Program Figure 4-3 - Transfer of Development Rights Program- Sending and Receiving Areas
SS.P-5: Encourage cluster residential development through incentives to property owners in hillside and valley floor areas that can support residential uses with least affect on resources, steep slopes, or very high wildfire hazard areas.	1.3A 3.5.1A	✓	Section 3.5- Land Use and Character Section 4.2.3- Transfer of Development Rights Program Figure 2-5- Combined Constraints Figure 3-43- The Built Fabric- The Land Use Plan
SS.P-6: In accordance with balancing the protection of resources described in these policies, adopt a program that provides residential development credits to property owners who voluntarily forego or limit development on their lands. The transfer of development rights program should focus incentives on land in areas to be preserved.	1.3A 4.1A	✓	Section 3.3.4- Environmental Stewardship Section 4.2.3- Transfer of Development Rights Program
SS.P-7: Adopt a specific plan or master plan to implement these policies for Middle Green Valley.	1.3A	✓	

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
SS.P-8: Create additional methods to assist landowners who choose to continue farming, such as, but not limited to: » enforcing the right-to-farm act and educating residents on the act; and » investigating mechanisms for providing farmers with economic assistance to ensure agricultural viability.	1.3A 4.1A	✓	Section 4.2.1- The Green Valley Agricultural Conservancy Section 4.2.2- Related County and State-wide Agricultural Preservation Programs Section 4.2.3- Transfer of Development Rights Program
Middle Green Valley Special Study Area- Implementation Programs			
Regulations SS.I-1: Adopt a plan (either a specific plan or master plan) to implement these policies for Middle Green Valley. That plan should specify: • the area covered by the plan; • techniques to ensure development is compatible with the rural character of Middle Green Valley and surrounding areas. Such techniques should include design guidelines and development standards; • guidelines for cluster development, including minimum and maximum lot sizes, development standards, and density bonus credits for clustered development; • the details of a transfer of development rights program (with an implementing ordinance), including: the designation of areas where development is preferred, creating appropriate and equitable re-zoning, clustering of housing, and determining the ratio of credits to property owners who voluntarily forego development; • the number of units and/or credits, with or without clustering, that will provide incentives for all landowners in the area to participate in a market driven transfer of development rights program, based on 400 units, subject to further study; • the location and dimensions of a wildlife corridor ("green corridor"); • the maximum number of units any property owner can develop, with or without clustering; • the techniques to be applied voluntarily by property owners that ensure permanent protection and maintenance of resources/views on lands to remain undeveloped; and • the details of how the development would be served with water and wastewater service.Attempt to secure public water and wastewater service through a cooperative effort of property owners, residents, the County, and the City of Fairfield. Property owners shall receive a minimum development credit for the number of primary dwelling units that would be allowed under the land use designations under the 1980 General Plan. For land designated as Agriculture, the number of units/credits would be one per 20 acres and for land designated Rural Residential the number of units/credits would be one per 5 acres.	4.1A	✓	Section 2.4- Project Location and Context Section 3.3.2- Open Lands Overview Section 3.3.4- Environmental Stewardship Section 3.5.5- Neighborhood Land Use Overview Section 4.2.1- The Green Valley Agricultural Conservancy Section 4.2.3- Transfer of Development Rights Program Section 4.3- Public Utilities and Services Chapter 5- The Neighborhood Design Code

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
General Plan- Land Use Element			
Land Use Goals			
LU.G-2: Encourage a development pattern that first seeks to maintain existing communities, second to develop vacant lands within existing communities presently served by public services, and third to develop lands immediately adjacent to existing communities where services can easily be provided	3.1A	✓	Chapter 2- Plan Purpose, Authority and Context Section 4.3- Public Utilities and Services
LU.G-3: Create sustainable communities with areas for employment, shopping, housing, public facilities and services, and recreation in close proximity to each other.	3.1A	✓	Chapter 3- The Neighborhood Plan- Patterns, Concepts and Character Figure 3-43- The Built Fabric- The Land Use Plan
LU.G-4: Encourage land use development patterns and circulation and transportation systems that promote health and wellness and minimize adverse effects on agriculture and natural resources, energy consumption, and air quality.	3.1A	✓	Section 3.3.3- Sustainable Stormwater Design Section 3.3.4- Environmental Stewardship Section 3.4- Circulation- The Gray Fabric Section 3.5- Land Use and Character- The Built Fabric Chapter 5- The Neighborhood Design Code Appendix B- Sustainability Index
General Plan- Residential Policies			
LU.P-14: Establish rural residential development in a manner that preserves rural character and scenic qualities and protects sensitive resources including agricultural lands, creeks, native trees, open spaces, and views.	3.5.1A	✓	Section 2.4.3- Physical, Natural and Cultural Setting Section 3.3- Open Lands- The Green Fabric Section 3.5- Land Use and Character- The Built Fabric
LU.P-17: Encourage clustering of residential development when necessary to preserve agricultural lands, natural resource areas and environmental quality, to provide for the efficient delivery of services and utilities, and to mitigate potential health and safety hazards.	3.5.1A	✓	Section 2.4.3- Physical, Natural and Cultural Setting Section 3.3- Open Lands- The Green Fabric Section 3.5- Land Use and Character- The Built Fabric Section 4.3- Public Utilities and Services
General Land Use Policies			
LU.P-34: Promote patterns of development that encourage physical activity to reduce obesity, cardiovascular disease, asthma, diabetes, or injury; and that contribute to a “sense of place” and emotional well-being.	3.1A	✓	Section 3.2- The Plan: Laying the Framework for a New Rural Community Section 3.4.3- Circulation Concept Chapter 5- The Neighborhood Design Code
LU.P-35: Promote land use and design standards that create cleaner air and water and safer streets.	4.1A	✓	Section 5.5- Landscape Patterns Section 5.6- Open Lands Patterns Section 5.7- Street and Circulation Standards Appendix B- Sustainability Index Appendix D- Approved Plant List
LU.P-36: Promote land use decisions that reduce injuries (pedestrian, bicycle, and motor vehicle crashes), and provide access to healthy food choices, including locally grown fresh fruits and vegetables throughout the county.	3.1A	✓	Section 3.3.4- Environmental Stewardship Section 3.4- Circulation- The Gray Fabric Section 4.2.1- The Green Valley Agricultural Conservancy

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
LU.P-37: Encourage land use patterns and development that will result in fewer and shorter motor vehicle trips, and make transportation choices like transit, biking, or walking more viable alternatives.	3.4.1A	✓	Section 3.4- Circulation- The Gray Fabric Section 5.7- Street and Circulation Standards
Agriculture			
Agriculture Goals			
AR.G-1: Recognize, value, and support the critical roles of all agricultural lands in the stability and economic well-being of the county.	3.1A	✓	Section 3.3.2- Open Lands Overview Section 3.3.4- Environmental Stewardship Section 4.2- Implementation Concept: The Conservancy Model
AR.G-2: Preserve and protect the county's agricultural lands as irreplaceable resources for present and future generations.	3.1A	✓	Section 4.2.2- Related County and State-wide Agricultural Preservation Programs
AR.G-3: Support the ability of farmers to earn sufficient income and expand the county's agricultural base by allowing for a wide range of economic activities that support local agriculture.	3.1A	✓	Section 3.3.2- Open Lands Overview Section 3.5.3- Land Use Designations Section 4.2- Implementation Concept: The Conservancy Model Figure 3-9- Open Lands Diagram
AR.G-4: Enable the development of housing opportunities for farm families and farmworkers to ensure the continued competitiveness of Solano County agriculture.	3.5.1A	✓	Section 3.5.3- Land Use Designations Section 3.5.4- Use Standards Section 3.5.5- Building Types Section 3.5.6- Workforce Housing Opportunities
AR.G-6: Recognize, support, and sustain agricultural water resources for farmlands.	4.1A	✓	Section 4.3- Public Utilities and Services
AR.G-8: Seek to increase the value-added component of the county's agricultural economy to a level that meets or exceeds the state average.	3.1A	✓	
Agriculture Policies			
AG.P-2: Ensure that residential development is compatible with surrounding agricultural activities.	3.5.1A	✓	Section 3.5.3 - Land Use Designations Section 3.5.5 - Building Types
AG.P-9: Promote efficient management and use of agricultural water resources.	4.1A	✓	Section 3.3.3 - Sustainable Stormwater Design Section 3.3.4- Environmental Stewardship
AG.P-10: Support efforts by irrigation districts and others to expand the county's irrigated agricultural areas where appropriate.	4.1A	✓	
AG.P-11: Support agricultural production by enabling the development of adequate amounts of farmworker and farm family housing in agricultural areas that meet state housing quality standards.	3.5.1A	✓	Section 3.5.3- Land Use Designations Section 3.5.4- Use Standards Section 3.5.5- Building Types Section 3.5.6- Workforce Housing Opportunities
AG.P-12: Promote agriculture as a major county industry and support marketing efforts for Solano County-grown and value added products and agricultural services and compatible activities.	3.1A	✓	Section 3.3.2- Open Lands Overview Section 3.3.4- Environmental Stewardship Section 4.2- Implementation Concept: The Conservancy Model
AG.P-14: Support and promote streamlined permit processing procedures for agriculture-related buildings on Agriculture designated parcels (including barns, farm stands, and agricultural processing plants).	4.1A	✓	Section 5.9 - Design Review

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
AG.P-17: Minimize potential conflicts between automobile and bicycle traffic and agricultural operations through transportation planning and capital improvement efforts.	3.4.1A	✓	Section 3.3.3 - Sustainable Stormwater Design Section 3.4.3 - Circulation Concept
AG.P-19: Require agricultural practices to be conducted in a manner that minimizes harmful effects on soils, air and water quality, and marsh and wildlife habitat.	3.3.1A	✓	Section 4.2.1 - The Green Valley Agricultural Conservancy Section 5.5 - Landscape Patterns Section 5.6 - Open Lands Patterns
AG.P-20: Protect, encourage, and provide incentives to agricultural processors that serve local/regional markets.	4.1A	✓	Section 4.2 - The Implementation Concept: The Conservancy Model
AG.P-21: Promote natural carbon sequestration to offset carbon emissions by supporting sustainable farming methods (such as no-till farming, crop rotation, cover cropping, and residue farming), encouraging the use of appropriate vegetation within urban-agricultural buffer areas, and protecting grasslands from conversion to non-agricultural uses.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 4.2 - The Implementation Concept: The Conservancy Model
AG.P-23: Support recreation and open space activities that are complementary and secondary to the primary agricultural activities on the land.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 5.6 - Open Lands Patterns
AG.P-24: Continue to support nursery crop industries at locations with favorable growing conditions and transportation access.	3.5.1A	✓	Section 3.3.2 - Open Lands Overview Section 4.2.1 - The Green Valley Agricultural Conservancy Section 5.5 - Landscape Patterns Section 5.6 - Open Lands Patterns
AG.P-25: Facilitate partnerships between agricultural operations and habitat conservation efforts to create mutually beneficial outcomes.	3.3.1A	✓	Section 4.2.1 - The Green Valley Agricultural Conservancy
Resources			
Goals			
RS.G-3: Repair environmental degradation that has occurred, and seek an optimum balance between the economic and social benefits of the county's natural resources.	3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.3 - Sustainable Design Section 3.3.4 - Environmental Stewardship Section 4.2 - The Implementation Concept
RS.G-4: Preserve, conserve, and enhance valuable open space lands that provide wildlife habitat; conserve natural and visual resources; convey cultural identity; and improve public safety.	3.3.1A	✓	Section 3.2 - The Plan - Laying the Framework for a New Rural Community Section 3.3 - Open Lands - The Green Fabric
RS.G-5: Availability of affordable energy supplies and require efficiency and conservation measures to minimize energy consumption.	3.1A	✓	Section 5.4 - Architectural Patterns Section 5.5 - Landscape Patterns Section 5.7 - Street and Circulation Standards
RS.G-10: Foster sound management of the land and water resources in Solano County's watersheds to minimize erosion and protect water quality using best management practices and protect downstream waterways and wetlands.	3.3.1A	✓	Section 3.3.3 - Sustainable Design Section 3.3.4 - Environmental Stewardship Section 5.5 - Landscape Standards

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
Biological Resources Policies			
RS.P-1: Protect and enhance the county's natural habitats and diverse plant and animal communities, particularly occurrences of special-status species, wetlands, sensitive natural communities, and habitat connections.	3.1A	✓	Section 3.2 - The Plan - Laying the Framework for a New Rural Community Section 3.3 - Open Lands - The Green Fabric Section 3.3.4 - Environmental Stewardship
RS.P-2: Manage the habitat found in natural areas and ensure its ecological health and ability to sustain diverse flora and fauna.	4.1A	✓	Section 4.2 - The Implementation Concept
RS.P-4: Together with property owners and federal and state agencies, identify feasible and economically viable methods of protecting and enhancing natural habitats and biological resources.	4.1A	✓	Section 4.2 - The Implementation Concept
RS.P-5: Protect and enhance wildlife movement corridors to ensure the health and long-term survival of local animal and plant populations. Preserve contiguous habitat areas to increase habitat value and to lower land management costs.	3.3.1A	✓	Section 3.2 - The Plan - Laying the Framework for a New Rural Community Section 3.3 - Open Lands - The Green Fabric Section 3.3.4 - Environmental Stewardship Section 4.2.3 - Transfer of Development Rights Program
RS.P-6: Protect oak woodlands and heritage trees and encourage the planting of native tree species in new developments and along road rights-of-way.	3.3.1A	✓	Section 3.3 - Open Lands - The Green Fabric Section 5.5 - Landscape Patterns Appendix D - Approved Plant List
Scenic Resources Policies			
RS.P-35: Protect the unique scenic features of Solano County, particularly hills, ridgelines, wetlands, and water bodies.	3.3.1A	✓	Section 3.2 - The Plan - Laying the Framework for a New Rural Community Section 3.3 - Open Lands - The Green Fabric Section 5.4 - Architectural Patterns - Building Types, Form and Character
RS.P-36: Support and encourage practices that reduce light pollution and preserve views of the night sky.	3.1A	✓	Section 5.5.10 - Exterior Lighting
RS.P-37: Protect the visual character of designated scenic roadways.	3.4.1A	✓	Section 3.2 - The Plan - Laying the Framework for a New Rural Community Section 3.3 - Open Lands - The Green Fabric
Recreational Resources Policies			
RS.P-41: Provide trail links and an integrated trail system to connect people to accessible open spaces and to regional trail routes.	3.4.1A	✓	Section 3.4 - Circulation - The Grey Fabric Section 5.7 - Street and Circulation Standards
RS.P-44: Support the provision of public lands for use in a trail network and where private land is necessary for creating connections for bike path or trail alignments. Work collaboratively with property owners to secure easements across private lands.	3.3.1A	✓	Section 3.4.3 - Circulation Concept
RS.P-45: Support the completion of regional trails that link destinations within Solano County and beyond, including the San Francisco Bay Trail, the Bay Area Ridge Trail…	3.3.1A	✓	Section 3.4.3 - Circulation Concept

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
RS.P-46: Encourage local farmers and ranchers to incorporate recreational and educational activities that provide visitor oriented opportunities into agricultural land, in areas deemed appropriate for such opportunities.	3.1A	✓	Section 3.5.3 - Land Use Designations
RS.P-47: Require recreational uses to be established in a manner compatible with agricultural activities or that minimizes an adverse impact on agriculture.	3.5.1A	✓	Section 3.3 - Open Lands - The Green Fabric Section 5.5 - Landscape Patterns Section 5.6 - Open Lands Patterns
Energy Resources			
RS.P-49: Ensure energy conservation and reduced energy demand in the county through required use of energy-efficient technology and practices.	3.1A	✓	Section 5.4 - Architectural Patterns - Building Types, Form and Character
RS.P-50: Provide incentives for city and county residents and businesses to produce and use renewable sources of energy.	4.1A	✓	
RS.P-51: Promote Solano County as a model for energy efficiency and green building.	3.1A	✓	Section 3.5 - Land Use and Character - The Built Fabric Section 5.4 - Architectural Patterns - Building Types, Form and Character Section 5.5 - Landscape Patterns Section 5.7 - Street and Circulation Standards
RS.P-52: Ensure adequate and affordable supplies of energy to meet the energy needs of the county.	4.1A	✓	
RS.P-53: Enable renewable energy sources to be produced from resources available in Solano County, such as solar, water, wind, and biofuels to reduce the reliance on energy resources from outside the county.	3.1A	✓	Section 5.4 - Architectural Patterns - Building Types, Form and Character
RS.P-54: Reduce Solano County's reliance on fossil fuels for transportation and other energy-consuming activities.	3.1A	✓	Section 3.4 - Circulation - The Grey Fabric Section 5.4 - Architectural Patterns - Building Types, Form and Character Section 5.7 - Street and Circulation Standards
RS.P-59: Encourage on-site renewable energy production and use and energy conservation measures.	3.1A	✓	Section 3.4 - Circulation - The Grey Fabric Section 5.4 - Architectural Patterns - Building Types, Form and Character Section 5.7 - Street and Circulation Standards
Water Resources and Quality Policies			
RS.P-65: Require the protection of natural water courses.	3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.4 - Environmental Stewardship
RS.P-67: Encourage new groundwater recharge opportunities.	3.3.1A	✓	Section 3.3.3 - Sustainable Design Section 5.4 - Architectural Patterns - Building Types, Form and Character Section 5.5 - Landscape Patterns Section 5.7 - Street and Circulation Standards
RS.P-68: Protect existing open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.3 - Sustainable Design Section 5.5 - Landscape Patterns

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
RS.P-69: Preserve and maintain watershed areas characterized by slope instability, undevelopable steep slopes, high soil erosion potential, and extreme fire hazards in agricultural use. Watershed areas lacking water and public services should also be kept in agricultural use.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.4 - Environmental Stewardship Section 3.5.3 - Land Use Designations
RS.P-70: Protect land surrounding valuable water sources, evaluate watersheds, and preserve open space lands to protect and improve groundwater quality, reduce polluted surface runoff, and minimize erosion.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.3 - Sustainable Design Section 3.3.4 - Environmental Stewardship
RS.P-71: Ensure that land use activities and development occur in a manner that minimizes the impact of earth disturbance, erosion, and surface runoff pollutants on water quality.	4.1A	✓	Section 3.4 - Circulation - The Grey Fabric Section 3.5 - Land Use and Character - The Built Fabric Section 5.5 - Landscape Patterns
RS.P-72: Preserve riparian vegetation along county waterways to maintain water quality.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.3 - Sustainable Design
RS.P-73: Use watershed planning approaches to resolve water quality problems. Use a comprehensive stormwater management program to limit the quantity and increase the water quality of runoff flowing to the county's streams and rivers.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.3 - Sustainable Design Section 5.5 - Landscape Patterns
RS.P-75: Require and provide incentives for site plan elements (such as permeable pavement, swales, and filter strips) that limit runoff and increase infiltration and groundwater recharge.	3.3.1A	✓	Section 3.5 - Land Use and Character - The Built Fabric Section 5.4 - Architectural Patterns - Building Types, Form and Character Section 5.5 - Landscape Patterns Section 5.7 - Street and Circulation Standards
RS.P-76: Promote sustainable management and efficient use of agricultural water resources.	4.1A	✓	Section 4.2 - The Conservancy Model
Public Health and Safety			
HS.G-5: Recognize the multiple functions of the natural environment for safety, recreation, protection from climate changes, and economic uses.	3.3.1A	✓	Section 3.1 - An Overview - Neighborhood Planning Policies Section 3.2 - The Plan: :aying the Framework for a New Rural Community Section 3.3.2 - Open Lands Overview
HS.G-6: Increase awareness of the effect humans have on the environment and encourage individuals and organizations to modify habits and operations that cause degradation to the environment and contribute to climate change.	3.3.1A	✓	Section 3.1 - An Overview - Neighborhood Planning Policies Section 3.2 - The Plan: :aying the Framework for a New Rural Community Section 5.0 - Neighborhood Design Code
HS.G-7: Prepare for and adapt to the effects of climate change.	3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.4 - Environmental Stewardship
Flood Control			
HS.P-1: Prevent or correct upstream land use practices that contribute to increased rates of surface water runoff.	3.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.3.4 - Environmental Stewardship
HS.P-2: Restore and maintain the natural functions of riparian corridors and water channels throughout the county to reduce flooding, convey stormwater flows, and improve water quality.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Figure 3-9 - Open Lands Diagram
HS.P-3: Require new developments to incorporate devices capable of detaining the stormwater runoff caused by a 100-year storm event or to contribute to regional solutions to improve flood control, drainage, and water recharge.	3.3.1A	✓	Section 3.3.3 - Sustainable Stormwater Design Section 3.3.4 - Environmental Stewardship

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
HS.P-5: Appropriately elevate and flood proof developments for human occupancy within the 100-year floodplain for the profile of a 100-year flood event.	3.3.1A	✓	Section 3.3.4 - Environmental Stewardship Figure 2-5 - Combined Constraints Map
HS.P-9: Preserve open space and agricultural areas that are subject to natural flooding and are not designated for future urban growth; prohibit permanent structures in a designated floodway where such structures could increase risks to human life or restrict the carrying capacity of the floodway.	3.3.1A	✓	Section 3.3.4 - Environmental Stewardship Figure 2-5 - Combined Constraints Map
Seismic Safety and Land Stability			
HS.P-12: Require new development proposals in moderate or high seismic hazard areas to consider risks caused by seismic activity and to include project features that minimize these risks.	3.1A	✓	Section 3.3.2 - Open Lands Overview Figure 2-5 - Combined Constraints Map Figure 3-3 - Illustrative Plan
HS.P-13: Review and limit the location and intensity of development and placement of infrastructure in identified earthquake fault zones.	3.1A	✓	Section 3.3.2 - Open Lands Overview Figure 2-5 - Combined Constraints
HS.P-16: Require minimum setbacks for construction along creeks between the creek bank and structure, except for farm structures that are not dwellings or places of work, based on the susceptibility of the bank to lurching caused by seismic shaking.	3.5.1A	✓	Section 3.3.2 - Open Lands Overview Section 3.5.3 - Land Use Designations Section 4.3 - Public Figure 2-5 - Combined Constraints
HS.P-17: Restrict the crossing of ground failure areas by new public and private transmission facilities, including power and water distribution lines, sewer lines, and gas and oil transmission lines.	4.1A	✓	Section 3.3.2 - Open Lands Overview Section 4.3 - Public Service Figure 2-5 - Combined Constraints
Fire Safety			
HS.P-22: Require new developments in areas of high and very high wildfire risk to incorporate fire-safe building methods and site planning techniques into the development.	3.5.1A	✓	Section 5.4 Architectural Patterns: Building Types, Form and Character Section 5.5 - Landscape Standards
HS.P-24: Seek an appropriate balance between preventing and fighting fires and retaining the County's valuable visual and natural resources.	3.3.1A	✓	Section 3.3.2 Open Lands Overview
Public Health			
HS.P-38: Integrate public health concerns into land use planning and decision making.	3.5.1A	✓	Section 3.5.2 - Establishing Small Town Character
HS.P-40: Increase access to healthy foods throughout the County.	3.1A	✓	Section 3.2 - The Plan: Laying the Framweork for a New Rural Community Section 3.3.2 - Open Lands Overview
Air Quality			
HS.P-43: Support land use, transportation management, infrastructure and environmental planning programs that reduce vehicle emissions and improve air quality.	3.1A	✓	Section 3.2 - The Plan: Laying the Framweork for a New Rural Community Section 3.3.4 - Environmental Steward Section 3.3.2 - Open Lands Overview Section 3.4.3 - Circulation Concept Section 3.5.2 - Establishing Small Town Character - The Concepts

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
HS.P-45: Promote consistency and cooperation in air quality planning efforts.	3.3.1A	✓	Section 3.2 - The Plan: Laying the Framweork for a New Rural Community
HS.P-47: Promote GHG emission reductions by supporting carbon efficient farming methods (e.g., methane capture systems, no-till farming, crop rotation, cover cropping, residue farming); installation of renewable energy technologies; protection of grasslands, open space, and farmlands from conversion to other uses; and encouraging development of energy-efficient structures.	4.1A	✓	Section 3.3.2 - Open Lands Overview Section 4.2 - The Conservancy Model Section 5.4 - Architectural Patterns: Building Types, Forms and Character
Economic Development			
Economic Growth Strategies			
ED.G-6: Preserve and expand the county's agricultural base by allowing for a wide range of economic activities that support local agriculture.	3.1A	✓	Section 3.3.2 - Open Lands Overview Section 4.2 - The Conservancy Model
Transportation and Circulation			
Transportation and Circulation			
TC.G-3: Encourage land use patterns that maximize access and mobility options for commuting and other types of trips, and minimize traffic congestion, vehicle miles traveled (VMT), and greenhouse gas emissions.	3.4.1A	✓	Section 3.4.3 - Circulation Concept Section 3.5.2 - Establishing Small Town Character - The Concepts Section 5.3 - Regulating Plan
TC.G-4: Encourage the use of alternative forms of transportation such as transit, walking and bicycling to alleviate congestion and promote recreation	3.4.1A	✓	Section 3.4.3 - Circulation Concept Section 3.5.2 - Establishing Small Town Character - The Concepts Section 5.3 - Regulating Plan
TC.G-5: Encourage and maintain the safe, convenient transfer of goods and services from agricultural lands and industrial locations to regional and interregional transportation facilities.	3.4.1A	✓	Section 3.4.3 - Circulation Concept
General Transportation			
TC.P-3: Establish land use patterns that facilitate shorter travel distances and non-auto modes of travel, and limit the extent of additional transportation improvements and maintenance that may be needed with a more dispersed land use pattern.	3.4.1A	✓	Section 3.4.3 - Circulation Concept Section 3.5.2 - Establishing Small Town Character - The Concepts Section 5.3 - Regulating Plan Section 5.7 - Street and Circulation Standards
TC.P-10: Anticipate increases in vehicular traffic on rural roads that serve agricultural-tourist centers, value-added agricultural uses in the interior valleys, and other unique land uses; complete related roadway improvements that support the viability of such uses.	3.4.1A	✓	Section 3.4.3 - Circulation Concept Section 5.3 - Regulating Plan Section 5.7 - Street and Circulation Standards
Non-motorized Facilities			
TC.P-24: In collaboration with other agencies and cities, continue to plan, design, and create additional bikeways and bikeway connections to provide intercity and intercounty access and incorporate system needs when approving adjacent developments.	3.4.1A	✓	Section 5.7.4 - Trail Network - Hiking, Biking and Pedestrian Connectivity
TC.P-25: Encourage access to open space and recreation through the development of safe, convenient, and connected walking paths, trails, bikeways, and neighborhood-based parks and recreation options.	3.4.1A	✓	Section 3.4.3 - Circulation Concept Section 5.6 - Open Lands Patterns Section 5.7.4 - Trail Network - Hiking, Biking and Pedestrian Connectivity

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
Public Facilities and Services			
General Facilities and Services			
PF.P-3: Increase efficiency of water, wastewater, stormwater, and energy use through integrated and cost-effective design and technology standards for new development and redevelopment.	4.1A	✓	Section 3.3.3 - Sustainable Stormwater Design Section 5.3 - Regulating Plan Section 5.4 - Architectural Patterns: Building Types, Form and Character
PF.P-6: Guide development requiring urban services to locations within and adjacent to cities.	4.1A	✓	Section 3.2 - The Plan: Laying the Framework for a New Rural Community
PF.P-7: Coordinate with the cities to strongly encourage compact urban development within city urban growth areas to avoid unnecessary extension or reconstruction of roads, water mains, and services and to reduce the need for increased school, police, fire, and other public facilities and services.	4.1A	✓	Section 3.2 - The Plan: Laying the Framework for a New Rural Community Section 4.3 - Public Utilities and Services
Water Facilities and Service			
PF.P-11: Promote and model practices to improve the efficiency of water use, including the use of water-efficient landscaping, beneficial reuse of treated wastewater, rainwater harvesting, and water-conserving appliances and plumbing fixtures.	4.1A	✓	Section 3.3.3 - Sustainable Stormwater Design Section 3.3.4 - Environmental Stewardship Section 5.4 - Architectural Patterns: Building Types, Form and Character
PF.P-13: Support efforts by irrigation districts and others to expand Solano County's irrigated agricultural areas.	3.3.1A, 4.1A	✓	Section 3.3.2 - Open Lands Overview
PF.P-15: Domestic water for rural development shall be provided through the use of on-site individual wells or through public water service.	4.1A	✓	Section 4.3 - Public Utilities and Services
PF.P-16: Provide and manage public water service through public water agencies.	4.1A	✓	Section 4.3 - Public Utilities and Services
PF.P-20: Minimize the consumption of water in all new development.	3.1A	✓	Section 3.2 - The Plan: Laying the Framework for a New Rural Community Section 5.4 - Architectural Patterns: Building Types, Form and Character Section 5.5 - Landscape Standards
Sewer and Wastewater			
PF.P-21: Sewer services for development within the unincorporated area may be provided through private individual on-site sewage disposal systems, or centralized community treatment systems managed by a public agency utilizing the best systems available that meet tertiary treatment or higher standards. Use of such centralized sewage treatment systems shall be limited to: (1) existing developed areas, (2) areas designated for commercial or industrial uses, or (3) areas designated for rural residential development when part of a specific plan or policy plan overlay.	4.1A	✓	Section 4.3 - Public Utilities and Services
PF.P-22: Ensure that new and existing septic systems and sewage treatment systems do not negatively affect groundwater quality.	4.1A	✓	Section 4.3 - Public Utilities and Services
Solid Waste			
PF.P-26: Implement and participate in local and regional programs that encourage source reduction and recycling of solid and hazardous wastes in Solano County.	4.1A	✓	Section 4.3.6 - Disposal of Solid Waste

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
Drainage			
PF.P-33: Require development projects to minimize pollution of stormwater, water bodies receiving runoff, and groundwater, and to maximize groundwater recharge potential by: » implementing planning and engineering design standards that use low-impact development techniques and approaches to maintain and mimic the natural hydrologic regime; » using "infiltration" style low-impact development technologies; and » following stormwater best management practices during and after construction, in accordance with relevant state-required stormwater permits.	3.1A	✓	Section 3.3.3 - Sustainable Stormwater Design Section 3.3.4 - Envvironmental Stewardship Section 5.5 - Landscape Standards
PF.P-34: Control the rate and dispersal of runoff from developments through use of detention and retention basins, appropriate landscaping, minimal use of impervious surfaces, and other stormwater facilities.	3.3.1A	✓	Section 3.3.3 - Sustainable Stormwater Design Section 5.4.1 - Building Types Section 5.5 - Landscape Standards Section 3.5.3 - Land Use Designations
PF.P-43: Locate educational facilities appropriately to make efficient use of existing and planned facilities, including park and recreational facilities.	3.5.1A	✓	
Utilities			
PF.P-50: Locate, design, and construct transmission lines in a manner that minimizes disruption of natural vegetation, agricultural activities, scenic areas, and avoids unnecessary scarring of hill areas.	4.1A	✓	Section 3.3.2 - Open Lands Overview Section 5.4.2 - Building Character, Massing, Proportions and Materials Section 5.5 - Landscape Standards
Housing Element			
Programs		✓	
….The County allows companion living units in Limited Agricultural, Rural Residential, Residential Estate and Single-Family (RS) zoning districts. The County allows accessory dwelling units in Exclusive Agricultural zones and secondary dwelling units in Rural Residential, Residential Estate, and Single-Family Residence zoning districts.	3.5.1A	✓	Section 3.5.2 - Establishing Small Town Character - The Built Fabric Section 3.5.6 - Building Types Section 5.4 - Architectural Patterns: Building Types, Form and Character
B.5 The County shall actively encourage and facilitate the development of companion dwelling units, accessory dwelling units, and secondary dwelling units as a means to expand the overall supply of housing, especially as a means of providing relatively affordable housing for people employed in the agricultural areas, or for the elderly or disabled, who may need to receive assistance from a relative or caregiver residing on the same property.	3.5.1A	✓	Section 3.5.6 - Building Types Section 5.4.1 - Building Types
B.2 Companion, Accessory, and Secondary Dwelling Unit Program. To maximize the potential for housing development … the County will continue to implement streamlined permitting processes for these types of units. The County will recommend that the Board of Supervisors County amend the Rural Residential zoning designation to be similar to the Agricultural zoning districts by allowing accessory dwelling units, by right, but subject to size restrictions. In addition, the County will actively promote the opportunities provided to develop these types of units, by distributing information to advocates and service providers for the elderly and disabled populations and farmworkers as well as distributing this information within the agricultural community in general.	3.5.1A	✓	Section 3.5.6 - Building Types Section 5.4.1 - Building Types

	Specific Plan Section Reference	Complete	Supporting Reference Sections and Figures
Through provisions of the zoning code, manufactured housing units and second dwelling units including "companion living units," "secondary dwelling units," and "accessory dwelling units" incidental to agricultural uses can be utilized to provide opportunities for low cost housing.	3.5.1A	✓	Section 3.5.6 - Building Types Section 5.4.1 - Building Types
Park & Recreation Element			
1. Preserve and manage a diverse system of regional parks and natural resources for the enjoyment of present and future County residents and park visitors.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 5.6 - Open Lands Patterns
2. Promote, develop and manage diversified recreational facilities to meet the regional recreation needs of the County.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 5.6 - Open Lands Patterns
Countywide Planning and Coordination			
Objective 2: Ensure that there are at least ten (I0) acres of regional and local parkland per each 1,000 persons.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 5.6 - Open Lands Patterns
Land Use			
Objective 3: Identify, preserve and manage significant regional recreation and natural areas.	3.3.1A	✓	Section 3.3.2 - Open Lands Overview Section 5.6 - Open Lands Patterns
Facilities Development			
Objective 7: Provide for the regional recreation needs of the County.	3.3.1A	✓	
• B. The County shall encourage development of linkages (such as riding, hiking and biking trails) between population centers and regional recreation facilities. Any trail system which links parklands cannot conflict with agriculture and other land uses.	3.3.1A	✓	
• C. Recreational needs of rural residents shall be considered in the design and development of rural residential subdivisions and parklands. Appropriate buffers will be provided to protect agriculture.	3.3.1A	✓	
Objective 9: Encourage the development of private recreational areas within the unincorporated area, which complement public recreation facilities within the County. This may include privately developed campgrounds, golf courses, fishing lakes, etc.	3.3.1A	✓	
• B. Private recreation facilities should be located and designed in a manner that minimizes adverse impacts on surrounding residential, agricultural and open space uses.	3.3.1A	✓	

D

APPENDIX D
APPROVED PLANT LIST

CATEGORY	BOTANICAL NAME	COMMON NAME	Attributes	Native	Valley Areas	Foothill Areas	Hedgerows	Riparian Areas	Rain Garden Vegetation
Trees									
	Chitalpa x tashkentensis	Chitalpa	Type: Deciduous Growth: Fast, 20' to 30" tall and wide Form: Rounded		x				
	Fraxinus velutina 'Fan-Tex'	Fan-Tex Ash	Type: Deciduous Growth: Fast, 40'-50' tall; 30' wide Form: Rounded		x				
	Juglans californica hindsii	Hinds' Black Walnut	Type: Deciduous Growth: Moderate, 30'-60' tall and wide Form: Rounded oval	x	x	x	x		
	Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	Type: Deciduous Growth: Moderate to 15' tall and 12' wide Form: Vase, umbrella		x				
	Malus 'Snowdrift	Flowering Crabapple	Type: Deciduous Growth: Medium to 25' height and width Form: Small umbrella		x				
	Olea europea 'Swan Hill'	Fruitless Olive	Type: Evergreen Growth: Fast to 30' to 35' height and width Form: Rounded or vase		x				
	Pistacia chinensis	Chinese Pistache	Type: Deciduous Growth: Slow/moderate, 30' to 60' height and width Form: Oval		x				
	Platanus x acerifolia 'Columbia'	London Plane Tree	Type: Growth: Form:		x				
	Platanus racemosa	California Sycamore	Type: Deciduous Growth: Fast, 30'-80' tall; 20'-50' wide Form: Rounded vase, umbrella	x		x		x	x
	Populus fremontii	Western Cottonwood	Type: Deciduous Growth: Fast, 30'-60' tall; 30' wide Form: Oval	x				x	
	Prunus 'Akebono'	Akebono Flowering Cherry	Type: Deciduous Growth: Medium to 25' and width Form: Vase		x				

CATEGORY	BOTANICAL NAME	COMMON NAME	Attributes	Native	Valley Areas	Foothill Areas	Hedgerows	Riparian Areas	Rain Garden Vegetation
	Pyrus calleryana 'Autumn Blaze'	Flowering Ornamental Pear	Type: Deciduous Growth: Fast, to 50' height, 30' width Form: Oval to rounded		x				
	Quercus agrifolia	Coast Live Oak	Type: Evergreen Growth: to 20' to 60' height, 20' to 35' width Form: Irregular umbrella	x		x	x		
	Quercus douglasii	Blue Oak	Type: Deciduous Growth: 30' to 50' height, 40' to 60' width Form: Irregular wide umbrella	x		x	x		
	Quercus lobata	Valley Oak, Water Oak	Type: Deciduous Growth: Fast to 70' height, 30 to 50' width Form: Irregular umbrella	x	x	x	x	x	x
	Quercus wislizenii	Interior Live Oak	Type: Evergreen Growth: to 30' to 75' height, width Form: Wide irregular umbrella	x		x	x		
	Robinia x ambigua 'Purple Robe'	Purple Robe Locust	Type: Deciduous Growth: Medium to 40' tall and 30' wide Form: Oval		x				
	Schinus molle	California Pepper Tree	Type: Evergreen Growth: Fast to 25' to 40' tall and wide Form: Rounded				x		
	Ulmus parvifolia 'Dynasty'	Chinese Elm	Type: Semi-deciduous Growth: Fast to 40' to 60' wide, 60' wide Form: Vase		x				x
Understory Trees and Shrubs									
	Acer campestre	Hedge Maple			x		x	x	
	Aesculus californica	California Buckeye		x		x	x		
	Amelanchier alnifolia	Saskatoon	Protected areas (not extreme heat)	x		x		x	x
	Arbutus unedo	Strawberry Tree			x				
	Arctostaphylos densiflora 'Howard McMinn'	Manzanita		x	x	x			
	Arctostaphylos densiflora 'John Dourley'	Manzanita		x	x				

CATEGORY	BOTANICAL NAME	COMMON NAME	Attributes	Native	Valley Areas	Foothill Areas	Hedgerows	Riparian Areas	Rain Garden Vegetation
	Baccharis pilularis	Coyote Brush		x		x	x		
	Calyucanthus occidentalis	Western Spicebush		x	x			x	x
	Carpenteria californica	Bush Anenome		x	x	x			
	Ceanothus spp.	Ceanothus	Light blue flowers, spring	x	x	x	x		
	Cercis occidentalis	Western Redbud		x	x	x	x		x
	Cistus spp.	Cistus							
	Cistus x purpurea	Cistus	Solid purple flowers		x				
	Cistus x skanbergii	Cistus	Solid pink flowers		x				
	Corylus cornuta var. californica	California Hazelnut		x	x			x	x
	Cotoneaster spp.	Cotoneaster			x				
	Eleagnus angustifolia	Russian Olive							
	Fremontodendron californicum	Flannel Bush		x		x	x		
	Garrya fremontii	Fremont Silktassel		x		x	x		
	Heteromeles arbutifolia	Toyon		x	x	x	x		
	Philadelphus lewisii	Mock Orange		x	x	x	x	x	
	Prunus caroliniana ‘Compacta’	Carolina Laurel Cherry		x	x	x	x		
	Punica granatum ‘Nana’	Dwarf Pomegranate			x	x	x		
	Rhamnus californica ‘Eve Case’	Coffeeberry		x	x	x	x		
	Rhamnus californica ‘Mound San Bruno’	Coffeeberry		x	x	x	x		
	Ribes sanguineum	Red-flowering Currant		x	x	x	x	x	
	Rosmarinus ‘Tuscan Blue’	Rosemary			x	x	x		
	Rubus ursinus	California Blackberry		x		x	x	x	x
	Salix lucida ssp. Lasiandra	Yellow Tree Willow		x	x	x	x	x	x
	Salvia clevelandii	Cleveland Sage	Blue flowers		x	x	x		
	Salvia apiana	White Sage	White flowers		x	x	x		
	Symphoricarpos alba	Snowberry		x		x	x		
	Teucrium fruticans ‘Compacta’	Dwarf Bush Germander			x				

CATEGORY	BOTANICAL NAME	COMMON NAME	Attributes	Native	Valley Areas	Foothill Areas	Hedgerows	Riparian Areas	Rain Garden Vegetation
	Vaccinium ovatum	Evergreen Huckleberry		``	x	x		x	x
Perennials									
	Agastache hybrids	Hummingbird Mint			x				
	Aloysia triphylla	Lemon Verbena			x		x		
	Artemesia spp.	Artemesia		x					
	Campanula spp.	Campanula							
	Coreopsisspp.	Coreopsis							
	Echinacea purpurea	Purple Coneflower							
	Erigeron	Santa Barbara Daisy							
	Erysimum	Wallflower							
	Eschscholzia californica	California Poppy		x	x	x	x		
	Epilobium canum	California Fuschia		x		x	x		
	Gaillardia grandiflora	Blanket Flower		x	x	x	x		
	Geranium spp.	Geranium							
	Hemerocallis spp.	Dayliliy			x				
	Lavandula spp.	Lavender			x	x	x		
	Leonotis leonurus	Lion's Tail			x	x			
	Linum lewisii	Western Blue Flax		x	x	x	x		
	Mimulus aurantiacus	Sticky Monkey Flower		x	x	x	x		
	Mondarda spp.	Bee Balm							
	Mondardella villosa	Coyote Mint		x	x	x	x		
	Narcissus	Daffodil							
	Nepeta x faassenii	Catmint			x				
	Origanum spp.	Oregano							
	Penstemon spp.	Penstemon		x	x				x
	Perovskia 'Blue Spires'	Russian Sage			x				
	Romneya coulteri	Matilija Poppy		x	x	x			
	Rosmarinus vulgaris	Rosemary			x	x	x		

CATEGORY	BOTANICAL NAME	COMMON NAME	Attributes	Native	Valley Areas	Foothill Areas	Hedgerows	Riparian Areas	Rain Garden Vegetation
	Rudbeckia spp.	Coneflower		x	x	x	x		x
	Salvia spp.	Salvia		x	x		x		
	Santolina chamaecyparissus	Santolina							
	Solidago californica	California Goldenrod		x	x	x	x		
	Verbena spp.	Verbena			x				
	Westringia fruticosa	Westringia			x				
Ground Covers									
	Arctostaphylos 'Emerald Carpet'			x					
	Ceanothus 'Centennial'	Groundcover ceanothus		x	x	x			
	Cotoneaster dammeri 'Lowfast'	Cotoneaster			x				
	Helianthemum nummularium	Sunrose			x				
	Iris x douglasiana	Douglas Iris		x	x	x	x	x	
	Rosa (groundcover species)	Groundcover Roses			x				
	Rosmarinus 'Irene'				x				
	Thymus vulgaris	Thyme			x		x		
	Trachelospermum jasminoides	Asian Jasmine			x				
Grasses									
	Carex barbarae	White Root Sedge	Little or no summer water; vigorous in waterways	x	x	x	x	x	x
	Agrostis exarata		Riparian					x	x
	Chondropetalum tectorum	Small Cape Rush		x				x	x
	Elymus glaucus	Blue Wildrye		x	x	x	x		
	Festuca Mairei	Atlas Fescue		x					x
	Festuca rubra			x	x	x	x	x	
	Juncus patens	California Gray Rush	Grows in dry areas	x	x	x	x	x	x
	Leymus condensatus	Giant Wildrye	Tall; good for screening, dust barrier	x	x	x	x		
	Muhlenbergia rigens	Deergrass		x	x	x	x		
	Nassella pulchra	Purple Needlegrass		x	x	x	x		

CATEGORY	BOTANICAL NAME	COMMON NAME	Attributes	Native	Valley Areas	Foothill Areas	Hedgerows	Riparian Areas	Rain Garden Vegetation
Wildflowers (seeded)									
	Achillea millefolia	Achillea		x					x
	Eschscholzia californica	California Poppy		x					
	Gaillardia x grandiflora	Blanketflower		x					x
	Lupinus nanus	Lupine		x					
Vines									
	Aristolochiacalifornica	California Dutchman's Pipe	Regular water; some shade; any soil	x			x	x	x
	Clematis lasianthus	Pipestem Clematis					x		
	Clematis ligusticifolia	Virgin's Bower					x		
	Vitis californica 'Roger's Red'	California Grape		x			x		
Native Grass Seed Mixes									
	Foothills Mix		PLS # / Acre (46 lbs. per Acre)	x		x			
	Bromus carinatus	California Brome	12						
	Elymus glaucus	Blue Wild Rye	9						
	Nassella cernua	Nodding Needlegrass	6						
	Melica californica	California Oniongrass	4						
	Poa secunda	Native Pine Bluegrass	2						
	Lupinus nanus	Sky Lupine	4						
	Eschscholzia californica	California Poppy	1.5						
	Clarkia purpurea	Wine Cup Clarkia	1.5						
	Sisyrinchium bellum	Blue Eyed Grass	1						
	Lasthenia californica	Dwarf Goldfields	1						
	Valley Meadow Mix		PLS # / Acre (46 lbs. per Acre)	x	x				
	Hordeum californicum	California Barley	12						
	Nassella pulchra	Purple Needlegrass	9						
	Nasella cernua	Nodding Needlegrass	9						
	Melica californica	California Oniongrass	6						

CATEGORY	BOTANICAL NAME	COMMON NAME	Attributes	Native	Valley Areas	Foothill Areas	Hedgerows	Riparian Areas	Rain Garden Vegetation
	Poa secunda	Native Pine Bluegrass	4						
	Layia glandulosa	Valley Tidy Tips	1						
	Eschscholzia californica	California Poppy	2.5						
	Achillea millifolium	White Yarrow	0.5						
	Sisyrinchium bellum	Blue Eyed Grass	1						
	Lasthenia californica	Dwarf Goldfields	1						
Prohibited Species									
Trees									
	Cupressus sempervirens	Italian Cypress							
	Populus nigra 'Italica'	Lombardy Poplar							
	Salix babylonica	Weeping Willow							

E APPENDIX D ACRONYMS

ACRONYMS

ABP: Agriculture Business Plan

CAC: Citizens Advisory Committee

CEQA: California Environmental Quality Act

CFPD: Cordelia Fire Protection District

CDF: California Department of Forestry and Fire Protection

CFD: Community Facilities District

CRC: Conservancy Design Review Committee

CSA: County Service Area

DEIR: Draft Environmental Impact Report

DWR: California Department of Water Resources

EIR: Environmental Impact Report

FEIR: Final Environmental Impact Report

FMMP: Farmland Mapping Monitoring Program

FSC: Forest Stewardship Council

GVLA: Green Valley Landowners Association

HCP: Habitat Conservation Plan

LEED: Leadership in Energy and Environmental Design

LID: Low Impact Design

LRV: Light Reflective Value

FSSD: Fairfield Suisun Sewer District

LAFCo: Local Area Formation Commission

NPDES: National Pollutant Discharge Elimination System

MBR: Membrane Bioreactor

PAR: Property Assessment Record

RFP: Request for Proposal

RMP: Resource Management Plan

SCWA: Solano County Water Agency

SID: Solano Irrigation District

SSA: Special Study Area

SWPP: Stormwater Pollution Prevention Plan

TDR: Transfer of Development Rights

VOC: Volatile Organic Compound

WDR: Waste Discharge Requirements