

COUNTY OF SOLANO MIDDLE GREEN VALLEY LAND USE PLAN

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

MINUTES OF THE REGULAR MEETING OF The Middle Green Valley Citizen's Advisory Committee October 19, 2009

The regular meeting of the Middle Green Valley Citizen's Advisory Committee was held Monday, October 19, 2009, in the Solano County Administration Center, Multi-Purpose Room, 675 Texas St., Fairfield, CA 94533.

MEMBERS PRESENT: Craig Gillespie, Bob Hager, Herb Hughes, Sarah

Lindemann, Bill Mayben, Nancy Nelson, Anthony Russo and

James Wiley

MEMBERS ABSENT: None

OTHERS PRESENT: Mike Yankovich, Planning Manager, Resource Management;

Matt Walsh, Principal Planner; Resource Management; and

Diane Buschman, Office Assistant III, Resource

Management;

Brendan Kelly, Project Manager, Hart Howerton; Amie MacPhee, Hart Howerton; Tamsen Plume, Holland and

Knight

- 1. Call to Order
- 2. Roll Call
- 3. Public Comments for Items Not on the Agenda
- 4. Review and Approve August 31, 2009 minutes

Matt Walsh briefly called the meeting to order and took the roll call. He asked for public comments that were not on the Agenda and asked for an approval of the August 31, 2009 minutes. They were approved without comment. Matt Walsh then turned the meeting over to Brendan Kelly (Hart Howerton).

5. Specific Plan Update

- Mr. Kelly began the presentation with an overview of the EIR process. He also stated that Hart Howerton is working with Wagstaff and Associates to be sure the two documents are consistent.
- Mr. Kelly also introduced the potential inclusion of a school site (see illustrative plan) in the Specific Plan and stated that the EIR would analyze this option. The school would be characterized as a maximum of 325 students and would be located in the Nightingale Neighborhood adjacent to the sport field location.

6. EIR Schedule

- Mr. Kelly reviewed the EIR schedule as presented on the back page of the Meeting Handout which preliminarily set the public review period as starting on December 9, 2009.
- Mr. Kelly also briefly reviewed some of the preliminary findings of the Historic Resource report (see Handout) and the trip generation characteristics (see Handout).

7. Development Agreement Progress

- Tamsen Plume provided an update on the Development Agreement (DA) which included the following questions and clarifications:
- What is a DA? A negotiated contract between the County and the landowners to vest, or guarantee, the right to develop consistent with the Specific Plan for a period of years. Will be recorded and run with the land for the term of the DA.
- Who are the parties to the DA? The County and all the participating landowners within the Specific Plan area who want to take advantage of the benefits of the DA.
- What can I do to help? To assist with the process, all landowners who want to participate should take the following preliminary steps:
 - Confirm interest in participation. The County hopes all landowners will participate.
 - o Identify the legal fee title owner of the land within the Specific Plan Area and obtain a complete and accurate legal description.
 - Engage a land use attorney with some experience with negotiating Development Agreements to assist with the review of the DA
 - Check vacation and work schedules to ensure you and your attorney can be available to review the DA as it is circulated.
- Current Status & Process to Approve Development Agreement
- Summary of Business Terms has been under development concurrent with the draft Specific Plan to determine what needs to be addressed in DA.
- County staff meetings this week to finalize County's preferred business terms for Draft DA
- Summary business terms anticipated to be circulated to all landowners for review with their attorneys the week of October 26, 2009 and will have 10 days to provide feedback and comments for the draft Development Agreement.

- Upon review of any comments and review by County staff, the Draft DA is anticipated to be completed and circulated to all participating landowners and their attorneys in mid-November. The landowners will have 10 days to provide feedback and comments.
- We may set a meeting with County staff and landowners to discuss the DA if particular issues need to be resolved in order to finalize the DA.
- Once any issues are resolved a final version of the DA will be prepared for inclusion in the staff report to the County Planning Commission for recommendations to the Board of Supervisors. We will respond to any issues the Planning Commission raised, if any, before the Board of Supervisors hearing.
- Once the Board of Supervisors approves the DA, an execution version will be circulated for signature and recording once the ordinance goes into effect (30 days after approval).
- Basic Elements of the Development Agreement
- Term likely 20 years+
- Vested Rights to develop consistent with Specific Plan, subject to state and federal permit requirements, processing subdivision maps, and Design Review.
- Initial steps to form County Services Area for utilities
- Sales Participation Agreement to implement TDR program for sending and receiving sites.
- Annual Review process by the County

8. Engell Property

 Mr. Kelly introduced a preliminary layout of the Engell Property for inclusion in the Specific Plan. This layout depicted 4 clustered lots adjacent to existing home on the property. (See illustrative plan).

9. Adjourn to next CAC meeting

- December 7, 2009