

*Despite the best of intentions, conventional planning studies frequently overlook some of the most important aspects of a community that make it a special place. This concern was the driving force for local officials and residents in the small valley...to devise a more creative means of identifying the features most needy and worthy of protection. Basic to their approach was the recognition that many times these important elements are either too obvious or too subtle to be noticed until they are gone*

- Randall Arendt

## 3.0

## THE NEIGHBORHOOD PLAN PATTERNS, CONCEPTS AND CHARACTER

This chapter sets forth the physical plan framework for development and conservation within the Middle Green Valley SSA. In tandem with Chapter 5 – The Neighborhood Design Code, this Chapter establishes the policies and strategies that support the realization of a community that integrates Open Lands, circulation, land use and built character to create a contemporary, sustainable, small town neighborhood. It includes the types, intensities and allowed land uses, summaries of Building Types and character, Open Lands treatments, and the conceptual street and trail network.

The information described in this Chapter sets out specific policies and concepts related to each of the layers of the plan, (**the Green**, **the Gray** and **the Built**) Fabrics and should be used in conjunction with the balance of the Specific Plan to understand how these elements together create a comprehensive development plan.



### 3.1 AN OVERVIEW - NEIGHBORHOOD PLANNING POLICIES

The neighborhood planning policies described below are the overarching policies of community design that build on the main goal and policies of the SSA, the relevant goals and policies in the General Plan and the Principles set out in Chapter 1.0. Specific policies related to the Green, the Gray, and the Built fabrics are contained in those respective sections.

#### [ Specific Plan Policies ]

**Policy NP-1:** Promote sustainable development approaches that emphasize the ideals of resource conservation, stewardship, education and community participation.

**Policy NP-2:** Promote a stewardship ethic by emphasizing the interrelatedness of ecological, cultural and built systems and how the decisions we make affect those systems.

**Policy NP-3:** Provide a series of distinct, compact, walkable, interconnected neighborhoods, each with a recognizable center and guided by the precepts of traditional neighborhood design.

**Policy NP-4:** Provide a conservation framework that ensures the long term preservation and viability of resources and productive agricultural lands.

**Policy NP-5:** Develop a form-based design approach (rather than land use) that emphasizes the concepts of anticipating change, creating human scale environments and ensuring that safe, vibrant streetscapes are realized.

**Policy NP-6:** Support and develop local opportunities for agricultural tourism uses, related venues, and educational opportunities.

#### Key Specific Plan Principles:

- 2. Revitalize and reconnect the community to the agricultural and ranching legacies of the area.
- 4. Support and enable the values of craftsmanship that emphasize thoughtful, durable, high quality neighborhood design concepts.

### 3.1A - GENERAL PLAN CONSISTENCY REFERENCE - NEIGHBORHOOD DESIGN AND PLANNING

The design of the overall neighborhood plan framework and the supporting Specific Plan policies described in this Section are consistent with and build upon the following goals and policies found in the General Plan:

#### [ MIDDLE GREEN VALLEY SSA GOAL AND POLICIES: ]

**SS.G-1:** Protect and maintain the rural character of Middle Green Valley while allowing opportunities for compatible residential development to occur.

**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.

**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.

#### [ LAND USE GOALS AND POLICIES: ]

**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.

**LU.G-3:** Create sustainable communities with areas for employment, shopping, housing, public facilities and services, and recreation in close proximity to each other.

**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.

**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.

**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.

#### [ AGRICULTURE GOALS AND POLICIES: ]

**AR.G-1:** Recognize, value, and support the critical roles of all agricultural lands in the stability and economic well-being of the County.

**AR.G-2:** Preserve and protect the county’s agricultural lands as irreplaceable resources for present and future generations.

**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.

**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.

**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.

#### [ RESOURCE GOALS AND POLICIES: ]

**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.

**RS.G-5:** Ensure availability of affordable energy supplies and require efficiency and conservation measures to minimize energy consumption.

**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.

**RS.P-36:** Support and encourage practices that reduce light pollution and preserve views of the night sky.

**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.

**RS.P-49:** Ensure energy conservation and reduced energy demand in the county through required use of energy-efficient technology and practices.

**RS.P-51:** Promote Solano County as a model for energy efficiency and green building.

**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.

**RS.P-54:** Reduce Solano County’s reliance on fossil fuels for transportation and other energy-consuming activities.

**RS.P-59:** Encourage on-site renewable energy production and use and energy conservation measures.

**RS.P-65:** Require the protection of natural water courses.

#### [ PUBLIC HEALTH AND SAFETY GOALS AND POLICIES: ]

**HS.G-7:** Prepare for and adapt to the effects of climate change.

**HS.P-1:** Prevent or correct upstream land use practices that contribute to increased rates of surface water runoff.

**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.

**HS.P-13:** Review and limit the location and intensity of development and placement of infrastructure in identified earthquake fault zones.

**HS.P-40:** Increase access to healthy foods throughout the county.

**HS.P-43:** Support land use, transportation management, infrastructure and environmental planning programs that reduce vehicle emissions and improve air quality.

#### [ ECONOMIC DEVELOPMENT GOAL: ]

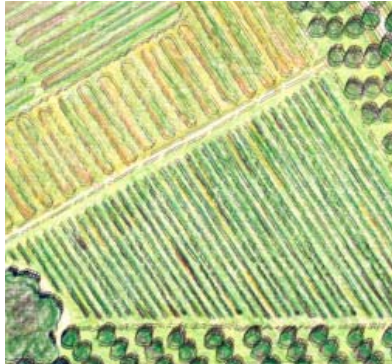
**ED.G-6:** Preserve and expand the county’s agricultural base by allowing for a wide range of economic activities that support local agriculture.

#### [ PUBLIC FACILITIES AND SERVICES POLICIES: ]

**P.F.P-20:** Minimize the consumption of water in all new development.

**P.F.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.



*The more living patterns there are in a place - a room, a building, or a town - the more it comes to life as an entirety, the more it glows, the more it has that self-maintaining fire which is that quality without a name.*

~ Christopher Alexander, *The Timeless Way of Building*

### 3.2 THE PLAN – LAYING THE FRAMEWORK FOR A NEW RURAL COMMUNITY

This Specific Plan is based on articulating an interwoven pattern of conservation and development that centers on creating a diverse range of housing, recreational, neighborhood commercial and agricultural tourism related opportunities. The intent is to accommodate a limited number of residential units in a compact development pattern that is consistent with the goals and policies of the General Plan (See Section 3.1A) as well as the recommendations of the Green Valley community. Throughout this Chapter, the relevant General Plan goals and policies are referenced for each of the three layers of the Plan.

**The Transect Model** - The Transect model is the underlying framework that organizes the three predominant layers of the development plan. These layers work together to create a pattern of volumes, masses, gathering spaces, events, and outdoor rooms that may evolve over time into a vibrant, memorable place:

- **The Green Fabric:** the interconnected network of green space or Open Lands that conserves natural ecosystem values and functions while providing associated agricultural, recreation, health and social benefits;
- **The Gray Fabric:** the circulation system of streets, bikeways, pedestrian pathways, and trails, that provides the social glue to connect the community; and
- **The Built Fabric:** the pattern of vertical elements and masses that completes the overall small town settlement.

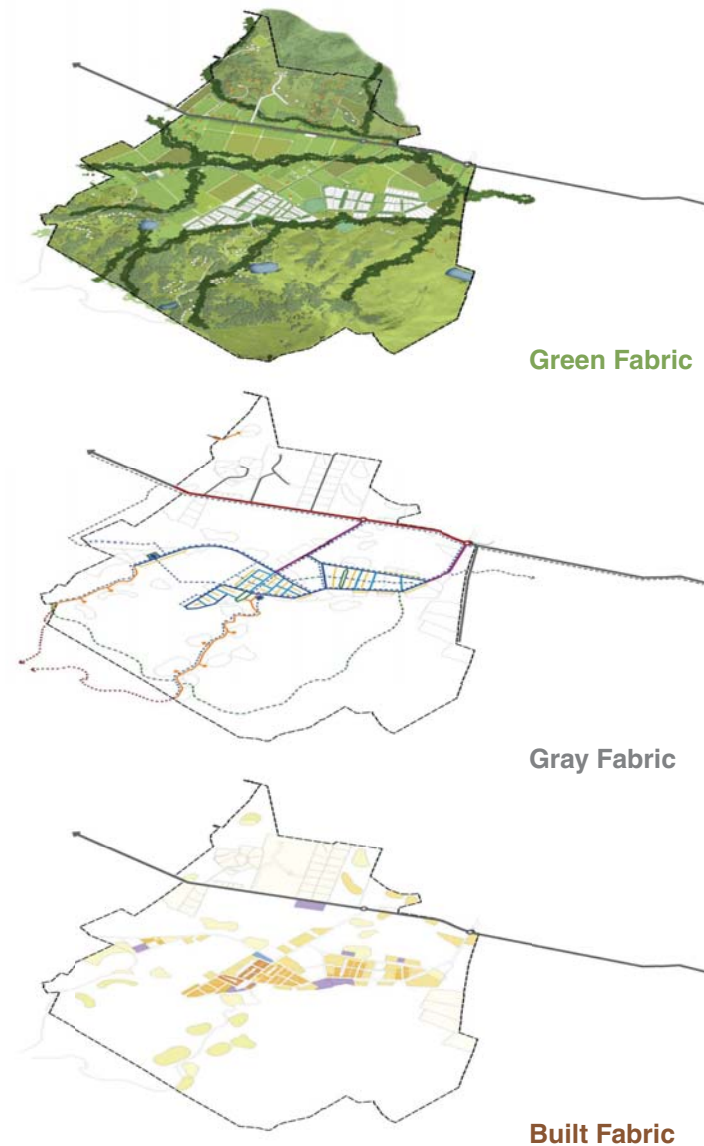


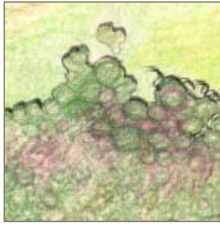
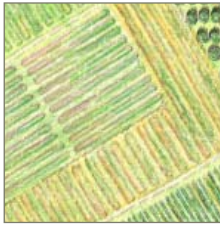




Figure 3-2: The Plan Framework

The Transect is based on the transect of nature that originally depicted geographical cross sections of a region to reveal a sequence of environments. The Transect model applied to the plan for Middle Green Valley shows how environments progress from greater density and intensity of use in the neighborhood cores to less dense and intense uses as settlement moves into the more rural areas.

The emphasis of the Transect is that it seeks to not be specific about zones with prescribed land uses, but emphasizes the characterization of a series of environments, each with an appropriate scale and neighborhood character. This approach identifies the main qualities of each environment allowing more flexibility in creating cohesive and flexible neighborhoods appropriate to the rural setting. This sequence of environments reflects an analysis of identifying the most suitable lands for development and preservation and is used as the basis for the Neighborhood Design Code, as set forth in Chapter 5.

For detailed land use designations and allowed uses refer to land use designations as set out in Section 3.5.3, Figure 3-42 and Table 3-4.

**Table 3-1:** The Middle Green Valley Transect Overview

ZONE	ID AND DESCRIPTION	
T1	<b>CONSERVATION</b> This Zone consists primarily of drainages and associated vegetated buffers.	
T2	<b>AGRICULTURE</b> This Zone consists of the rural, ranching and productive agriculture lands that are intended to be preserved and remain in active agriculture.	
T3-1 AND T3-2	<b>RURAL 1 AND RURAL 2</b> This Zone consists of lands that support a more rural residential fabric.	
T4	<b>NEIGHBORHOOD EDGE</b> This Zone consists primarily of a low density neighborhood fabric that provides the edge to the agricultural landscape.	
T5	<b>NEIGHBORHOOD CORE</b> This Zone consists of a low to medium density neighborhood fabric that could accommodate a mix of uses.	
T6	<b>NEIGHBORHOOD CENTER</b> This is the center of the community. This area consists of the widest variety of uses within a medium density mixed-use neighborhood fabric.	

**Specific Plan Terminology:**

This document uses the following terminology:

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

**Green Infrastructure** - is 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 Fabric** - refers to the overall network of Open Lands as a single comprehensive layer that knits the plan together.

**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.

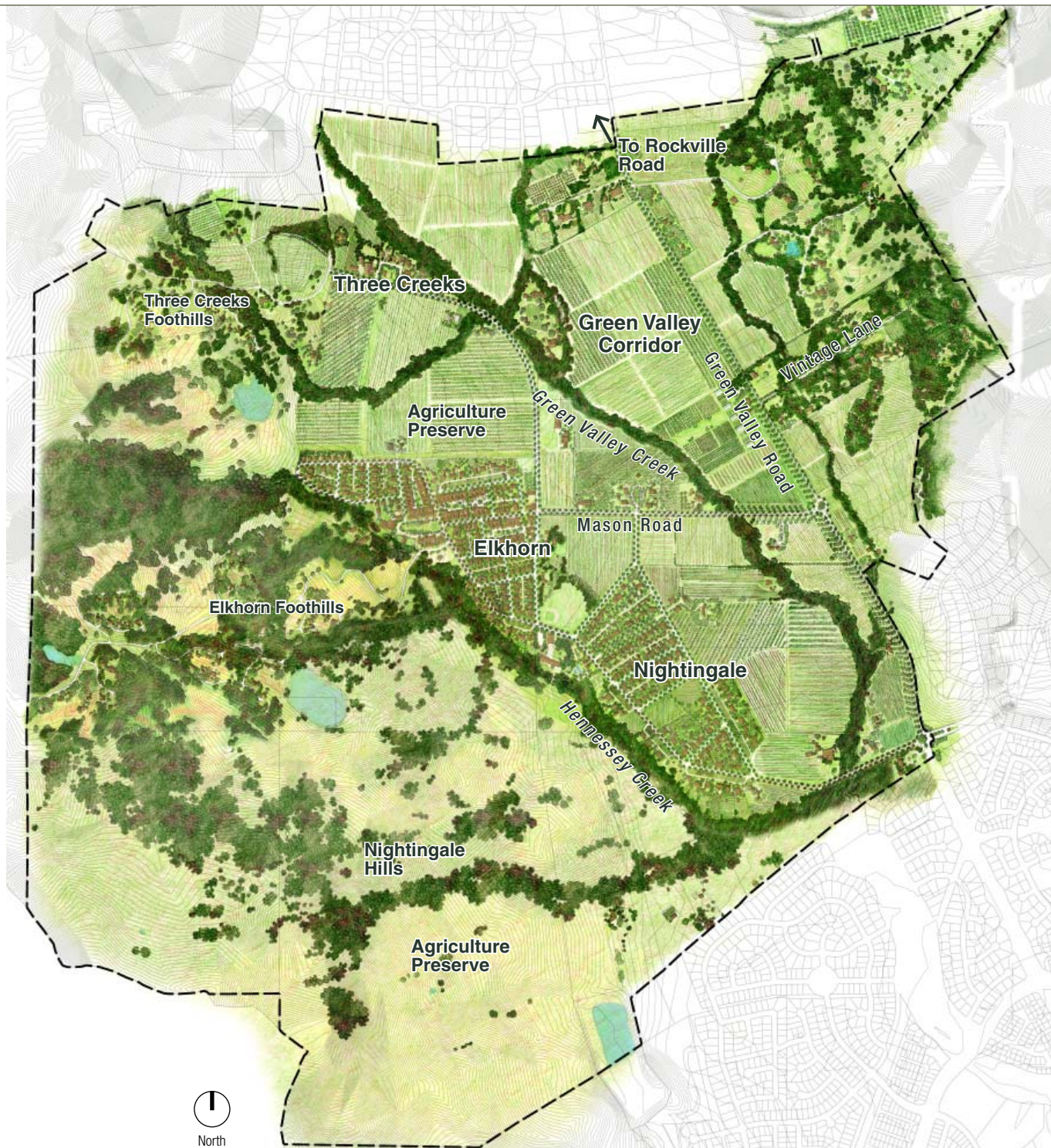
**Gray Fabric** - refers to the overall network of streets and paths that provides many alternatives to move around the neighborhood.

**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 detention pond facilities. This approach also provides aesthetic and quality of life improvements by improved landscape areas, less impervious surfaces, and reduced potential for flooding.

**Open Lands** – refers to 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.

**Transect** - The rural to more urban Transect is divided into six Transect Zones. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to more urban form.

A full list of definitions may be found in Appendix A.



### 3.2.1 PLAN NEIGHBORHOOD FRAMEWORK

The community plan is made up of four component areas. The following section provides a general description of the Green, Gray and Built Fabric layers of each area, the development and conservation concepts and how they may evolve to respond to the changing needs of the community.

#### THESE FOUR AREAS ARE:

- The Green Valley Road Corridor,
- Elkhorn Neighborhood (including Elkhorn Foothills),
- Three Creeks Neighborhood (including Three Creeks Foothills), and the
- Nightingale Neighborhood.

**Figure 3-3:** Illustrative Plan of Middle Green Valley Specific Plan Area

## A. GREEN VALLEY ROAD CORRIDOR:

The Green Valley Road Corridor provides the main access to the Plan Area and is envisioned as the front door to the series of new Middle Green Valley neighborhoods.



[ 1 ]

### [ Green Fabric: ]

Working agricultural lands, vineyards and the Green Valley Creek corridor will continue to be the predominant landscape elements that reinforce the agricultural identity of the area as well as the scenic and rural qualities of Green Valley. Views of the new neighborhoods to the west of Green Valley Creek will be obscured from Green Valley Road. Appropriate restoration and revegetation activities, under the oversight of the Conservancy (refer to Chapter 4), will take place along Green Valley Creek to ensure the re-establishment of this biotic habitat and migration corridor.

- [1] View to Elkhorn from Proposed Farm Stand Site
- [2] Rural Collector - Street Section
- [3] The Green Valley Farm Stand Conceptual Sketch



[ 2 ]

### [ Gray Fabric: ]

Green Valley Road will remain at its current width and include improved shoulders, restored vegetated swales, an integrated street tree planting treatment and a new multi-use trail (to replace the existing). Two roundabouts are envisioned, one at Mason Road and one at the Eastridge gate to smooth and calm traffic along this corridor. One new Local Road is proposed at the southerly boundary, which provides an additional access point to the Nightingale neighborhood and the neighborhoods to the north. Mason Road will be improved to a Local Road standard and include street tree plantings and a multi-use trail that connects to the community path system. Appropriate fencing, low walls and/or hedgerow planting treatments will be used along all thoroughfares to provide a transition and buffer to adjoining working agricultural lands.



[ 3 ]

### [ Built Fabric: ]

To reinforce the visibility and viability of agriculture, a small local produce stand – The Green Valley Farm Stand with complimentary uses such as a café or restaurant and a community gathering facility (a grange hall) is located just north of the new roundabout at Mason and Green Valley Roads. The Green Valley Farm Stand will be one of the first tangible results of the Specific Plan. It will celebrate and further the area's agricultural traditions and help to satisfy burgeoning local and regional demand for fresh local food. In addition, it will provide the opportunity to strengthen the connections to local farmers and regional farmlands. This facility is a multi-purpose, flexible building that could be used to accommodate open air community, interpretive or educational events.

Existing and new agricultural residential, rural farm and rural meadow residential uses occur in this corridor. Agricultural tourism opportunities are also identified at the existing vineyard operations in the southerly portion of this corridor.





Figure 3-4: Green Valley Corridor Plan Detail



North

--- Trail Connections

## B. ELKHORN NEIGHBORHOOD:

This neighborhood is the heart of the community and accommodates the potential for the most varied mix of uses and Building Types.



[ 1 ]

### [ Green Fabric: ]

The Main Green, located in the center of this neighborhood, provides the main social, cultural and gathering space for the community. Connected to the balance of the community by a network of paths, trails, streets and rambles, the Green will provide the space for markets, event areas for surrounding potential retail uses, strolling, gathering, gardening, informal meetings and passive recreational activities. Located just to the south of the Main Green is the Elkhorn trailhead that provides overflow, trail access and event parking. Throughout the Elkhorn neighborhood is a network of small and large Open Lands components that tie this neighborhood to the balance of the community.

[1] View to Elkhorn Peak

[2] View of Elkhorn Street Fabric

[3] View of Elkhorn Main Green



[ 2 ]

### [ Gray Fabric: ]

An informal grid pattern of tree lined, appropriately sized streets provides access and parking throughout the neighborhood. A one-way street with parking on one side encircles the Main Green to create a park-like atmosphere that ties the area together socially and physically.

Within the foothill areas to the west, new roads are designed to respond to the topography and minimize grading. An improved emergency access link is provided in the foothill areas to the west to link the Elkhorn and Three Creeks foothill neighborhoods.

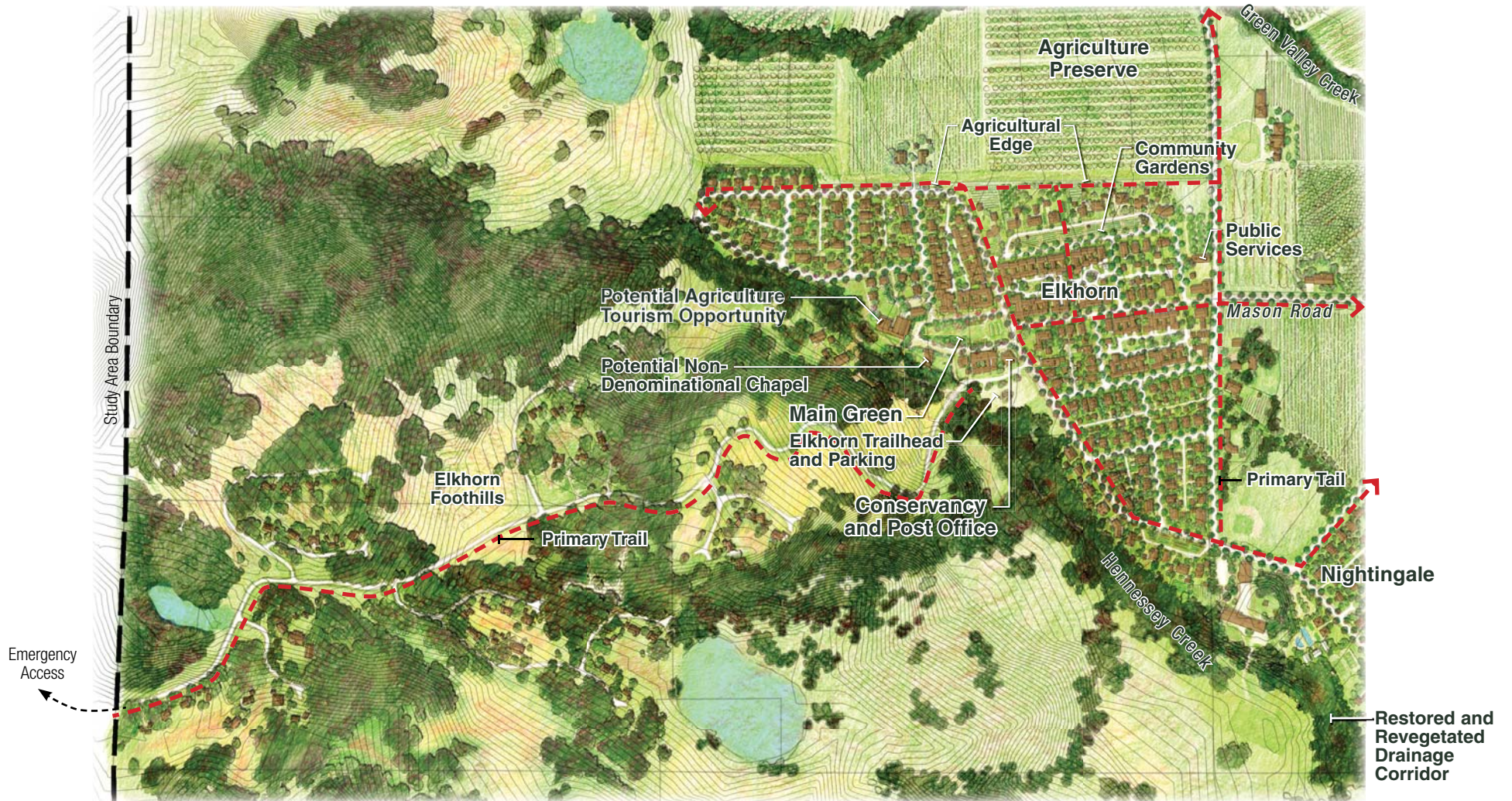


[ 3 ]

### [ Built Fabric: ]

This neighborhood includes the widest variety of Building Types and uses within the Plan Area. The most intense development uses are focused around the Main Green. It is envisioned that an agricultural/tourism use is centered on the Green (such as a small Inn - 25 room maximum), a non-denominational Chapel, a building that houses the Conservancy and post office (Conservancy House), and a blend of attached and detached Building Types that house a mix of neighborhood retail and residential uses. The balance of the neighborhood, includes a mix of attached and detached residential Building Types arranged around smaller community green spaces until finally there is a distinct settlement edge where agricultural lands start.

Just west of the main Main Green in the Elkhorn foothills is a mix of rural residential buildings nestled in the oak woodlands and meadows. These residential uses are clustered along the edges of meadow openings which are invisible to the valley floor. Surrounding these areas are Open Lands that consist of woodlands, grasslands and drainage areas to be managed as grazing lands and lands to be preserved and/or restored.



--- Trail Connections

Figure 3-5: Elkhorn Neighborhood Plan Detail



## C. NIGHTINGALE NEIGHBORHOOD:

This neighborhood is located just south of the Elkhorn Neighborhood at the base of the southwesterly hills called the Nightingale hills.



[ 1 ]

### [ Green Fabric: ]

A network of passive and active Open Lands is envisioned throughout the Nightingale neighborhood centered on a Green that is surrounded by residential detached Building Types. The Open Lands pattern includes the restored and revegetated Hennessey Creek Corridor, sports fields, community gardens, informal recreation areas and/or agriculture uses (orchards, vineyards, rowcrops) that weave throughout the neighborhood.



[ 2 ]

### [ Gray Fabric: ]

This neighborhood is accessed from the east by a new local road that originates at Green Valley Road. This new road provides a southerly access for the Plan Area and provides the main link to the Nightingale neighborhood. The neighborhood is also accessed from the north by roads originating from Elkhorn. Like the rest of the valley neighborhoods, this area utilizes an informal street grid of alleys, neighborhood streets and one-way lanes to provide a traditional street network akin to the small towns of California.



[ 3 ]

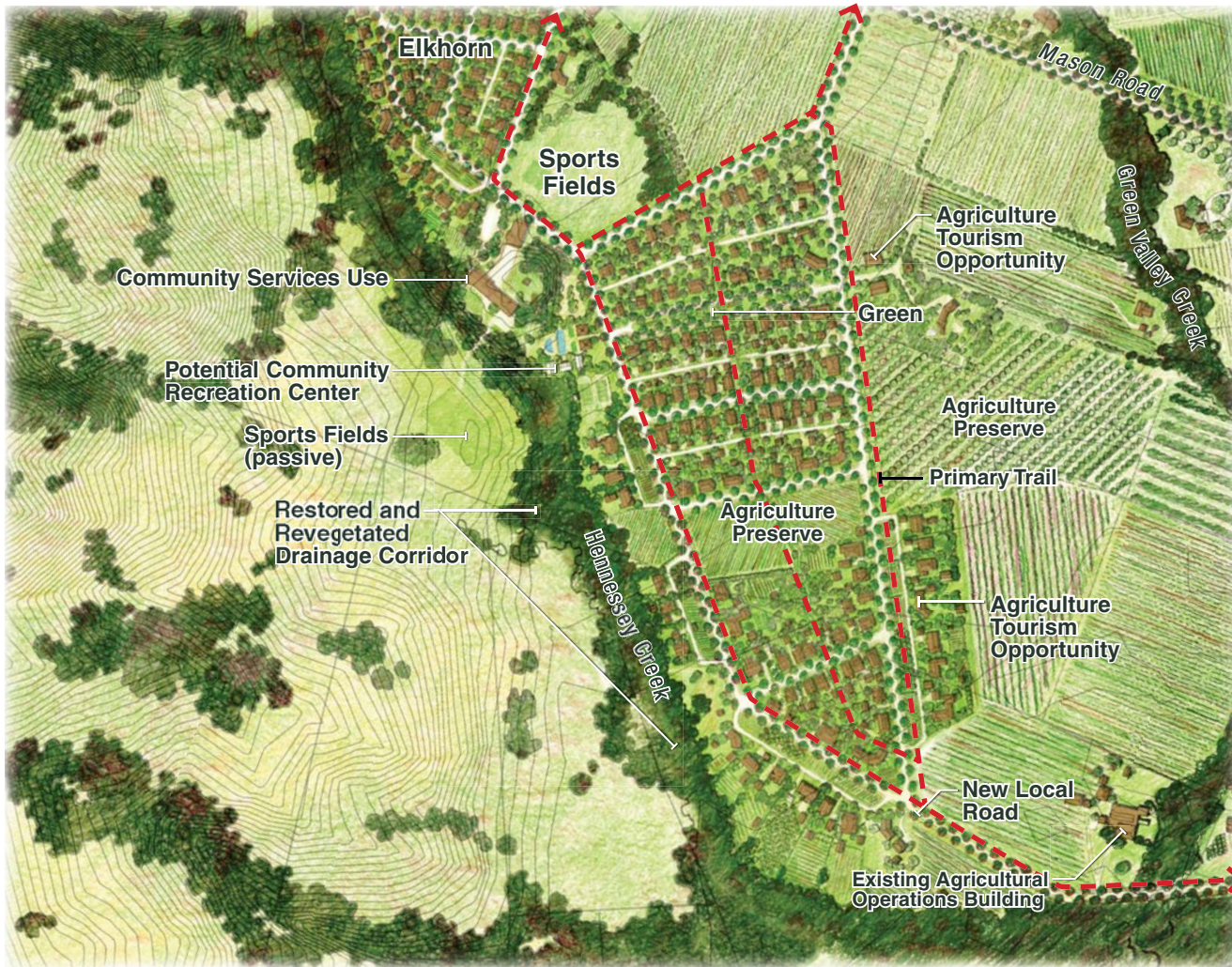
### [ Built Fabric: ]

Nightingale accommodates residential detached Building Types. To compliment the residential uses, key sites have been located for potential neighborhood commercial, community and agricultural tourism uses that work to anchor this neighborhood and provide iconic building forms in the agricultural landscape. A community services use, which could include a private neighborhood elementary school (maximum 100 students) with adjoining sports field is envisioned in the northwesterly portion of the neighborhood. Next to the community services area, a recreational/fitness center (or similar) is located to provide the community with an active gathering space.

[1] Sports Fields at the Nightingale Neighborhood

[2] The Ramble - Trail Section

[3] The Farmstead Building Type



--- Trail Connections

Figure 3-6: Nightingale Neighborhood Plan Detail



## D. THREE CREEKS NEIGHBORHOOD:

Just to the north of the Elkhorn neighborhood is the smaller Three Creeks neighborhood that is primarily focused on the existing Green Valley (GV) Cellars winery and related agricultural tourism and operations.



[ 1 ]

### [ Green Fabric: ]

This neighborhood is organized around a smaller neighborhood Green that serves as another local gathering spot with opportunities for outdoor gatherings, flexible areas for winery events, community gardens and/or passive recreational venues. The Green is connected to the overall green fabric of small and large Open Lands components that tie this neighborhood to the balance of the Community. The Green also acts as a trailhead with street parking that would provide trail access to community trails.

[1] Neighborhood Green at Three Creeks

[2] Neighborhood Street Design

[3] The Bungalow Building Type



[ 2 ]

### [ Gray Fabric: ]

This neighborhood is connected to the community by a neighborhood street originating from the Elkhorn Neighborhood. The street pattern in the valley area is a simple grid that provides easy access to residential and agricultural uses. Within the foothill areas to the west, roads are designed to respond to the topography and minimize grading. An improved emergency access link is provided in the foothill areas to link the Elkhorn and Three Creeks foothill neighborhoods.



[ 3 ]

### [ Built Fabric: ]

Three Creeks accommodates the potential for a mix of Building Types, which could house agricultural and residential uses to compliment the existing winery and operations. This includes agricultural tourism uses and detached residential Building Types.

A mix of rural residential and agricultural uses are proposed in the foothill areas just west of the winery. These residential uses are clustered at the edge of meadow openings which are invisible to the lower valley floor. Surrounding these areas are Open Lands that consist of woodlands, grasslands and drainage areas to be managed as grazing lands and/or lands to be preserved.



Figure 3-7: Three Creeks Neighborhood Plan Detail





### 3.3 OPEN LANDS – THE GREEN FABRIC

The Open Lands network provides the basis for the overall community patterns. This Green Fabric builds on the patterns of the rural setting to create a diverse geography of open spaces, parks, fields, community gardens, creeks, swales, greenways, streetscapes and natural areas. This network of green space is a multi-functional component of the Plan that is more than just a visual amenity. Its main functions are to:

- *conserve and protect the natural ecosystem values and functions,*
- *provide associated recreation, health and social benefits,*
- *preserve and sustain agricultural lands; and*
- *serve as an integral infrastructure role to minimize air pollution, enhance water quality and control flooding.*

The Open Lands information described in this section addresses the resource protection, agriculture, stormwater and Open Lands policies and concepts used to derive the layout of the Green Fabric. This section is to be used in conjunction with the following two layers (the Gray Fabric and the Built Fabric) to understand how these layers work together to create a comprehensive, fully integrated community plan that draws from the underlying concepts of the Transect model. Building Types, landscape and Open Lands requirements and Standards set forth in Chapter 5 provide assurances that this network is realized.

{ *Show me a healthy community with a healthy economy and I will show you a community that has its green infrastructure in order and understands the relationship between the built and the unbuilt environment.* }

- William Rogers, Trust for Public Land



*The community described in the Middle Green Valley Specific Plan will be an extraordinary place for people to live. In contrast to typical isolated subdivision housing projects, the plan connects residents to their neighbors, the agricultural landscape, and surrounding open spaces. These connections will have a very positive affect on quality of life for everyone in the Valley.*

Nancy Nelson – Neighbor and CAC Member

*It has open space galore, a variety of home types for all people, plus commercial and community structures for everyday needs. It is the ideal community location with a perfect country atmosphere. How can you find anything better?*

Bob Hager – Landowner and CAC Member

### 3.3.1 SPECIFIC PLAN OPEN LANDS POLICIES

The Open Lands Policies seek to further the achievement of the Principles of this Plan as well as the applicable goals and policies of the General Plan.

#### [ Resource and Recreation Policies ]

**Policy OL-1:** Ensure that a varied and diverse network of active and passive open lands is distributed throughout the community.

**Policy OL-2:** Prepare a Resource Management Plan (RMP) to be used by the Conservancy that specifies the long term sustainability and management programs for resource protection and restoration.

**Policy OL-3:** Utilize green infrastructure techniques to provide an interconnected network of Open Lands and natural areas that naturally manage stormwater, reduce the risk of floods, capture pollution, and improve water quality.

**Policy OL-4:** Utilize Open Lands to provide visual buffers, land use transitions and the establishment of a distinct edge between agriculture and settlement areas.

**Policy OL-5:** Repair wetland and riparian areas to improve habitat and water quality for animal populations while minimizing long term project impacts.

**Policy OL-6:** Develop an integrated Stormwater Management Plan that promotes sustainable alternatives to managing water and water quality.

**Policy OL-7:** Preserve oak woodlands and the habitat they provide.

**Policy OL-8:** Promote grazing management standards that protect the long term vitality of the oak woodlands.

**Policy OL-9:** Promote the use of native and naturalized plantings in community landscaping plans.

#### [ Agriculture Policies ]

**Policy OL-10:** Promote sustainable agricultural practices that minimize affects to ecological systems.

**Policy OL-11:** Provide appropriate buffers and transition areas to agriculture lands to reduce operational conflicts between residential and agricultural areas consistent with EIR mitigation measure 15-1.

**Policy OL-12:** Promote the preservation and sustainability of agriculture as a key defining element and catalyst in the creation of a community that values, supports and honors its agrarian history.

**Policy OL-13:** Support a comprehensive food systems planning strategy at the community and regional levels. Develop an Agricultural Business Plan (ABP) that sets out a strategic business plan to establish a thriving sustainable and feasible agricultural operation linked to the overall regional food system economy.

**Policy OL-14:** Integrate agriculture and agricultural related activities into the day-to-day social, economic and cultural workings of the community. Encourage and develop complimentary educational and agricultural tourism opportunities that reinforce the importance of agriculture and the understanding that the food system represents an important part of the community and regional economies.

### 3.3.1A - GENERAL PLAN CONSISTENCY REFERENCE - GREEN FABRIC:

The design of the overall Open Lands framework and the supporting Specific Plan Policies described in this Section are consistent with and build upon these particular goals and policies of the General Plan:

#### [ MIDDLE GREEN VALLEY SSA POLICY: ]

**SS.P-3:** Allow for the migration and movement of wildlife.

#### [ AGRICULTURE POLICIES: ]

**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.

**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.

**AG.P-23:** Support recreation and open space activities that are complementary and secondary to the primary agricultural activities on the land.

**AG.P-25:** Facilitate partnerships between agricultural operations and habitat conservation efforts to create mutually beneficial outcomes.

#### [ RESOURCE GOALS AND POLICIES: ]

**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.

**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.

**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.

**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.

**RS.P-35:** Protect the unique scenic features of Solano County, particularly hills, ridgelines, wetlands, and water bodies.

**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.

**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...

**RS.P-67:** Encourage new groundwater recharge opportunities.

**RS.P-68:** Protect existing open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas.

**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.

**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.

**RS.P-72:** Preserve riparian vegetation along county waterways to maintain water quality.

#### [ WATER RESOURCES AND QUALITY POLICIES: ]

**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.

**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.

#### [ PUBLIC HEALTH AND SAFETY GOALS AND POLICIES: ]

**HS.G-5:** Recognize the multiple functions of the natural environment for safety, recreation, protection from climate changes, and economic uses.

**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

**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.

**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.

**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.

**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.

**HS.P-24:** Seek an appropriate balance between preventing and fighting fires and retaining the County's valuable visual and natural resources.

**HS.P-45:** Promote consistency and cooperation in air quality planning efforts.

#### [ PUBLIC FACILITIES AND SERVICES POLICIES: ]

**PF.P-13:** Support efforts by irrigation districts and others to expand Solano County's irrigated agricultural areas.

**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.

#### [ PARK AND RECREATION ELEMENT GOALS & OBJECTIVES: ]

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.

2. Promote, develop and manage diversified recreational facilities to meet the regional recreation needs of the County.

**Objective 2:** Ensure that there are at least ten (10) acres of regional and local parkland per each 1,000 persons.

**Objective 3:** Identify, preserve and manage significant regional recreation and natural areas.

**Objective 7:** Provide for the regional recreation needs of the County.

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.

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.

**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.

B. Private recreation facilities should be located and designed in a manner that minimizes adverse impacts on surrounding residential, agricultural and open space uses.

### 3.3.2 OPEN LANDS OVERVIEW

**A. Establishing the Pattern** - The approximate 1,905 acres of the Plan Area is comprised of a valley floor with one main drainage corridor, surrounded by wooded foothills and existing rural residential development on the north, south and east. The topography includes grassy meadows, wooded canyons and ridges, a wide valley floor and one dominant drainage feature. The habitat has been substantially modified by over a century of intensive grazing, residential development and farming. The locations of sensitive resources have been used to locate clustered development in the most suitable areas while setting aside large, contiguous areas of Open Lands for agriculture, recreation and habitat. As a result of the natural and cultural resource mapping an appropriate pattern of Open Lands evolved:

- **Over 75%**, or approximately 1,490 acres of the Study Area is set aside as Open Lands, of which over 450 acres is to be placed in working agriculture.
- **Under 25%** of the Study Area, or less than 500 acres, was identified as the least environmentally sensitive and appropriate for areas for neighborhood development. These areas allow for an informal pattern of roads, residences and community buildings that minimize environmental impacts.



Figure 3-8: Regional Open Lands Map



Figure 3-9: Open Lands Diagram

**Natural:**

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



**Passive:**

Areas of low disturbance and low maintenance that have values as environmental and agricultural assets and may support limited recreational and movement functions and on-going grazing activities.



**Active:**

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



**B. The Framework** - Three levels of Open Lands provide a multi-layered framework in which a system of natural and built environments is located. These three levels are designated generally by the degree of disturbance and maintenance associated with them as described in Table 3-2 - Open Lands Summary.

**Table 3-2:** Open Lands Summary



Restoration and preservation of drainage corridors



Management of oak woodlands



Figure 3-10: Natural Open Lands

### [ NATURAL OPEN LANDS ]

These lands are comprised of the natural resources that are best suited for long term preservation, enhancement and restoration. These lands are privately owned but subject to conservation easements for the long term

monitoring, management, and restoration of the resources and generally are found in the Open Lands - Natural (OL-N) land use category as described in Section 3.5.3. The primary natural Open Lands areas are as follows:

**Drainage Corridors and Associated Buffers:** The Green Valley Creek corridor, Hennessey Creek and smaller drainage corridors provide the main trunk lines for stormwater management, visual values and habitat movement. These areas include the stream and associated water dependent vegetation and buffers. Restoring and enhancing these corridors is a key element in improving downstream water quality, decreasing flood potential and protecting the functionality of wildlife corridor movement. Refer to Section 3.3.3 for sustainable Stormwater design techniques.

**Steep Slope Areas:** These areas include slopes greater than 30% which have high soil erosion potential. No structures are permitted on steep slopes and stabilization measures may be necessary to decrease sedimentation potential into nearby drainage corridors.

**Oak Woodlands:** Oak woodland areas on the surrounding foothills provide ecological and visual values. Monitoring these areas by managing grazing operations is important in protecting long term ecological values, Heritage Trees, and stabilization of slopes. Protection of Heritage Trees is provided in Section 5.5.6.



Continued grazing uses



New trail and interpretive uses

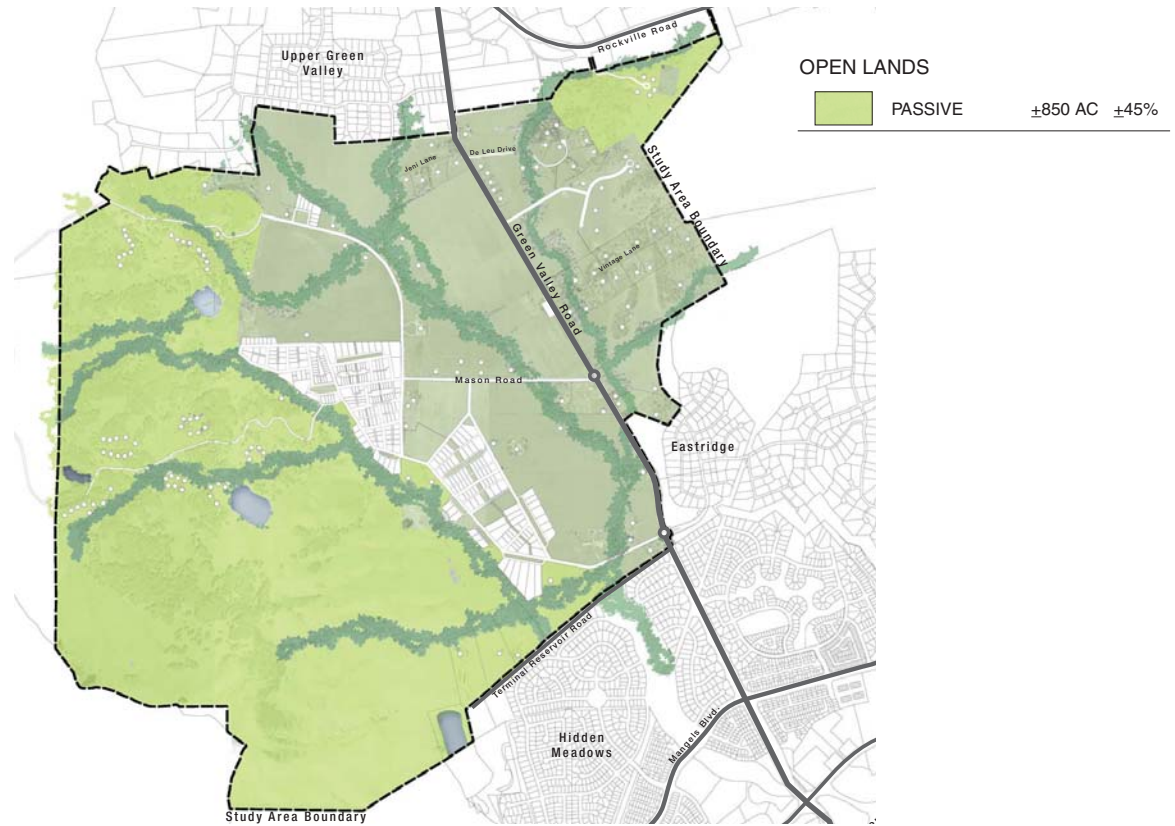


Figure 3-11: Passive Open Lands Map

### [ PASSIVE OPEN LANDS ]

These lands are best suited for passive recreational functions as well as grazing activities. These lands are privately owned but subject to conservation easements for the long term monitoring and management of grazing operations, trail access, trail use and associated opportunities for educational and interpretive uses. These lands are found in the Agriculture land use designations (AG-WS, AG-R) as described in Section 3.5.3. The main passive Open Lands functions are as follows:

**Grazing Lands/Livestock:** These lands occur in the foothills of the Plan Area and are best suited for continued grazing, livestock operations and associated support structures. Privately owned but subject to conservation easements, these grazing lands will be overseen by the Conservancy to ensure that long term grazing operations remain viable while balancing the need to protect valuable resources. Through these areas, potential public trail easements may be located in order to provide future connections to open space and trail linkages (such as the Bay Area Ridge Trail to the west of the Plan Area) and areas beyond the Plan Area boundary. Appropriate fencing and signing

techniques are described in this Specific Plan to ensure that grazing and trail uses do not conflict.

**Passive Recreation:** Trails, hiking paths, trailheads and/or fire roads with associated improvements (fencing, trail signs, scenic overlooks, private property markings) used for hiking, biking, educational and interpretive functions and/or emergency access are envisioned within the foothill areas. These trails may provide hiking, interpretive and educational opportunities while providing potential trail access links to regional open space areas.

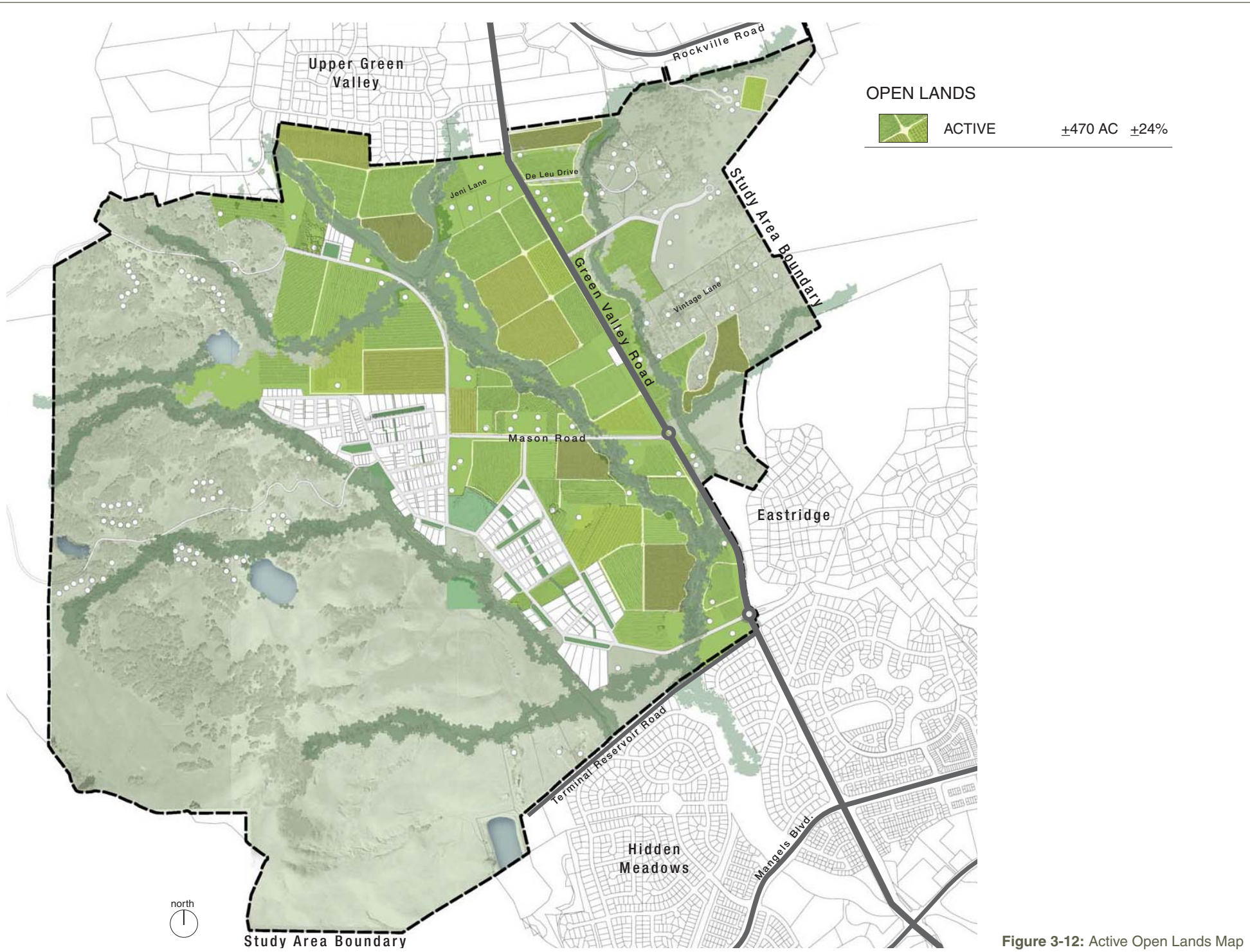


Figure 3-12: Active Open Lands Map





Orchards



Neighborhood Greens and Gathering Areas

### [ ACTIVE OPEN LANDS ]

These lands are best suited for active recreation and the social functions of the community as well as the more intensive agricultural and farming practices. Portions of these lands (predominately the larger agricultural producing lands) are privately owned but subject to conservation easements.

The main functions of the active Open Lands are to provide for farming and food production, recreation, social venues, and a rich streetscape network. These lands occur in the Open Lands - Recreation (OL-R) and the Agriculture - Preserve (AG-P) land use designations as described in Section 3.5.3.

These areas are the most intensively landscaped and/or civilized lands:

**Farming/Food Production:** The Specific Plan provides for the potential of over 465 acres to be actively farmed which is over 2½ times the amount of currently farmed land in the Study Area. This includes farming or food production at varying scales distributed throughout the community; examples are: orchards, vineyards, kitchen and community gardens, market gardens, and rowcrops. In addition, the potential for complimentary agriculture-oriented activities such as farmers markets, agri-tourism uses, buy-local initiatives, and educational programs that teach children about growing their own food are all supported by the Conservancy and its mission.

**Active Recreation:** These lands are interspersed throughout the four component areas to provide opportunities for organized community and social functions and recreation. The potential for over 20 acres, including neighborhood Greens, trails, sports fields and pocket parks is designated within the Plan Area. Refer to Section 5.6 - Open Lands Standards for specific requirements within each neighborhood component.

**Streetscapes:** To reinforce the overall agricultural patterning, an approved street tree palette that utilizes a mix of historical, native and naturalized species provides a consistent landscape framework throughout the Plan Area. A street tree palette and associated shrubs and ground cover treatments have been identified for each of the street types. See Section 5.7.5 - Streetscape Standards for further detail.

**Four main strategies for the protection and preservation of agriculture are articulated in the Solano General Plan:**

- ensuring that agriculture endures as an essential part of Solano County's identity and lifestyle;
- maintaining and promoting agriculture as an important business and major contributor to Solano County's economy;
- preserving additional values of agricultural land, including important scenic value within the rural environment, providing habitat, providing options for recreation, and serving as community separators defining the county's distinct cities; and
- providing opportunities for agriculture to serve as an educational tool and tourist draw

*(Solano General Plan, page AG-2)*

**C. Agriculture** - Living in a working landscape that is connected to the regional network of Open Lands and agricultural lands shapes community life here in many positive ways. It is the intent of this Specific Plan to integrate agriculture into the larger Open Lands framework so the community may craft a lifestyle built around the importance of, and connection to agriculture and regional food systems. By utilizing cluster development principles this Specific Plan organizes the main neighborhood areas on lands best suited for development while leaving over 450 potential acres for working agricultural and over 850 acres of continued grazing lands (See Figure 3-12). This is over twice the amount of agriculture lands presently in the Study Area.

- In addition to setting aside large, continuous acreage for potential agricultural activities, this Specific Plan offers many opportunities **to reconnect to and support the farming legacy and lifestyle of the area.** This Specific Plan provides for the potential of a wide range of agricultural tourism, educational and agricultural related uses that could energize and begin to bring a brand to Middle Green Valley and Solano County. These uses include the establishment of the Green Valley Farm, a local farm stand along Green Valley Road, potential for a 25 room (maximum) inn or bed and breakfast that emphasizes the use of locally grown foods and products, opportunities for wineries, olive oil presses, artisan growers, and/or community gardens and the potential for a neighborhood elementary school that could include programs focused on agricultural awareness and education.
- This Specific Plan relies on two key components to implement and provide incentives for the preservation and long term sustainability of agriculture in the Plan Area:
  - o the use of a **transfer of development rights (TDR)** program and **conservation easements** to set aside areas of contiguous, connected, agriculture lands, and
  - o **the establishment of an independent non-profit Conservancy** to manage and monitor the operation of grazing and agricultural lands.

These key elements provide the promise of equitably consolidating agricultural lands, while providing an objective, non-profit Conservancy to ensure the on-going viability and oversight of agricultural activities. (See Environmental Stewardship - Section 3.3.4 and Chapter 4 - Implementation).

*{ Marketing or branding of Solano County's produce and producing regions is another way to add value to agricultural products... the General Plan provides a framework for developing services that support agri-tourism, including restaurants, bed-and-breakfasts, and similar tourist oriented services. }*

- Solano General Plan: Page AG-16—AG-17



### 3.3.3 SUSTAINABLE STORMWATER DESIGN

Integrated site management principles have been incorporated throughout the plan to manage, reduce and reuse stormwater. The main goal is to maintain predevelopment site hydrology to the extent practical by using site and infrastructure design techniques that store, infiltrate, evaporate, filter and detain runoff. This includes no increased runoff from pre-development conditions. The stormwater design plan is intended to be consistent with and supplement the County's National Pollutant Discharge Elimination System (NPDES) permit and Stormwater Management Plan.

Rainwater is often considered a waste product and therefore traditional strategies have targeted removing runoff from a site as quickly as possible. The interaction of stormwater with impervious surfaces, such as streets,

sidewalks, driveways, parking lots, and buildings prevents stormwater from infiltrating into the aquifer basin. Instead, surface runoff picks up speed and pollutants, causing a strain on stormdrain infrastructure and the receiving water bodies. By treating rainwater as a resource it is possible to return to more natural conditions, even within a more urban setting. Low Impact Designs (LID) attempt to mimic the natural hydrologic process by controlling stormwater at the source and allowing it to slowly infiltrate and filter through plants and soils. This process of slowing, filtering, and absorbing rain water results in reduced burdens on stormdrains and downstream discharge points. In addition, cleaner water is discharged into nearby creeks and serves to recharge the aquifer basin.

#### **Sustainable stormwater design principles include the following:**

- Reducing hydrologic impacts by minimizing impervious surfaces and graded areas.
- Managing stormwater at the source and on the surface. As soon as rainfall lands on a street or parking lot, allow it to infiltrate into the ground or provide surface flow to nearby landscaping. Promote infiltration whenever possible to recharge groundwater basin.
- Integrate the stormwater system into the Specific Plan as habitat, passive recreational space, and/or landscaped areas. Use plants and soil to absorb, slow, filter, and cleanse runoff. Let nature do its work.
- Design stormwater facilities that are simple, cost-effective and enhance community aesthetics. Decrease the utilization of typical engineering materials such as concrete and/or steel that reduces initial and continuing costs for infrastructure. Use materials such as native plants, soil and/or crushed rock applications to reinforce the rural landscape.
- Use a distributed approach to stormwater management by using a network of smaller, simpler solutions throughout the community. This includes finding increased opportunities for infiltration (utilizing pervious surfaces), depression storage, and vegetated swales that mimic the hydrologic functions of the site while at the same time adding aesthetic and biotic values.
- Collect and reuse treated and/or stormwater for landscape or agricultural purposes as feasible.



**Figure 3-13:** Roads and Streets Typical Design Approach - This suburban street is almost 100% impervious and designed primarily for auto flow. This combination contributes to higher auto speeds and large quantities of stormwater runoff.



**Figure 3-14:** Roads and Streets Sustainable Design Approach - By utilizing a more efficient site design, the space can be used for stormwater infiltration and additional landscaping to encourage slower vehicle speeds and increase pedestrian safety.

**A number of initiatives have been incorporated into the planning for Middle Green Valley to sustainably manage water resources:**

### **A. Education/Interpretive Opportunities**

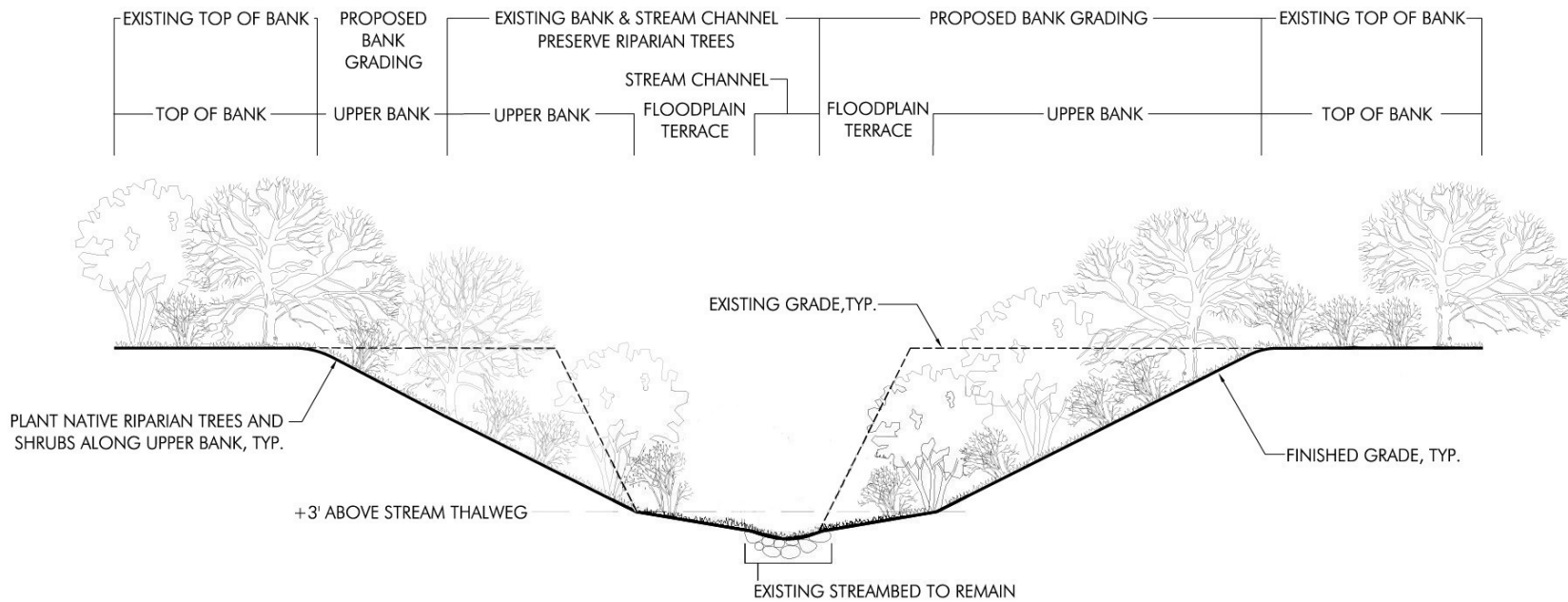
The design of the community plan emphasizes the importance of the Open Lands in establishing a healthy environment as well as providing for opportunities to engage the community in understanding that they are stewards of this environment. The Conservancy is responsible for organizing and monitoring educational and interpretive programs which include activities focused on understanding the watershed, capturing and utilizing rain water, enhancing migration corridors, restoring drainages, and establishing sustainable farming approaches.

### **B. Best Management Practices**

Water management strategies that work at all scales, from regional solutions to the private backyard is important in creating a multi-layered system so that everyone participates in stormwater management solutions. (Refer to Section 5.5.3 for Grading and Drainage Standards for specific information).

**B1 - Agriculture lands:** An ecosystem-based agricultural approach that utilizes organic baseline standards, appropriate riparian buffers, native and/or perennial hedgerows or farm borders, and best management practices to protect downstream water quality impacts on neighboring creeks is included in the Conservancy's mission. (Refer to Chapter 4 - Implementation).

**B2 - Roads and Streets:** All thoroughfares have been designed to reduce impervious surfaces and infiltrate and direct overflow water to vegetated swales and landscape areas to provide for groundwater recharge and filtration. Civil designs are to include measures that address the increased saturation of the road base from utilizing road and street side infiltration techniques. All streets include an integrated planting treatment that creates an aesthetically pleasing streetscape as well as a functional stormwater component. (Refer to Figures 3-13 and 3-14 for road and street design approaches and Section 5.7 for Street and Circulation Standards).



**Figure 3-15:** Drainage Restoration Concept Section

**B3 - Parking Areas:** All trailhead and street parking areas shall utilize permeable paving approaches to the extent feasible with vegetated swale components to capture and infiltrate water.

**B4 - Greens, Parks, Trails, and Rambles:** Outdoor gathering places and trail corridors are distributed throughout neighborhoods to act both as rainwater collection and social gathering areas. These areas use minimal impervious surfaces and provide opportunities for infiltration and recharge. Landscape treatments emphasize the use of native landscaping to reduce the need for regular irrigation. (Refer to Approved Plant List - Appendix D).

**B5 - Private Lots:** An approved plant list (included in Appendix D) includes native, naturalized and historically appropriate species that reduce

water demand. Private lots are required to utilize this plant list for all landscape materials. As provided in Sections 5.4.1 and 5.5, Building Coverage maximums reduce impervious surface coverage and require the use of permeable solutions where appropriate. Rainwater harvesting systems and installation of bioswales and/or rain gardens are required to capture and filter stormwater.

**B6 - Restoration of Drainages:** Where degradation has occurred to drainages, a comprehensive restoration plan overseen by the Conservancy will be implemented to reduce downstream water quality effects from siltation. A vegetative buffer will be required to provide filtration and absorption. See Figure 3-15.



[ 1 ]

[ 2 ]

[ 3 ]

[ 4 ]

Figure 3-16: Permeable Paving Options

**C - Filtration, Treatment and Release Methods:** Water quality management strategies are most effective when started at the runoff source – where rain hits the ground. A number of methods are proposed to filter, treat and release water. The design and specifications of each of these methods is dependent on space requirements, soil types and particular locational design goals:

**C1 - Permeable pavement:** The use of permeable pavement instead of non-porous surfaces increases infiltration opportunities. All trailhead parking, street parking and alley areas may utilize permeable paving alternatives to the extent feasible, such as porous concrete, interlocking pavers, porous asphalt, reinforced grass, crushed gravel with stabilizer or paving block with planted joints. See Figures 3-16 and 3-17 for paving options.

**C2 - Vegetated Buffer Areas:** Minimum required buffers have been set aside along all drainage corridors to filter water as well as stabilize soils along creek and pond banks. These buffers may be increased and/or enhanced in areas to trap or convert contaminants and may utilize native plantings as appropriate.

**C3 - Native Landscape:** An approved plant list includes a variety of native and naturalized species suited to this area. These plants are used for landscape areas, vegetated swales, bioswales, landscape buffers and habitat enhancement. The use of these plants supports the preservation of the rural character as well as the on-going enhancement of biotic values. Refer to Appendix D.

[1] Crushed rock with stabilizer [2] Cobble pattern, sand set  
[3] Brick paving, sand set [4] Flagstone with planted joints

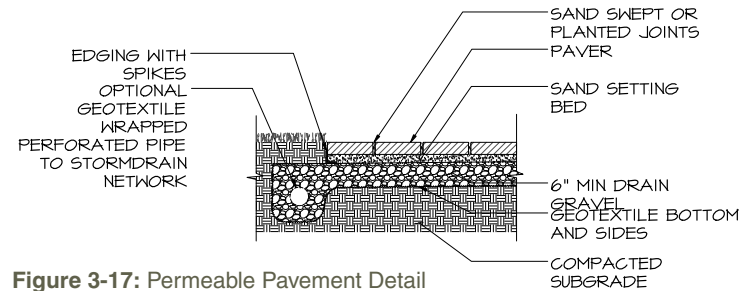


Figure 3-17: Permeable Pavement Detail

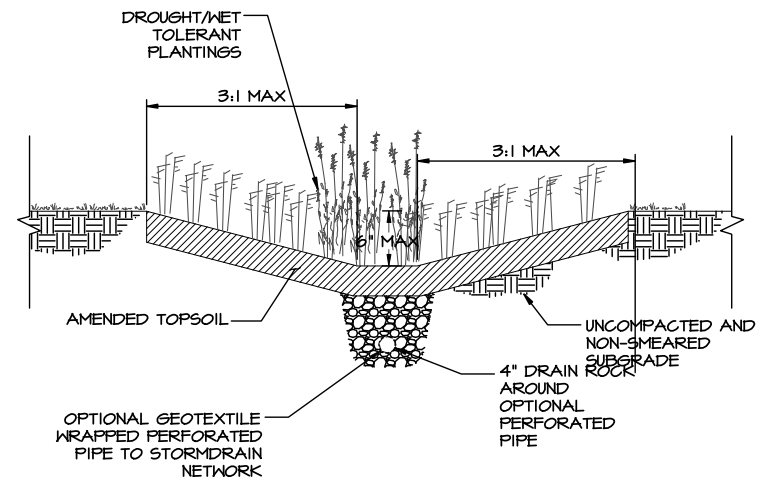


Figure 3-18 : Vegetated Swale

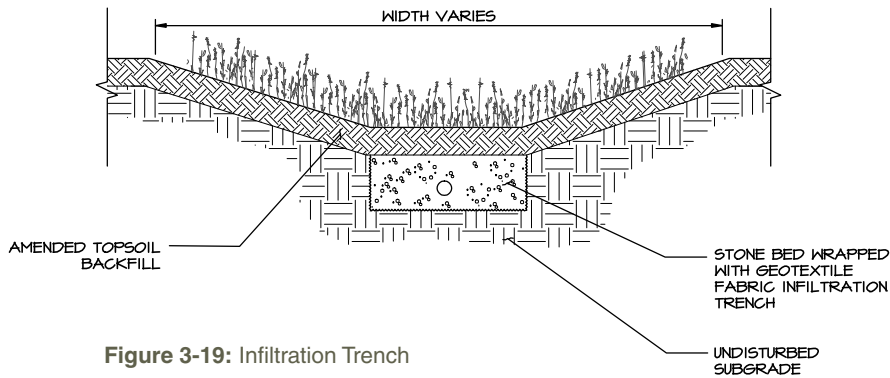


Figure 3-19: Infiltration Trench

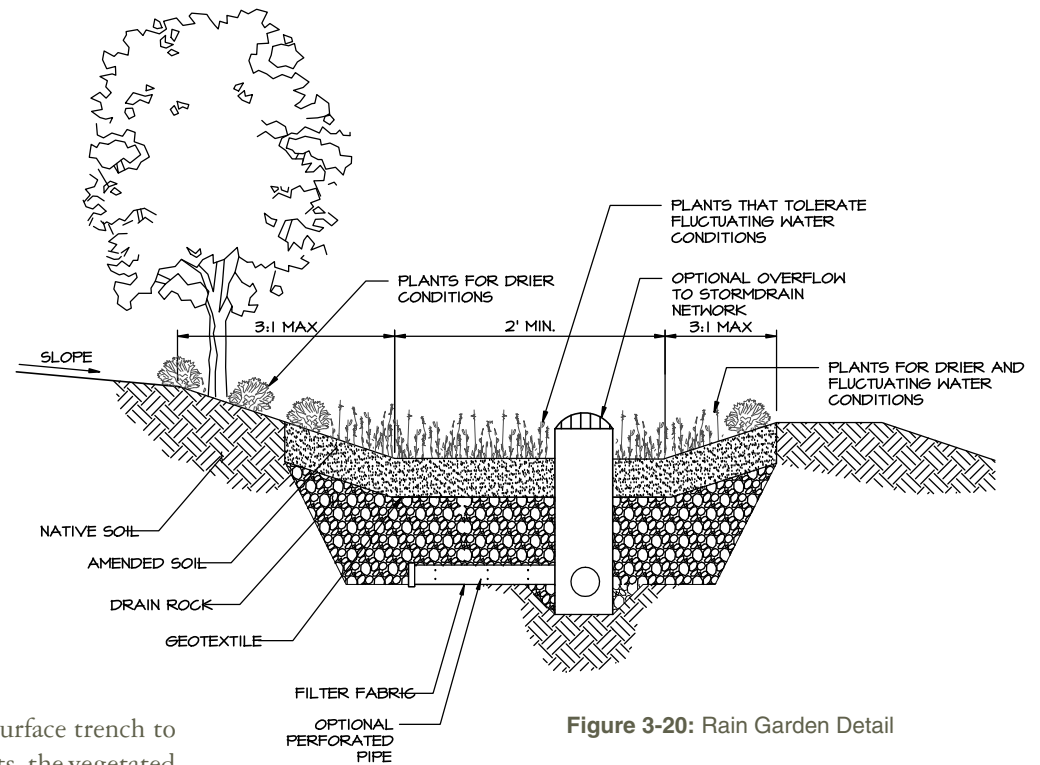


Figure 3-20: Rain Garden Detail

**C4 - Vegetated Swales and Infiltration Trenches:** These areas utilize a subsurface trench to filter, detain, infiltrate and convey water. Planted with native plants, the vegetated swale reduces runoff and runoff volume, recharges groundwater, reduces sediment loads and nutrient runoff and reduces the need for detention. These may be used along streets and parking lots. See Figures 3-18, 3-19 and 3-21.

**C5 - Rain Gardens:** These areas are required within private lot areas to retain and infiltrate water. The rain garden utilizes a subsurface trench to filter, detain, and infiltrate water. Planted with native or naturalized plants, the rain garden is part of an overall landscape treatment that provides an aesthetic and functional element in the landscape. See Figure 3-20.

#### D. Collection and Reuse

An important part of water management is the final component of collecting and reusing rainwater. The main strategy for collection and reuse is:

**Rain Barrels/Cisterns:** All private lots are required to install a rainwater capture system, such as a cistern or rain barrel system. This system is required to be screened with an integrated landscape treatment. These systems capture rainwater to be used for flushing toilets and/or for irrigation. This system consists of the collection of rainwater from roof surfaces, storage in cisterns or rain barrels, pressurization and plumbing back to toilets or to irrigation systems as applicable.



Figure 3-21: Vegetated swale increases infiltration and provides landscape feature



### 3.3.4 ENVIRONMENTAL STEWARDSHIP

This Specific Plan emphasizes a new approach to community development. Instead of viewing the community as a new ranch or residential project, the development is viewed as a *community within a conservation framework*. This section summarizes the underlying stewardship framework and plans and programs that support these goals of long term preservation and enhancement. This section should be used in conjunction with Chapter 4 – Implementation and Chapter 5 - Neighborhood Design Code, where specific requirements and timing of these components are discussed in detail.

*I feel that the greatest accomplishment of this plan is truly preserving the rural feel and character of this beautiful valley while allowing a new community to take shape. Viewscapes have been preserved and agriculture has actually been enhanced and made viable. Residents of preexisting communities to the north and south will actually have more access to the land.*

- Craig Gillespie – Neighbor and CAC Member

**A. The Green Valley Conservancy (Conservancy):** This Specific Plan calls for the establishment of a Conservancy which will oversee the management and monitoring of conservation easements, to be held by a qualified, accredited non-profit organization for those portions of the Open Lands that require agricultural, grazing and/or on-going resource management. The Conservancy provides an objective organization that brings together the foundational community aspirations of education, resource and open space preservation, community connectivity and agricultural awareness. The Conservancy has oversight over four key initiatives:

- *The preservation, oversight & management of the natural resources,*
- *the on-going viability and sustainability of the agricultural and grazing operations,*
- *the promotion of educational, interpretive and research opportunities, and*
- *the oversight of a comprehensive community design review process.*

The Conservancy would prepare and utilize the following documents as the basis of creating the management framework for the Open Lands and the on-going evolution of the community:

- the **Agriculture Business Plan (ABP)**, to guide the agricultural operations and management of all agricultural lands placed under conservation easements,
- the **Resource Management Plan (RMP)**, which sets out a framework and performance standards for managing the resources, and
- **The Neighborhood Design Code** – described in Chapter 5, which sets out the criteria and performance standards for building and developing sustainably as well as Guidelines for setting up a comprehensive design review process.

Refer to Section 4.2.1 - The Green Valley Conservancy for details regarding the preparation and oversight of these documents.





**B. Agriculture Business Plan:** This plan will be prepared by the Conservancy to provide a road map to establishing a viable, vital and community based agriculture operation. This plan will include a mission statement, potential business strategies, suggested farming types, sustainable agricultural practices, branding and marketing opportunities, educational, regional tie-in concepts and long term management and educational opportunities. Refer to Section 4.2.1.

**C. Resource Management Plan (RMP):** An RMP will be developed for the Plan Area by the Conservancy in cooperation with the landowners based on the General Plan, the Specific Plan goals and policies, the Final EIR for Middle Green Valley and all applicable state and federal permits. The purpose of the RMP will be to establish a framework of management standards and performance guidelines for the on-going natural and agricultural resources of the Open Lands. Supported by appropriate technical reports, the RMP will describe specific measures that are required to ensure the protection and vitality of the Green Valley setting. Together with the Agriculture Business Plan and the Neighborhood Design Code in Chapter 5, the RMP will be used by the Conservancy to ensure the on-going protection, productivity and sustainability of the Open Lands. Refer to Section 4.2.1.

**D. Transfer of Development Rights (TDR) program:** A TDR program has been utilized to aggregate and preserve open space and agricultural lands in the Plan Area. Together with conservation easements, these lands will be

protected and managed as an integral community component. A detailed unit distribution table and map which identifies the general receiving and sending areas is included in Section 4-3.

**E. Conservation Easements:** As described in Chapter 4 – Implementation, conservation easements will be used to preserve agricultural and open space lands in exchange for development rights. Conservation easements will be held by a qualified, accredited non-profit organization for those portions of the Open Lands that require agricultural, grazing and/or on-going resource management. The Conservancy will assist in overseeing and coordinating these easements. This provides the main tool in preserving and aggregating agricultural and open space lands so that they may be managed comprehensively.

**F. Building Sustainably:** The Neighborhood Design Code (Chapter 5) integrates requirements, Standards, Guidelines and thresholds to produce high performance and healthy buildings and environments. This process involves the integration and optimization of many aspects of building and site design, including creative programming, appropriate siting, orientation for solar and wind access, quality envelope design, intelligent systems design and attention to detailing and selection of materials. Refer to Chapter 5 for specific details and Appendix B for a summary of the sustainable strategies contained in this Specific Plan.

*The road may curve gently away from the straight or it may take a sharp and sudden turn; in either case the village is thereby transformed into a place; a place with a way in and a way out and not merely an incident along the roadside.*

- Randall Arendt

### 3.4 CIRCULATION – THE GRAY FABRIC

The Gray Fabric is the mobility layer that provides the network of rural streets, country lanes, alleys, parking areas, rambling trails, pedestrian pathways and casual driveways that service and link up the community. These spaces are thought about as rooms, and are designed as contained spaces rather than spaces that you move through quickly. The pedestrian rather than the car is the priority in these environments in order to achieve a more rural, human scale setting. The approach to circulation is based on these main principles:

- *connectivity*: design street and path networks that provide several route options,
- *safety*: ensure that speeding is discouraged by using efficient street widths and maximum tree canopy cover,
- *multi-functional*: design roads to minimize paved surfaces and incorporate stormwater treatment, and
- *healthy*: create beautiful, high quality pedestrian and bike environments that encourage walking, socializing and interaction.

The circulation information in this section describes the overall concepts for the thoroughfares, trails, traffic management and parking approaches that make up the Gray Fabric. This section is to be used in conjunction with the Green Fabric and Built Fabric layers to understand how these layers work together to create a fully integrated community plan. Refer to Section 5.7 - Street and Circulation Standards for specific requirements and details.



Figure 3-22: Trail network provides several route options

### 3.4.1 Specific Plan Circulation Policies - Preserving the Rural Character

The circulation policies seek to further the achievement of the Principles and planning and design themes of this Specific Plan as well as the applicable goals and policies of the General Plan (See 3.4.1A).

**Policy CR-1:** Ensure that multiple pedestrian and automobile route options are provided to disperse traffic rather than concentrate it in any one area, leading to safer streets.

**Policy CR-2:** Utilize a “Green Streets” approach that emphasizes environmental quality by including reduced pavement widths, increased tree plantings and integrated stormwater functions.

**Policy CR-3:** Design streets as outdoor rooms to create beautiful, pedestrian friendly environments that provide social and health benefits.

**Policy CR-4:** Promote connectivity to destinations both within and outside the Plan Area boundary.

### 3.4.1A - GENERAL PLAN CONSISTENCY REFERENCE - GRAY FABRIC

The design of the overall Gray Fabric and the supporting Specific Plan policies described in this Section are consistent with and build upon these particular goals and policies of the General Plan:

#### [ GENERAL LAND USE POLICIES ]

**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.

#### [ AGRICULTURE POLICIES ]

**AG.P-17:** Minimize potential conflicts between automobile and bicycle traffic and agricultural operations through transportation planning and capital improvement efforts.

#### [ RESOURCE POLICIES ]

**RS.P-37:** Protect the visual character of designated scenic roadways.

**RS.P-41:** Provide trail links and an integrated trail system to connect people to accessible open spaces and to regional trail routes.

#### [ TRANSPORTATION AND CIRCULATION GOALS AND POLICIES ]

**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.

**TC.G-4:** Encourage the use of alternative forms of transportation such as transit, walking and bicycling to alleviate congestion and promote recreation

**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.

**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.

**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.

**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.

**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.

### 3.4.2 EXISTING TRANSPORTATION CONTEXT

Green Valley Road is the existing main thoroughfare through the Plan Area and is designated as a “scenic roadway” per the General Plan (refer to Figure RS-5 in the General Plan). This road section is currently a 2-lane road with graded 4-6 foot shoulders, and an 8 foot asphalt path on the west side. Other smaller rural roads intersect Green Valley Road to provide access to existing rural residential lots. These roads, moving from south to north in the Plan Area are: Terminal Reservoir Road, Mason Road, Vintage Lane, De Leu Drive, Karl Lane and Jeni Lane. Green Valley Road eventually connects to the south to I-80 to (1 mile south of the Plan Area

southerly boundary) and to Rockville Road to the north, ½ mile from the northerly Plan Area boundary.

Currently, no existing public transit system serves the area. The closest public transit stop (Solano Area Transit) is ½ mile from the southerly Plan Area boundary at the intersection of Mangels Boulevard and Green Valley Road. This bus primarily serves as a commuter bus connection for areas outside the County. The Study Area is 7 miles from the Capital corridor line (Suisun City Station) and 5 miles from the Fairfield Transit Center.

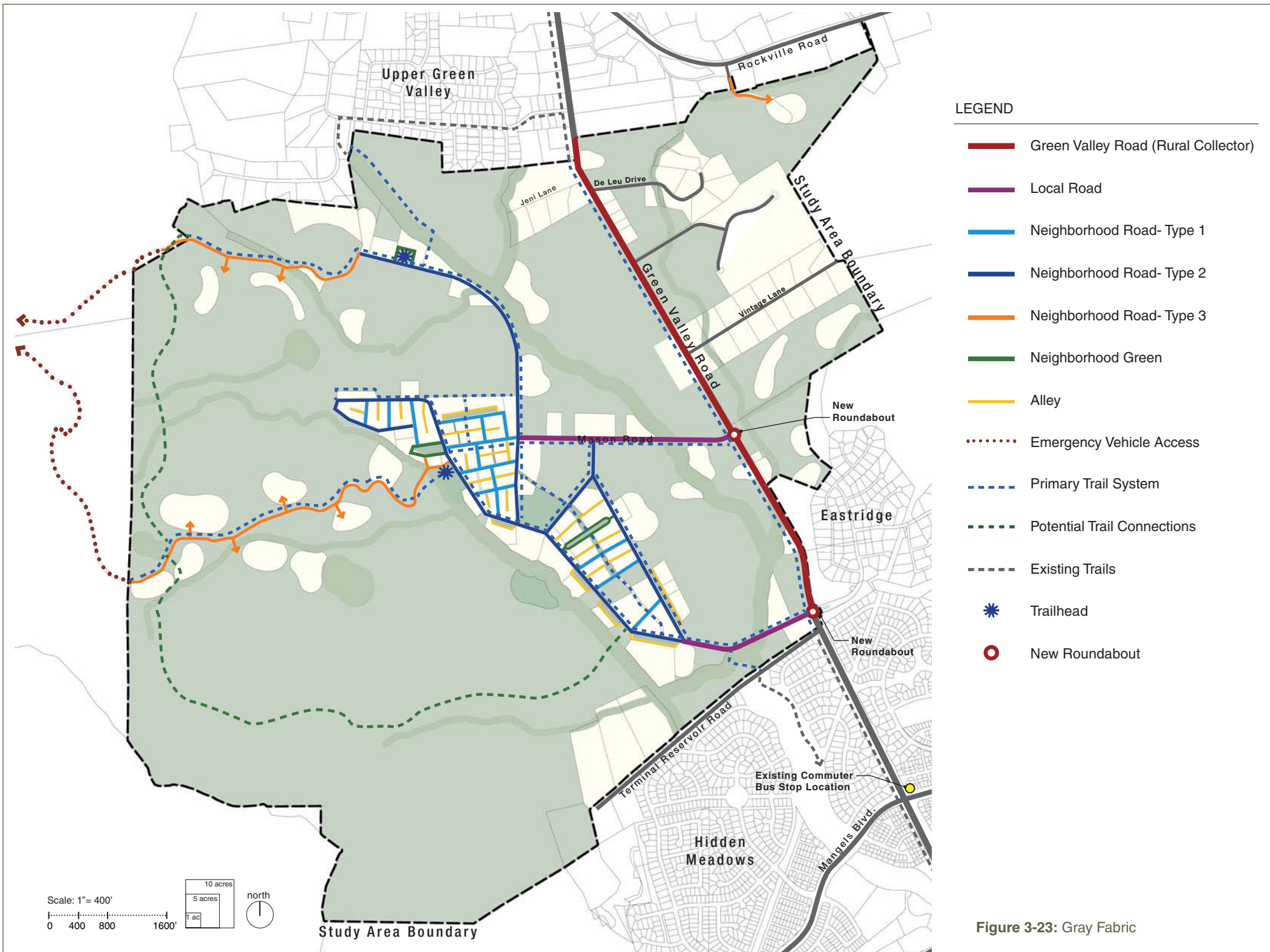


Figure 3-23: Gray Fabric

### 3.4.3 CIRCULATION CONCEPT

This Specific Plan incorporates a modified, informal grid system that offers a high level of connectivity appropriate to this rural setting while providing safe and efficient access to areas within and outside the Plan Area. A hierarchy of rural roads, neighborhood streets, alleys and pedestrian pathways are sized to be responsive to the specific service and access needs of Building Types, agriculture, and land uses.

**A. Block and Street Network:** This network provides the basic building blocks for each neighborhood pattern of Open Lands and Built Fabric. In general, blocks have been designed to promote walkability, livability and the achievement of a traditional neighborhood feel. While a grid pattern has been used in valley areas, it has been modified in ways to capture scenic vistas as well as avoid sensitive environmental resources (drainage buffers, fault zone, Open Lands). A more irregular, modified grid system that has infused serendipity into the development pattern has resulted that echoes the way small towns grew over time. Streets located in foothill areas are designed to respond to the topography while minimizing grading impacts.

Blocks, in general, are a maximum of 250 feet long in neighborhood areas. Street widths have been sized to be in scale with the Building Types, parking and access needs and potential mix of land uses that could occur.



Figure 3-24: Three Creeks Street Network Detail



Figure 3-25: Elkhorn Street Network Detail



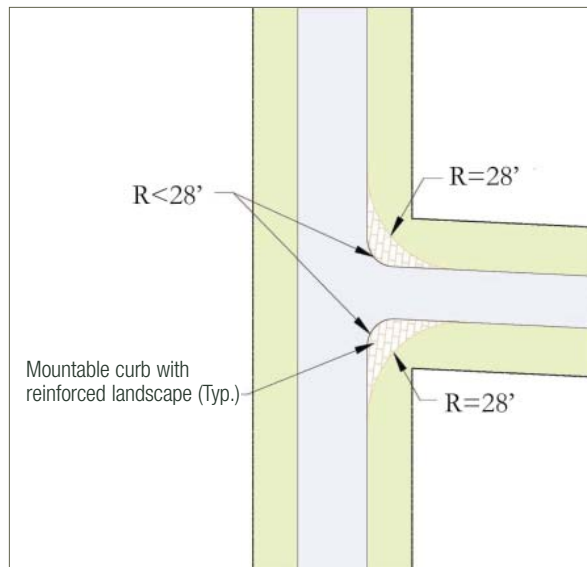
**B. Street Types and Design** – Streets and associated circulation improvements are designed to make them pedestrian friendly as well as functional elements of the overall stormwater management plan. Refer to Section 3.3.3 for an overview of the stormwater design approach and Section 5.7 for street Standards and streetscape requirements and palette.

**Street design Principles include:**

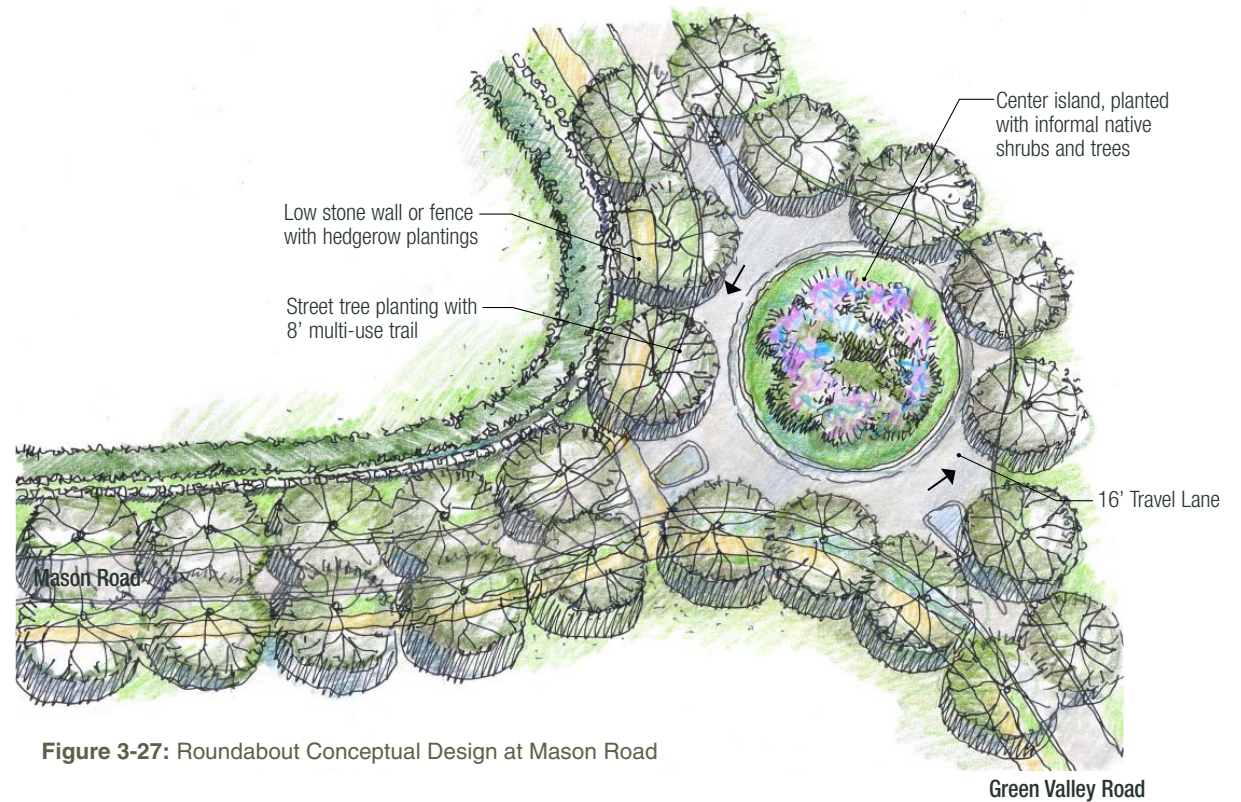
- *Minimizing lane widths to calm traffic and increase infiltration opportunities,*
- *Utilizing tighter curb radii to calm traffic, improve walkability, and reduce pavement while ensuring safety,*
- *Providing ample pedestrian pathways that reinforce neighborhood interaction and a healthy lifestyle,*
- *Utilizing an integral street tree planting program to increase imageability, provide opportunities for carbon sequestration, and reinforce the connection to the agricultural legacy (as provided in Section 5.7.5 - Streetscape Standards),*
- *Applying integrated stormwater design techniques that infiltrate, capture and treat stormwater through the use of pervious materials and bioswales, and*
- *Utilizing minimal street lighting that provides safety while maintaining a rural setting (as provided in Section 5.7.6 - Streetscape Lighting).*

**Five street types and two roundabouts occur within the Plan Area:**

**Roundabouts** - Roundabouts provide an appropriately scaled traffic calming tool that will be used along Green Valley Road in two locations, (one at Mason Road, and one at the new southerly intersection at Eastridge) to smooth out traffic flow and provide opportunities to slow traffic down. The roundabout will have 16 foot travel lanes. A street tree pattern will be used around the perimeter of the circle. The central island will have low, native flowering shrubs with informal tree plantings to reinforce the rural setting and provide seasonal color.



**Figure 3-26:** Curb design utilizing tight curb radii reduces pavement and calms traffic



**Figure 3-27:** Roundabout Conceptual Design at Mason Road

### Green Valley Road (Rural Collector)

This is an existing moderately paced 2-lane country road with an existing 6-8 foot asphalt trail on one side. This section occurs along Green Valley Road. This Specific Plan proposes to replace the existing trail with an improved pervious surface and provide a wider (one foot on each side), improved shoulder area (per County request). No widening of the travel way will occur. Street tree treatments and the addition of two roundabouts along the Middle Green Valley portion of the road provide traffic calming. A large canopy “orchard” tree, will be planted in a street tree pattern along the road. A low fence, stone wall and/or integral hedgerow provides an edge and transition zone to agricultural lands beyond.

### Local Road

This is a 2-lane country road with a trail on one side. This section occurs along the easterly section of Mason Road and at the southerly boundary of the Nightingale Neighborhood. A large canopy orchard tree, will be planted in a street tree pattern along the road. A low fence and/or stone wall with an integral hedgerow provides an edge and transition to agricultural lands beyond.

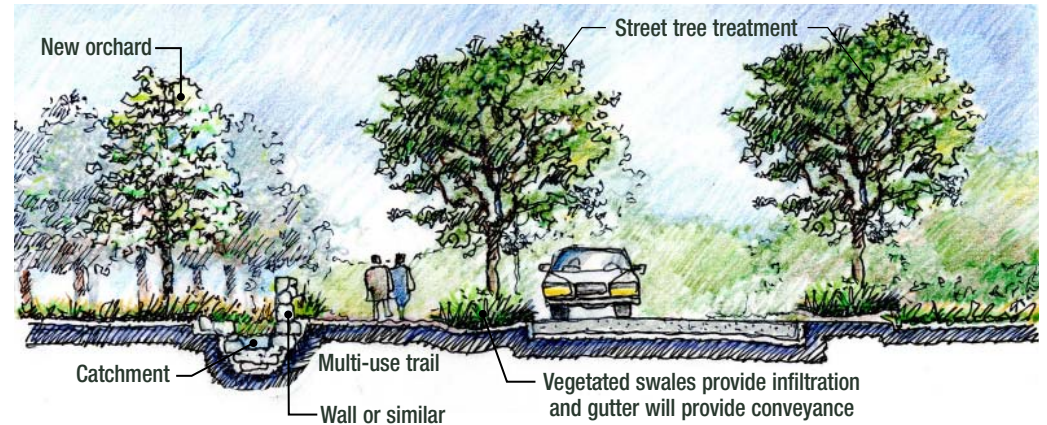


Figure 3-28: Green Valley Road

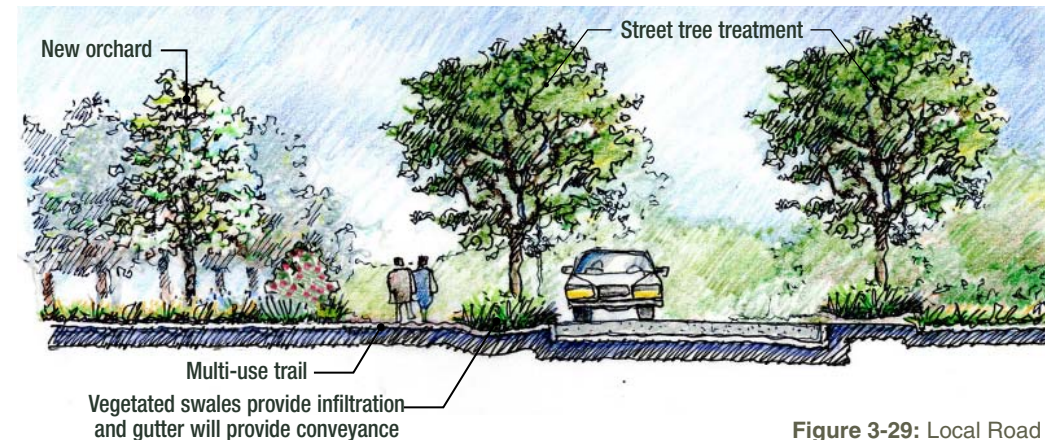


Figure 3-29: Local Road





Figure 3-30: Neighborhood Road - Type 1

### Neighborhood Road- Type 1

This road occurs within neighborhoods. It is a slow, 2-lane road with parallel parking and pedestrian pathways located on one or both sides. Landscaped areas alternate with parallel parking pockets to collect and filter stormwater. Medium sized flowering canopy trees are planted in a regular street tree pattern to provide texture and scale.

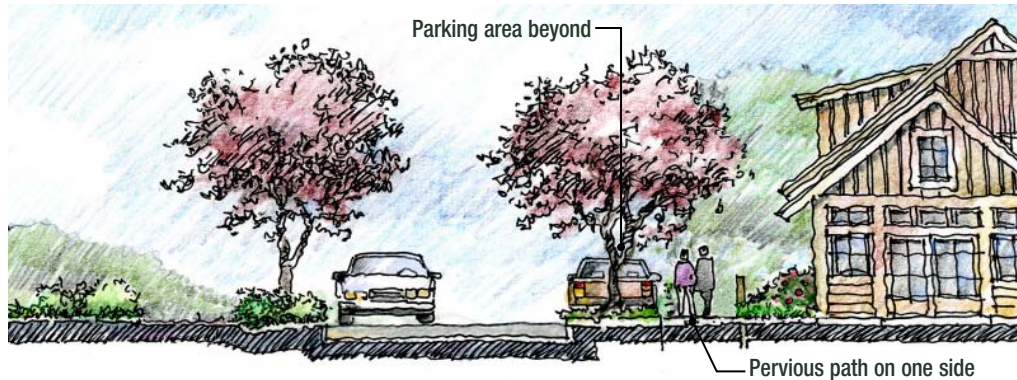


Figure 3-31: Neighborhood Road - Type 2

### Neighborhood Road - Type 2

This road occurs in neighborhoods along the transitions between neighborhoods and adjoining Open Lands. This road is a slow, 2-lane road with parallel parking and pedestrian pathways on one side. Landscaped areas alternate with parallel parking pockets to collect and filter stormwater. Medium sized flowering canopy trees are planted in a regular street tree pattern.



Figure 3-32: Neighborhood Road - Type 3

### Neighborhood Road - Type 3

This road occurs in the foothill neighborhoods. This road is a slow, 2-lane road with no street parking that is designed to follow the contours of the land as closely as possible. A meandering pedestrian pathway is located on one side. A naturalistic planting pattern of native oaks and shrubs provides a transition to the native oak woodland landscape.

### Neighborhood Green

These one-way roads encircle the community Greens which may also have a mixed use component with complimentary neighborhood commercial and/or agri-tourism uses. These roads are slow, one-lane roads with parking and pedestrian pathways located on one side. Street planting areas alternate with parallel parking pockets to collect and filter stormwater. Medium sized flowering canopy trees, provide a regular street tree pattern along the road and edges of the Greens.



Figure 3-33: Neighborhood Green Road

### Alley

These lanes provide rear service access along a shared lane. Drainage is collected in planted, pervious shoulders. Fencing and small scale canopy trees, occur within lot areas to create contained outdoor rooms.

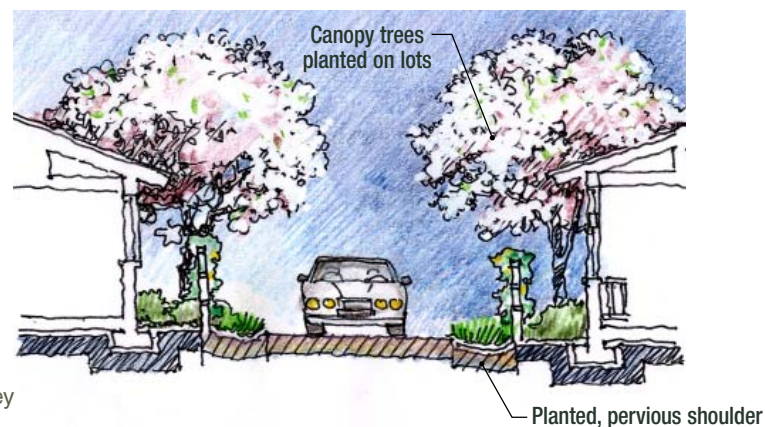


Figure 3-34: Alley



Parking Lot Designs utilize pervious paving applications



Parking areas utilize pervious solutions as feasible



**C. Parking:** Street parking is provided throughout each neighborhood to serve residential, community, and associated neighborhood uses. Two trailhead locations with parking are located within the Elkhorn and Three Creeks neighborhoods to provide general, overflow and trail access parking. All parking for dwelling units is provided on-site as identified in the applicable Building Type standard in Section 5.4.1.

Parking design principles include:

- Provide safe, convenient parking in neighborhoods, and in particular in potential neighborhood commercial and community areas.
- Use integrated planting concepts with parking designs that utilize trees, shrubs and ground covers to obscure cars from view, provide shade and decrease heat island effects.
- Utilize permeable pavement for all parking treatments to the extent feasible to increase water filtration.

**D. Community Paths:** A network of trails, paths, and trailheads knits this community together and provides links to regional open space and adjacent residential areas. This Specific Plan shall not be interpreted to preclude the future extension of any trail, bike path or transit connection. A hierarchy of trail types provides many alternative routes. Refer to Section 5.7.4 for specific requirements and details. Trail design principles include:

- Ensure safe, high quality walking environments along streets by utilizing plantings, appropriate street widths, and street parking to encourage slower driving speeds and to separate the pedestrian from travel-ways.
- Utilize rustic, simple treatments for hiking trails and associated improvements that blend into the topography and minimize disruption to the foothill landscape.
- Maximize the use of pervious trail and path treatments to the extent feasible to increase water filtration, and reinforce the rural design aesthetic.
- All trails within conservation easement areas may be modified as required per state and federal permits including but not limited to location, construction, size and allowed uses.



**Figure 3-35:** Pervious pavers or compacted crushed rock may be used for street parking areas



Figure 3-36: Multi-use Trail along Rural Collector



Figure 3-37: Pedestrian Pathway along Neighborhood Street

**Multi-Use Trail** - This path occurs predominantly along one side of the Rural Collectors and Local Roads. These trails link the community with neighboring residential areas to the south and north as well as within the community.

**Pathways** – These paths generally run along one or both sides of the Neighborhood Roads and Neighborhood Green Roads.

**Rambles** – These paths are the short-cuts through the neighborhoods and surrounding agricultural lands.



Figure 3-38: Ramble provides short cut through neighborhoods



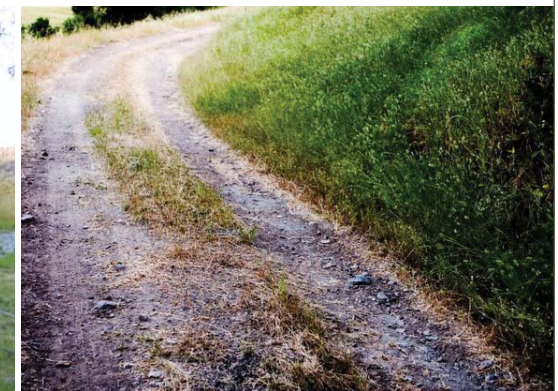
[ 1 ]



[ 2 ]



[ 3 ]



[ 4 ]

**Figure 3-39: Trail and Access Types**

[1] Neighborhood “short cut” provides alternative route [2] Hiking Trail responds to topography [3] Hiking trail with fencing [4] Secondary access Road doubles as “Ranch Road” and trail

**Foothill Trails**– These trails occur within the foothills, agriculture and Open Lands areas. Appropriate fencing that draws from the rural ranching aesthetic may be used to separate hikers from grazing operations and agricultural activities. Trails labeled as “Potential Trail Connections” are subject to future permit and/or use restrictions as agreed to by the landowner and applicable state and federal permits.

**Emergency Access** – These roads have a pervious travel way to provide emergency access for the western neighborhood areas of Elkhorn and Three Creeks. These roads may also be used to compliment the trail network. Appropriate fencing that draws from the rural ranching aesthetic may

be used to separate these roads from grazing operations and related agricultural activities.

**Trailheads** – Two trailheads occur, one at the Green at Three Creeks, and one just south of the Elkhorn main Green area. Trailheads provide parking areas with a range of 8-10 parking spaces with appropriate landscaping for trail access use, overflow event parking and/or general neighborhood parking.

**Neighborhood Shuttle** - This Specific Plan encourages the establishment of a community shuttle that could provide transit linkages both within the community as well as points north and south.



**Figure 3-40: Foothill Trail**



**Figure 3-41: Emergency Access**



**Figure 3-42:** Conceptual Plan of the Elkhorn Neighborhood - A diverse fabric of Building Types creates a dynamic neighborhood

### 3.5 LAND USE AND CHARACTER – THE BUILT FABRIC

The Built Fabric is the pattern of vertical elements and massing that completes the overall form of the community. The Transect model offers a framework to create a range of Building Types and uses that work together to create a varied conglomeration of potential activities, uses, textures, shadows, colors and heights. Consistent with the planning Principles, outlined in Chapter 1, it is this diversity and purposeful irregularity that gives rise to establishing a rural built pattern.

The land use and character information in this section describes the fundamental design approach to creating small town character as well as the range of land uses and associated Building Types that together capture the rural aesthetic. This section is to be used in conjunction with the Green Fabric and Gray Fabric layers to understand how this final layer completes the physical and social framework of the Plan.



*The land is important to me, but even more important is the idea that it becomes a “place” because someone has been there.*

- Marlene Creates

### 3.5.1 Specific Plan Land Use & Character Policies

These specific land use and character policies seek to further the achievement of the Principles and planning and design themes of this Specific Plan as well as the applicable goals and policies of the General Plan.

**Policy LUC-1:** Utilize cluster development patterns to preserve agricultural, scenic and biotic resources.

**Policy LUC-2:** Provide a full range of housing and Building Types that is consistent with rural development traditions.

**Policy LUC-3:** Deemphasize the distinct separation of land uses to promote flexibility and create a dynamic community environment.

**Policy LUC-4:** Craft development standards that draw from the design traditions of rural architecture to create contemporary buildings that are both sustainable and connected to the agricultural legacy of the area.

**Policy LUC-5:** Maintain a distinct edge between the Built Fabric and Open Lands areas to reinforce the dominance of the vast, rural landscape.

**Policy LUC-6:** Incorporate Secondary and Accessory Unit opportunities to provide workforce and multi-generational housing needs.



Figure 3-43: Conceptual Street Elevation in Elkhorn Neighborhood

### 3.5.1A GENERAL PLAN CONSISTENCY REFERENCE - BUILT FABRIC

The design of the Built Fabric and the supporting Specific Plan Policies described in this Section are consistent with and build upon these particular goals and policies of the General Plan:

#### [ MIDDLE GREEN VALLEY SSA POLICY: ]

**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.

#### [ 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.

**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.

#### [ AGRICULTURE GOALS AND POLICIES: ]

**AR.G-4:** Enable the development of housing opportunities for farm families and farmworkers to ensure the continued competitiveness of Solano County agriculture.

**AG.P-2:** Ensure that residential development is compatible with surrounding agricultural activities.

**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.

**AG.P-24:** Continue to support nursery crop industries at locations with favorable growing conditions and transportation access.

#### [ RESOURCE POLICY: ]

**RS.P-47:** Require recreational uses to be established in a manner compatible with agricultural activities or that minimizes an adverse impact on agriculture.

#### [ PUBLIC FACILITIES AND SERVICES POLICY: ]

**PE.P-43:** Locate educational facilities appropriately to make efficient use of existing and planned facilities, including park and recreational facilities.

#### [ HOUSING ELEMENT, POLICIES AND PROGRAMS ]

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.

**B.5** The County shall actively encourage and facilitate the development of ... 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.

#### **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 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.

#### [ HOUSING ELEMENT, PROGRAMS ]

Through provisions of the zoning code, ... second dwelling units including ..., "secondary dwelling units," and "accessory dwelling units" incidental to agricultural uses can be utilized to provide opportunities for low cost housing.

**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.

**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.

**HS.P-38:** Integrate public health concerns into land use planning and decision making.



### 3.5.2 ESTABLISHING SMALL TOWN CHARACTER – THE CONCEPTS

Successful rural architecture begins with the understanding that buildings and related improvements are subordinate to the larger, pastoral, landscape. Within this context, the main design concepts of rural architecture are derived from the straightforward, homesteading traditions of America. The approach to land use, Building Types and establishment of rural character is based on the following main concepts:

- **Simplicity.** Using uncomplicated forms and massing is the foundational idea of creating small town character.
- **Durable materials, structural integrity.** Crafting buildings that utilize materials closer to their natural state reinforces the rural aesthetic. Homesteaders utilized whatever materials were





readily available, which largely meant stone from a nearby quarry and unfinished timber components. Using one or at most two types of exterior materials (stone foundation treatment at base with wood walls above) emphasizes the structural integrity of the materials and straightforward approach of building in this environment.

- **Additive architecture.** Rural buildings grew over time as living needs changed. Designing buildings that utilize building projections or secondary structures, such as covered porches, guest houses, bay windows, and/or dormers adds to the richness of the community fabric.
- **Flexibility.** Contributing to a small town's evolution is the notion that the simple rural building layouts and forms are flexible and may easily convert to respond to the ever-changing needs of the user. Commercial and/or home office uses could be incorporated into the bottom or top floors of existing residential structures. Secondary buildings were built and attached to the main house for additional family members and/or to provide extra work space. This dynamic creates an ever evolving, rather

than static, built and cultural environment. The principle design parameters of buildings then focus on the form of the structure, rather than the use.

- **Human scale sets the standard.** At its root, rural design creates environments that are scaled to human proportions -- it puts the way people live and interact at the center of focus. An unpretentious, honest, unadorned approach creates long-term livable, comfortable and memorable places.
- **Face on the street.** An underlying principle of small town communities is the idea of civic and/or collective stewardship and participation. These ideals are displayed in the way that buildings contribute and interact with the street, public gathering areas and the Open Lands. Deep front porches, low fences, and artisan details all convey a sense of neighborhood pride and community engagement.

These concepts are integrated into the Built Fabric layer and are incorporated into the Neighborhood Design Code, detailed in Chapter 5.

*{ My favorite part of the plan are the public spaces, the town green, trails, playfields, community gardens and pocket parks that allow neighbors to build community. Places like this are rare. We are lucky to have them... }*














Anthony Russo – Landowner and CAC Member

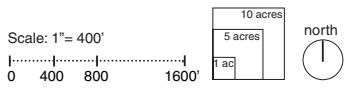
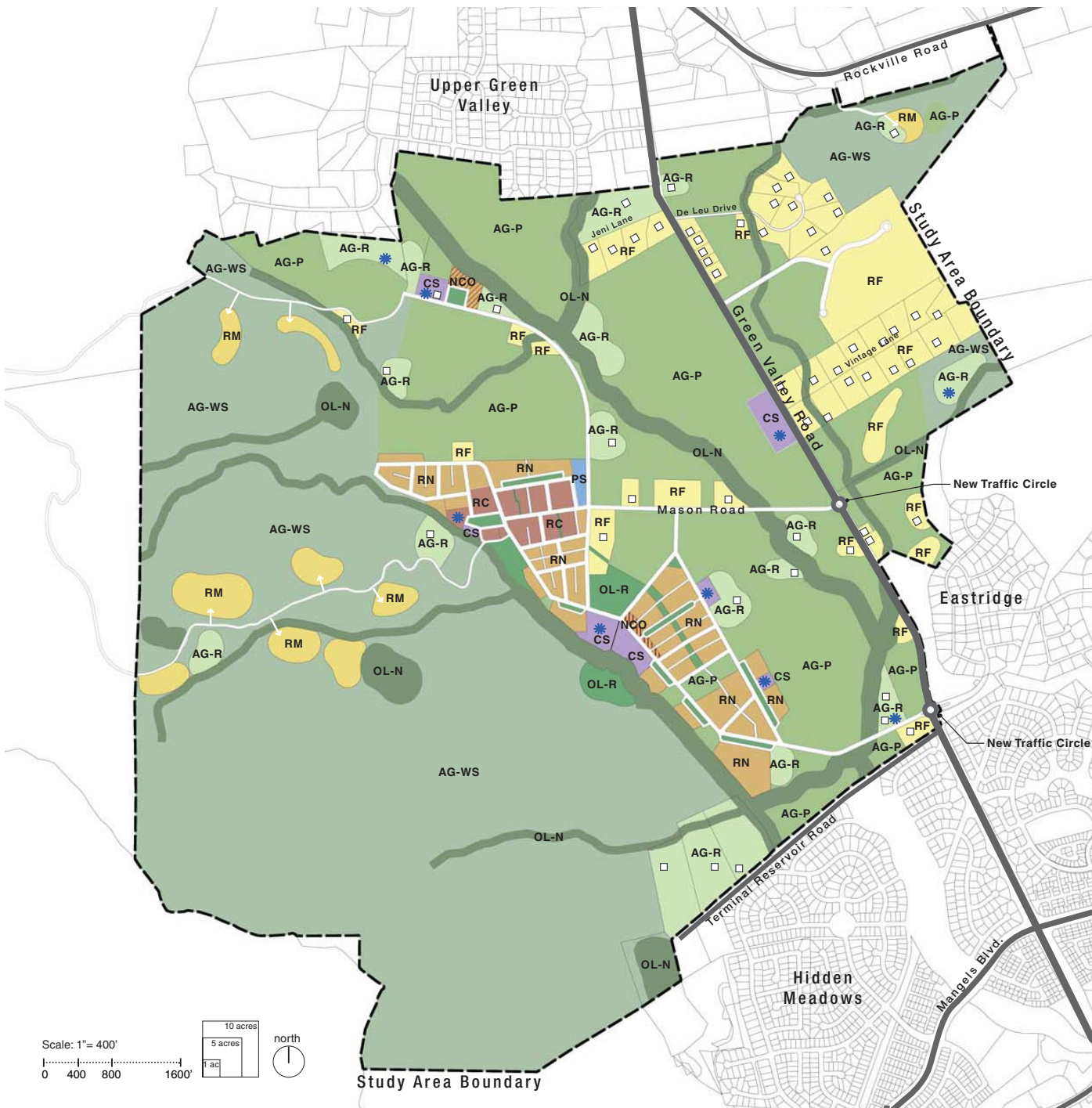
### 3.5.3 LAND USE DESIGNATIONS

Section 3.5.3A describes the intent of each land use designation. Figure 3-44 details the distribution of land uses within the Plan Area and Table 3-3 presents the overall land use summary and acreage for each land use category. The land use designations and the accompanying table provide the framework for future land use decisions in the Plan Area. Land uses are grouped into five general categories: *Open Lands, Agricultural, Residential, Community Services, and Overlays*. Land use designations are generally grouped in each category by their primary allowed use.

Land uses will be implemented consistent with this Specific Plan. The boundaries of the areas depicted in Figure 3-44 shall be interpreted reasonably in order to carry out the provisions of the Specific Plan. Development densities and intensities are shown in Table 3-3 for each land use designation. In the case conflicts exist within this Specific Plan document regarding allowed land uses, Section 3.5.3A and Table 3-4 are to prevail. A maximum of 400 new residential units are allowed within the Plan Area.

**Table 3-3:** Land Use Summary

Open Lands Designations			Area (ac)	Density Range	% of Plan Area
	OL-N	Open Lands- Natural	170	n/a	
	OL-R	Open Lands- Recreation	22	n/a	
Subtotal			<b>192 ac.</b>		<b>10%</b>
Agriculture Designations					
	AG-WS	Agriculture- Watershed	851	n/a	
	AG-P	Agriculture- Preserve	450	n/a	
	AG-R	Agriculture- Residential	89	5 ac min.	
Subtotal			<b>1,390 ac.</b>		<b>73%</b>
Residential Designations					
	RF	Rural Farm	139	1-5 acres per unit	
	RM	Rural Meadow	39	1/4 ac. min	
	RN	Rural Neighborhood	56	1-4 du/ac	
	RC	Rural Mixed-Use Center	15	4-8 du/ac	
Subtotal			<b>249 ac.</b>		<b>13%</b>
Community Services Designations					
	CS	Community Services	16	n/a	
	PS	Public Services	2	n/a	
Subtotal			<b>18 ac.</b>		<b>1%</b>
Overlay Designations					
	ATO	Agriculture Tourism Overlay			
	NCO	Neighborhood Commercial Overlay			
Roads and Infrastructure			56		3%
<b>Project Total:</b>			<b>1,905 ac.</b>		<b>400 max. new units</b>



Open Lands Designations

- OL-N Open Lands- Natural
- OL-R Open Lands- Recreation

Agriculture Designations

- AG-WS Agriculture- Watershed
- AG-P Agriculture- Preserve
- AG-R Agriculture- Residential

Residential Designations

- RF Rural Farm
- RM Rural Meadow
- RN Rural Neighborhood
- RC Rural Mixed-Use Center

Community Services Designations

- CS Community Services
- PS Public Services

Overlays

- ATO Agriculture Tourism Overlay
- NCO Neighborhood Commercial Overlay
- Existing Residential

Figure 3-44: The Built Fabric - The Land Use Plan

### 3.5.3A MIDDLE GREEN VALLEY LAND USE DESIGNATIONS

This section describes the land use designations for the Specific Plan Area. Refer to Section 3.5.4 and Table 3.4 for the allowable uses for each land use designations and Figure 3-44 for the locations within the Specific Plan Area.

As described in Section 2.3.3 of this Plan, each land use designation below references a similar existing County land use designation. Each such referenced existing County land use designation is hereby incorporated by reference into each land use designation and shall apply, but only to the extent they do not conflict with any Standard in this Specific Plan and do not impede the implementation of this Specific Plan.

#### [ OPEN LANDS DESIGNATIONS ]

**Open Lands - Natural – (OL-N):** This designation includes water courses, drainages and open water bodies that are intended to be placed under conservation easements to permanently protect, preserve and enhance these areas. These lands are not suitable for development due to topography, sensitive resources and/or hydrology. The conservation easement holder would monitor and manage lands while the Owner would retain fee ownership. Reference: Section 28-37 Watershed and Conservation District (W-160)

**Open Lands – Recreation - (OL-R):** This designation provides for passive and active recreation throughout the Plan Area. Reference: Section 28-28 Park (P) District

#### [ AGRICULTURE DESIGNATIONS ]

**Agriculture - Watershed – (AG-WS):** This designation provides for grazing and passive recreational activities to occur to minimize environmental damage to slopes, drainages and woodland areas. These areas are intended to be placed under conservation easements to permanently protect and manage these lands. The conservation easement holder would monitor and manage lands while the Owner would retain fee ownership. Reference: Section 28-37 Watershed and Conservation District (W-160)

**Agriculture - Preserve – (AG-P):** This designation provides for the preservation and sustainability of working agriculture and farming lands. These areas are intended to be placed under conservation easements to permanently protect and monitor these lands. The conservation easement holder to monitor and manage lands while the Owner would retain fee ownership. Reference: Section 28-21 Exclusive Agricultural (A-20 and A-40) Districts

**Agriculture – (AG - R):** This designation provides primarily agricultural uses with rural residential uses on minimum lot sizes of 5 acres. Permitted uses include agricultural activities and operations, compound lot uses, Secondary Units and housing for farm labor. Reference: Section 28-21 Exclusive Agriculture (A-20) and Section 28-23 Rural Residential (RR-5) Districts.

#### [ RESIDENTIAL DESIGNATIONS ]

**Rural Farm – (RF):** This designation allows for single family residences on 1 to 5 acre parcels. Reference: Section 28-23 Rural Residential (RR-5, RR-2.5) and Residential Estate (RE-1) Districts.

**Rural Meadow - (RM):** This designation allows for single family residential development at densities of 1-4 dwelling units per acre. These residential areas are organized around meadow features in the foothill areas to respond to topography and oak woodlands.

**Rural Neighborhood– (RN):** This designation allows for primarily residential development at densities of 1-4 dwelling units per acre. Reference: Section 28-24 Suburban Residential Districts (R-E-1, R-E-1/2, R-E-1/4) Districts

**Rural Mixed–Use Center – (RC):** This designation allows for residential development at densities of 4-8 dwelling units per acre with opportunities for neighborhood commercial/office in lower or partial floors. This designation allows for a flexible residential/mixed use setting to provide small business and retail opportunities that support and service the community and neighboring regions.

#### [ COMMUNITY SERVICES DESIGNATIONS ]

**Community Services – (CS):** This designation allows for community serving uses.

**Public Services – (PS):** This designation allows for public facility serving uses.

#### [ OVERLAYS ]

**Agriculture Tourism Overlay– (ATO):** This designation provides for complementary agricultural and tourism commercial facilities compatible with surrounding agricultural activities. Uses are to enhance and build upon the local agricultural economy, support the goal of Solano County brand recognition, and strengthen the community's connection to agricultural lands.

**Neighborhood Commercial Overlay – (NCO):** This overlay identifies areas that have the opportunity to provide neighborhood serving commercial and retail uses in ground floor areas or partial floors on single story building types. This designation allows for a flexible mixed used setting to provide small business and retail opportunities that support the community. Reference: Section 28-30 Neighborhood Commercial (C-N) District

### 3.5.4 USE STANDARDS

Described in Table 3-4 on the following pages, are the variety of uses that may occur within the Specific Plan area by land use designation. These uses are focused on creating a diverse mix of residential, agricultural, neighborhood serving and community related uses that are set within a solid development framework. The intent of this Specific Plan is to create a rigorous framework that provides the opportunities to adapt over time to changing needs and markets.

#### Allowable Land Uses

A parcel or Building within the Specific Plan area shall be occupied by only the land uses allowed by Table 3-4 within the land use designation applied to the site by the land use plan. Each land use listed in the table is defined in Appendix A of this Specific Plan or in the County Zoning Code.

#### Multiple Uses

Any one or more land uses listed in Table 3-4 as being allowable within a specific land use designation may be established on any parcel within that area, subject to the applicable permit requirements listed and in compliance with all applicable requirements of this Specific Plan.

#### Uses Not Listed

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable Conservancy Review Committee (CRC) and County review processes.

#### Secondary Units

Secondary Units are allowed with particular Building Types. Please refer to Section 5.4.1 - Building Types for detailed information.

#### Temporary and Ancillary uses

Temporary and Ancillary uses are allowed within the Specific Plan area in compliance with this Specific Plan and applicable County requirements.

#### Permit Requirements

Table 3-4 provides an overview of the types of permits required for each use.

1. “p” – These uses are permitted subject to compliance with all applicable provisions of this Specific Plan, and design review requirements.
2. “c” – These uses are allowed subject to the approval of a conditional use permit process.
3. “-” – These uses are not allowed in the applicable area.

**The land use concepts articulated in this specific plan build on the following agricultural implementation program from the General Plan:**

**AG.I-13:** Support recreation and open space activities that are complementary and secondary to agricultural activities on the land. Encourage agriculturalists to incorporate compatible recreational and educational activities that provide visitor-oriented opportunities into agricultural land in appropriate areas, minimizing the adverse impact on agriculture.

~ Solano General Plan – Page AG-39

**Table 3-4: Allowed Uses**

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

**a. Residential**

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Single Family Dwelling	-	-	-	-	p	p	p	p	p	-	-	-	-
Secondary Dwelling <sup>(1)</sup>	-	-	-	-	p	p	p	(1)	(1)	-	-	-	-
Accessory Buildings	-	-	-	p	p	p	p	p	p	p	p	-	-
Guest House	-	-	-	-	p	p	p	p	p	c	-	-	-
Farmworker Housing	-	-	-	-	p	-	-	-	-	-	-	-	-
Home Occupation	-	-	-	-	p	p	p	p	p	-	-	-	-
Live-Work	-	-	-	-	p	p	p	p	p	-	-	-	-
Day Care Center: Child, Adult (up to 8 persons)	-	-	-	-	-	c	-	p	p	c	-	-	-

**b. Recreation, Education and Public Assembly**

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Health/Fitness facility	-	-	-	-	-	-	-	c	-	p	-	-	-
Community Trails <sup>(2)</sup>	-	p	p	p	-	-	-	-	-	-	-	-	-
Trailhead/Comfort Stations	-	p	-	-	-	-	-	-	-	p	c	-	-
Interpretive facility (1000 sf max.)	-	p	-	-	-	-	-	-	c	p	c	-	-
Library	-	-	-	-	-	-	-	-	c	p	c	-	c
Community Assembly	-	-	-	-	-	-	-	c	c	p	c	p	c
Nursery School (up to 12 children)	-	-	-	-	-	-	-	c	-	p	-	-	-
School (Private, Max 100 Students)	-	-	-	-	-	-	-	c	-	p	-	-	-
Sports Fields	-	p	-	-	-	-	-	-	-	-	-	-	-
Passive Recreation <sup>(3)</sup>	-	p	c	-	-	-	-	-	-	p	-	-	-
Teaching Studio – art, dance, fitness, music (1500 sf max.)	-	-	-	-	-	-	-	c	p	p	-	-	p

**c. Public Serving**

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Fire Station	-	-	-	-	-	-	-	-	-	c	p	-	-
Police Station	-	-	-	-	-	-	-	-	-	c	p	-	-
Public Utility	-	-	-	-	-	-	-	-	-	-	p	-	-
Post Office	-	-	-	-	-	-	-	-	p	p	p	-	p

#### d. Agricultural/Tourist Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Agricultural Accessory Structure	-	p	p	p	p	p	-	-	-	-	-	p	-
Animal Keeping/Grazing	-	-	p	p	p	p	-	-	-	-	-	p	-
Crop production, horticulture, orchard, vineyard	-	p	-	p	p	p	-	-	-	-	-	p	-
Farmers Market	-	p	-	-	-	-	-	-	p	p	-	p	p
Community Garden	-	p	-	p	-	-	-	-	-	p	p	-	-
Agricultural Processing Facility	-	-	-	-	-	-	-	-	-	-	-	p	-
Agricultural Processing with complimentary agricultural tourist support facilities <sup>(4)</sup>	-	-	-	-	-	-	-	-	-	-	-	p	-
Winery, small	-	-	-	-	p	-	-	-	-	-	-	p	-
Winery, large	-	-	-	-	-	-	-	-	-	-	-	p	-
Agriculture tourist commercial (co-op tasting rooms, farm stand, local crafts and related office support)	-	-	-	-	-	-	-	c	p	-	-	p	-
Lodging- Small Inn (25 room max)	-	-	-	-	-	-	-	-	-	-	-	p	-
Lodging- Bed and Breakfast (up to 6 guest rooms)	-	-	-	-	-	c	-	c	p	p	-	p	p
Commercial Nursery	-	-	-	p	-	-	-	-	-	p	-	p	-

#### e. Neighborhood Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Local serving/ convenience (1500 sf max)	-	-	-	-	-	-	-	-	p	-	-	-	p
Café, Restaurant, Coffee Shop (1500 sf max)	-	-	-	-	-	-	-	-	p	-	-	-	p
General Store (2000 sf max)	-	-	-	-	-	-	-	-	p	-	-	-	p
Gallery	-	-	-	-	-	-	-	c	p	-	-	-	p
Bank	-	-	-	-	-	-	-	-	p	-	-	-	p
Tasting Room	-	-	-	-	-	-	-	c	p	-	-	-	p
Local retail/craft (creation and sale)	-	-	-	-	-	-	-	c	p	-	-	-	p

#### f. Office/Business Services

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Office: Business, services (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p
Office: Professional, administrative (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p
Office: Real Estate (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p

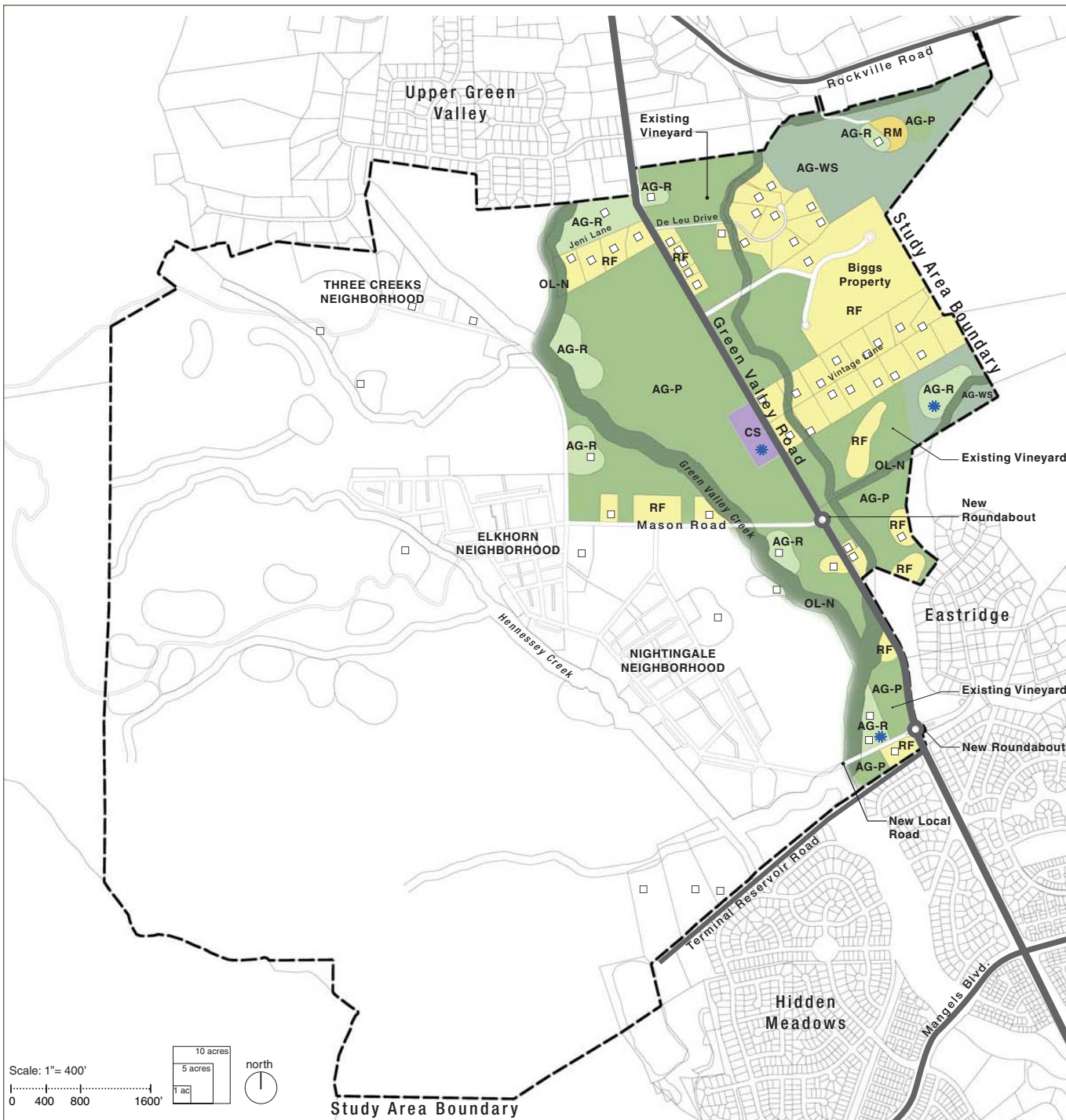
(1) Refer to specific Building Type requirements for permitted Secondary Units, Section 5.4.1.

(2) Trail improvements are to comply with all applicable state and federal permits.

(3) Passive Recreation uses include walking, sitting, picnicking, organized games or events.

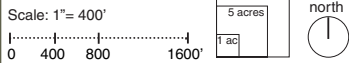
(4) Complimentary tourist facilities include tasting rooms, gift shops, galleries, restaurants, cafes, facilities for the sale of local produce, and ancillary offices for the support of agricultural tourism.

p – Permitted Uses  
c – Conditional Use Permit Required  
-- Uses not allowed



**Land Use Summary- Green Valley Road Corridor**

		Max. New Units	20
			Acres
	OL-N Open Lands- Natural	78	
	OL- R Open Lands- Recreation	--	
	AG-WS Agriculture- Watershed	52	
	AG-P Agriculture- Preserve	210	
	AG-R Agriculture- Residential	30	
	RF Rural Farm	131	
	RM Rural Meadow	2	
	RN Rural Neighborhood	--	
	RC Rural Mixed-Use Center	--	
	CS Community Services	5	
	PS Public Services	--	
	ATO Agricultural Tourism Overlay		
	NCO Neighborhood Commercial Overlay		
	Existing Residential		



**Figure 3-45: Green Valley Road Corridor**



### 3.5.5 NEIGHBORHOOD LAND USE OVERVIEW

The following section describes the general distribution of the four types of land uses and two overlay zones and the maximum number of new residential units allowed in each area. Units may not be transferred from one neighborhood area to another so that the maximum unit number for any neighborhood is exceeded as set out in Table 3-5 - Maximum New Units per Neighborhood. Refer to Table 3-3 for the land use summary and Table 3-4 for allowed uses.

#### A. Green Valley Road Corridor

Green Valley Road is located in the easterly sector and provides the main access road through the Plan Area. This area is predominately Open Lands and Agriculture designations in order to retain the rural qualities and scenic viewshed from Green Valley Road. The maximum amount of new residential units that may occur in the Green Valley Road Corridor is 20.

#### Open Lands Designations

The Green Valley Creek corridor (minimum 200 foot wide corridor) as well as the unnamed drainage corridor (minimum 100 foot wide corridor) on the east side of Green Valley Road make up the two main Open Lands (OL-N) components of this area.

#### Agriculture Designations

Essentially, both new and existing working agricultural lands (AG-P) are preserved on both sides of Green Valley Road to reinforce the scenic and rural qualities of the area. New and existing agricultural residential uses (AG-R) are located in screened and obscured areas within the corridor to complement the rural character.

#### Residential Designations

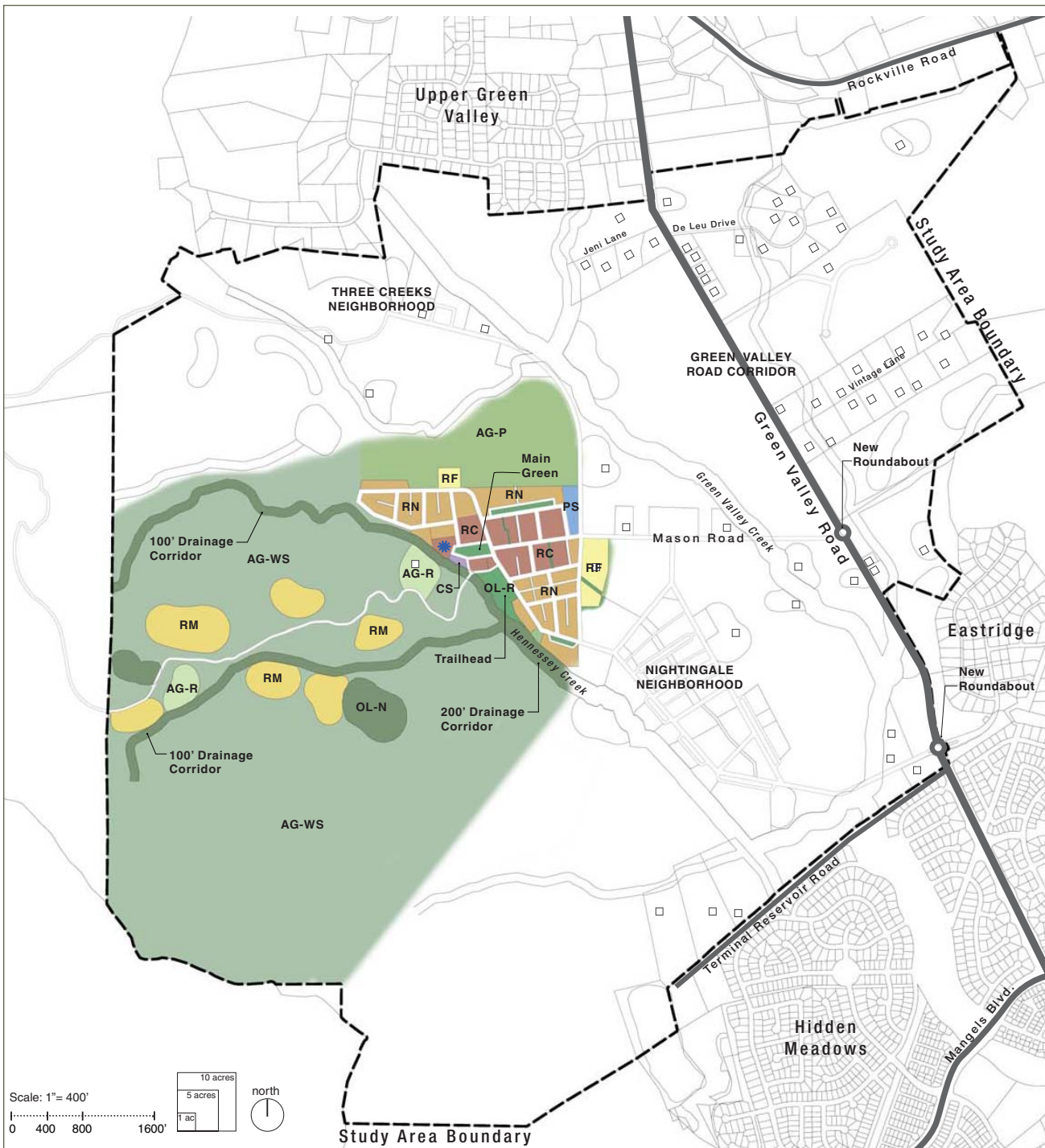
Existing residential lots (Jeni Lane, Vintage Lane, De Leu Drive and lots directly accessed from Green Valley Road) are designated Rural Farm (RF). In the most southeasterly corner Rural Meadow (RM) is designated. An active tentative map exists within the northeasterly area of Green Valley Road (Biggs Property), which is designated Rural Farm (RF).

#### Community Services Designation and Agricultural Tourism Overlay

A Farm Stand, an agricultural tourism use (ATO) with complimentary uses, and a community gathering facility (CS) such as a grange hall, are located across from the Vintage Lane access drive. These two buildings would be a maximum of 3,000 sf. This farm stand and community assembly area are to support local agricultural viability and provide a gathering place for the community. Refer to Section 4.5 - Development Sequencing, for details regarding development timing requirements.

NEIGHBORHOOD	MAX. NEW UNITS
Green Valley Road Corridor	20
Elkhorn	225
Nightingale	100
Three Creeks	55
<b>TOTAL</b>	<b>400</b>

**Table 3.5:** Maximum New Units per Neighborhood



### Land Use Summary- Elkhorn Neighborhood

	Max. New Units	225
		Acres
OL-N	Open Lands- Natural	41
OL-R	Open Lands- Recreation	5
AG-WS	Agriculture- Watershed	394
AG-P	Agriculture- Preserve	46
AG-R	Agriculture- Residential	8
RF	Rural Farm	6
RM	Rural Meadow	30
RN	Rural Neighborhood	24
RC	Rural Mixed-Use Center	15
CS	Community Services	1
PS	Public Services	2

- ATO Agriculture Tourism Overlay
- NCO Neighborhood Commercial Overlay
- Existing Residential

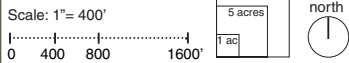


Figure 3-46: The Elkhorn Neighborhood

## B. Elkhorn Neighborhood

This neighborhood is located in the central portion of the Plan Area and its primary access is from the existing Mason Road. The maximum number of new residential units that may occur in the Elkhorn neighborhood is 225.

### Open Lands Designations

Upper Hennessey Creek (100-200 foot wide corridor), two unnamed tributaries in the western foothills (minimum 100 foot wide corridors) and an existing stock pond make up the main Open Lands- Preserve (OL-N) components of this area.

The neighborhood area is organized around the main Green that offers opportunities for outdoor events, farmer's markets, community gardens and/or recreational venues (OL-R). Linked to the main Green is a network of smaller greens, rambles and community garden opportunities (OL-R). To the south of the Green, a trailhead with associated parking and improvements is located (OL-R).

### Agriculture Designations

New productive agricultural lands (AG-P) are located on the northern edge of the neighborhood. One existing and one proposed agricultural residential use (AG-R) are located in screened and obscured areas within the lower and upper foothill areas. In the upper foothill areas, woodland and grassland areas are to be managed as grazing lands (AG-WS).

### Residential Designations

A mix of residential designations occurs in this neighborhood. The core of the neighborhood is Rural Mixed-Use Center (RC) surrounded by a mix of detached residential uses in the RN, RC and RF zones. The neighborhood in the western foothills is Rural Meadow (RM) nestled in the oak woodlands and meadows out of view from the valley floor.

### Community Services Designations

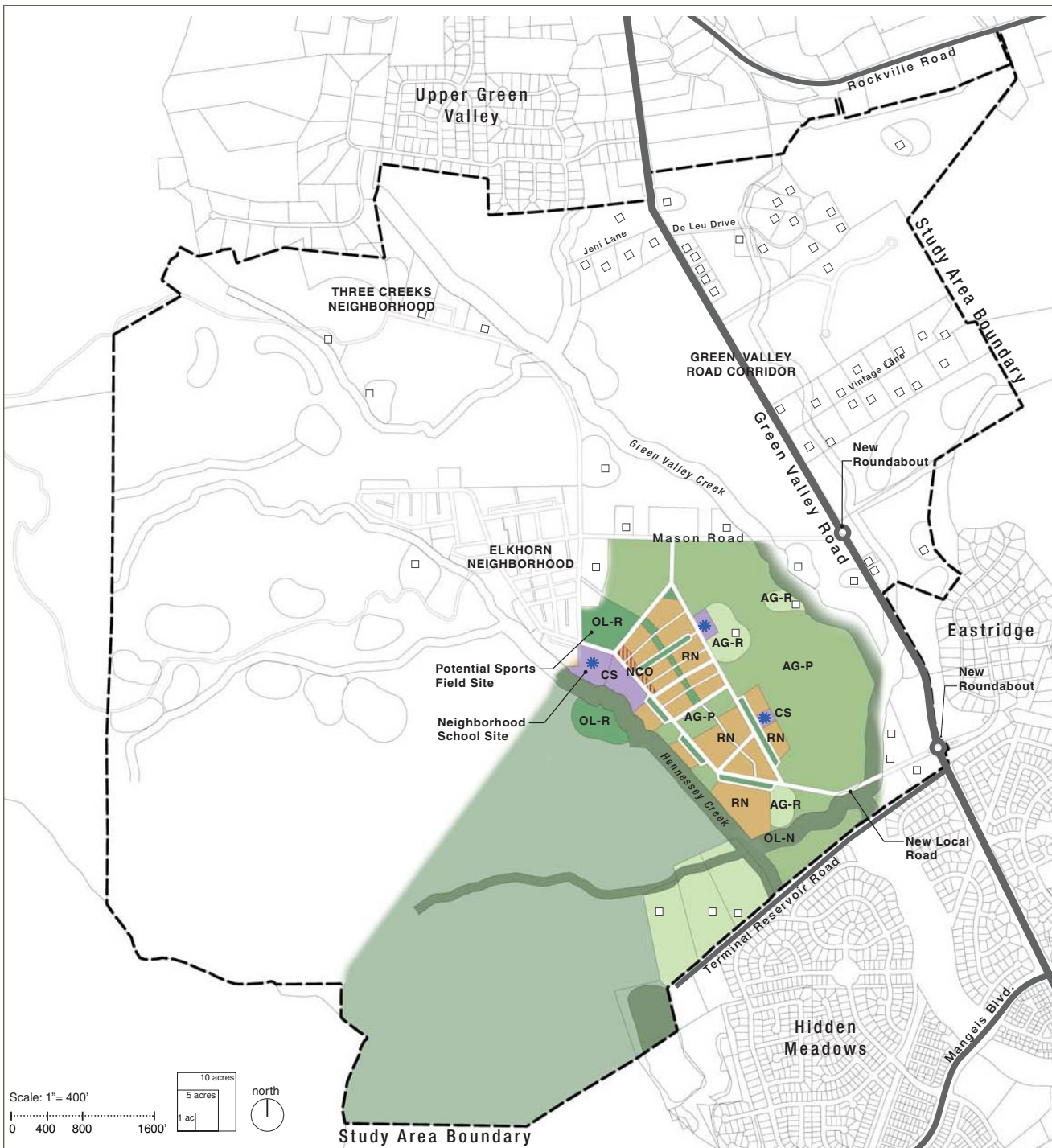
An area for a community assembly use (CS) is located along the Hennessy corridor edge at the main Green area. A non-denominational church is envisioned here as an anchor to the main Green (maximum 60 seats). In addition, a public services site (PS) on the northeasterly edge of the neighborhood may be utilized for public utility infrastructure improvements. Refer to Section 4.5 for development sequencing requirements.

### Agricultural Tourism Overlay

An agricultural tourism overlay use is located on the westerly edge of the main Green (ATO) to compliment the community use and neighborhood commercial uses at the main Green. This use is envisioned as a small inn (max 25 rooms) and/or agricultural tourism related use.

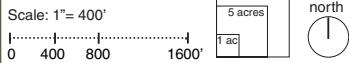
NEIGHBORHOOD	MAX. NEW UNITS
Green Valley Road Corridor	20
Elkhorn	225
Nightingale	100
Three Creeks	55
<b>TOTAL</b>	<b>400</b>

**Table 3.5:** Maximum New Units per Neighborhood



**Land Use Summary- Nightingale Neighborhood**

	Max. New Units	100	Acres
OL-N	Open Lands- Natural	31	
OL-R	Open Lands- Recreation	16	
AG-WS	Agriculture- Watershed	280	
AG-P	Agriculture- Preserve	93	
AG-R	Agriculture- Residential	36	
RF	Rural Farm	--	
RM	Rural Meadow	--	
RN	Rural Neighborhood	32	
RC	Rural Mixed-Use Center	--	
CS	Community Services	8	
PS	Public Services	--	
ATO	Agriculture Tourism Overlay		
NCO	Neighborhood Commercial Overlay		
Existing Residential	Existing Residential		



**Figure 3-47: Nightingale Neighborhood**

### C. Nightingale Neighborhood

This neighborhood is located in the southerly portion of the Plan Area, and its main access is from the new local road originating at Green Valley Road. The maximum number of new residential units that may occur in the Nightingale Neighborhood is 100.

#### Open Lands Designations

Lower Hennessey Creek (minimum 200 foot wide corridor), is the main Open Lands-Natural (OL-N) component of this area which runs along the westerly edge of the neighborhood. The neighborhood area is organized around a network of Open Lands areas, including Greens, rambles and community garden areas (OL-R). At the northerly edge of the neighborhood, a sports fields area (OL-R) is located along with a more informal field area (OL-R) across Hennessey Creek to compliment the school site. Refer to Section 4.5 for development sequencing requirements.

#### Agriculture Designations

New and existing working agricultural lands (AG-P) are located along the easterly and northerly edges of this neighborhood. Agricultural lands also pierce this neighborhood in the central portion to reinforce the connection to the farmlands and to provide a central organizing Open Lands element.

Two existing and one proposed agricultural residential use (AG-R) are related to the working agricultural field areas.

#### Residential Designation and Neighborhood Commercial Overlay

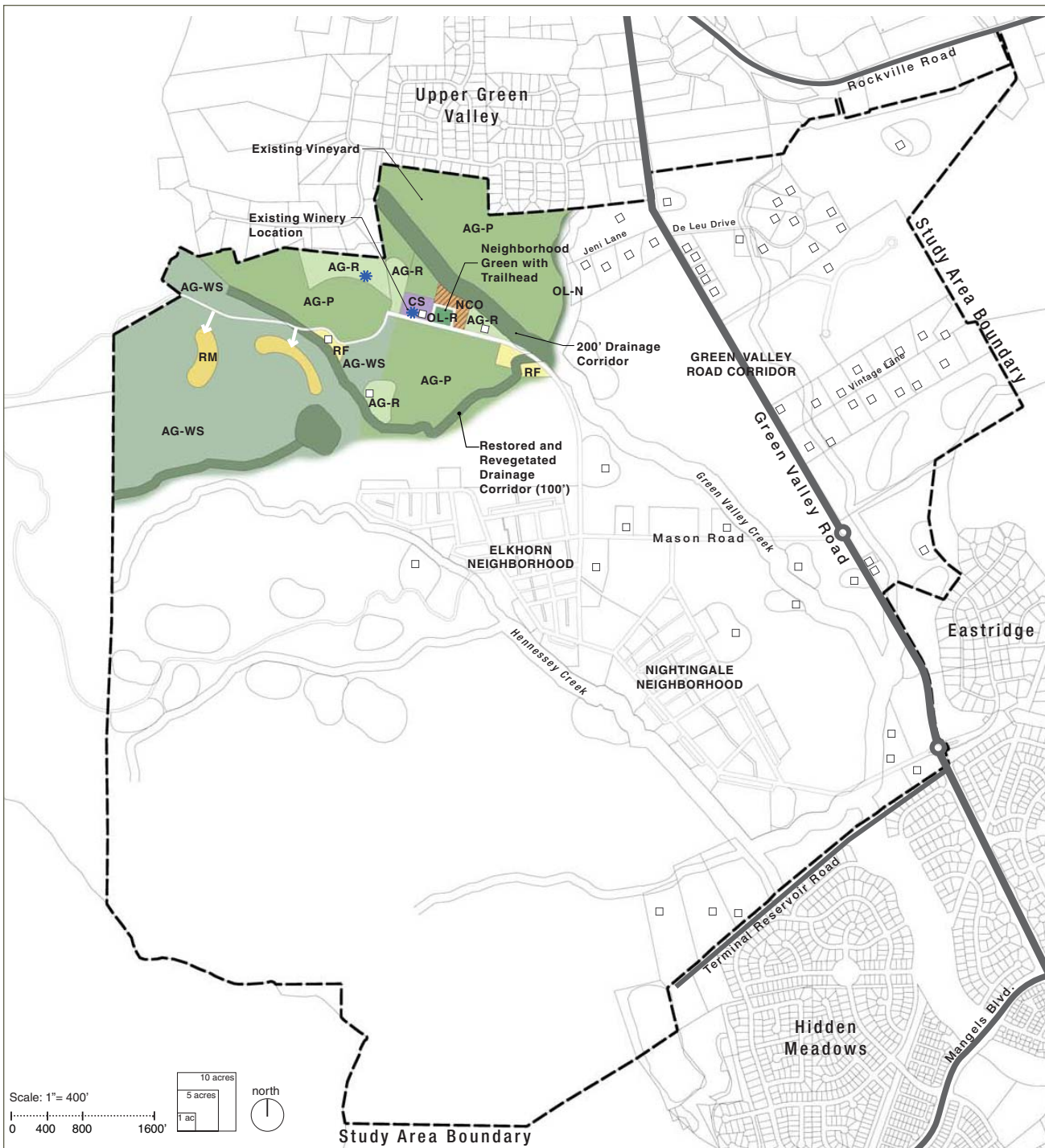
This neighborhood is predominately in the Rural Neighborhood (RN) zone with a Neighborhood Commercial Overlay (NCO) in the northwesterly area to provide a mix of potential neighborhood serving commercial uses.

#### Community Services Designations and Agricultural Tourism Overlays

Nightingale accommodates the potential for community serving (CS) and complimentary agricultural tourism uses. A private neighborhood school (maximum of 100 students) is envisioned in the northwesterly area. An additional community serving use such as a fitness or recreation center is located just to the south of the school site along Hennessey Creek. Two other community services areas (CS) with agricultural overlays (ATO) are located along the easterly edge of the neighborhood to offer opportunities for agricultural processing and/or agricultural tourism uses (wineries, commercial nurseries, olive oil press).

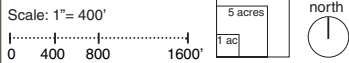
NEIGHBORHOOD	MAX. NEW UNITS
Green Valley Road Corridor	20
Elkhorn	225
Nightingale	100
Three Creeks	55
<b>TOTAL</b>	<b>400</b>

**Table 3.5:** Maximum New Units per Neighborhood



### Land Use Summary- Three Creeks Neighborhood

	Max. New Units	55
		Acres
OL-N	Open Lands- Natural	20
OL-R	Open Lands- Recreation	1
AG-WS	Agriculture- Watershed	125
AG-P	Agriculture- Preserve	101
AG-R	Agriculture- Residential	15
RF	Rural Farm	2
RM	Rural Meadow	7
RN	Rural Neighborhood	--
RC	Rural Mixed-Use Center	--
CS	Community Services	2
PS	Public Services	--
ATO	Agriculture Tourism Overlay	
NCO	Neighborhood Commercial Overlay	
	Existing Residential	



Study Area Boundary

Figure 3-48: Three Creeks Neighborhood

#### D. Three Creeks Neighborhood

This neighborhood is located in the northerly portion of the Plan Area and its primary access is from Mason Road. The winery in this neighborhood provides the anchor in this area to establish complimentary community, commercial and agricultural tourism uses. The maximum number of new residential units in the Three Creeks neighborhood is 55.

##### Open Lands Designations

This area is surrounded by drainage corridors, the Green Valley creek corridor to the east (minimum 200 foot wide corridor), and two unnamed drainages from the western foothills to the south and west (minimum 100 foot wide corridors). These drainages make up the main components of the Open Lands – Preserve areas (OL-N). The neighborhood area is organized around a smaller network of Open Lands areas, including a central Green for outdoor gatherings, trailhead use, events area and community garden areas (OL-R) for passive open space activities.

##### Agricultural Designations

Existing and new agricultural lands (AG-P) surround this neighborhood on the valley floor along its northern and southern edges as well as in the foothills. Three existing agricultural residential uses (AG-R) are located in screened and obscured areas within the valley and upper foothill areas. In the upper foothill areas, woodland and grassland areas are to be managed as grazing lands (AG-WS).

##### Residential Designation and Neighborhood Commercial Overlay

This neighborhood is predominately in the Rural Neighborhood (RN) zone with a Neighborhood Commercial Overlay (NCO) area at the neighborhood Green to provide the potential for a mix of neighborhood serving commercial uses that would compliment the existing winery. Within the foothills, single family detached residences occur in the RM zone.

##### Community Services Designations and Agricultural Tourism Overlays

Three Creeks accommodates a community serving use (CS) with an agricultural tourism overlay (ATO) at the existing winery to provide the opportunity to build on the existing agricultural processing and operations. An additional agricultural tourism overlay occurs in the lower foothills to provide opportunities for an additional winery and/or related use.

NEIGHBORHOOD	MAX. NEW UNITS
Green Valley Road Corridor	20
Elkhorn	225
Nightingale	100
Three Creeks	55
<b>TOTAL</b>	<b>400</b>

**Table 3.5:** Maximum New Units per Neighborhood

### 3.5.6 BUILDING TYPES

The Built Fabric is based on 7 Building Types that act as the building blocks for the form-based design of these neighborhoods. The following section summarizes the Building Types of the plan which emphasize the concepts of flexibility and functionality while borrowing from the precepts of rural architecture traditions. Refer to Table 3-4 for allowed uses in specific land use zones, and section 5.4.1 for detailed standards and applicability of Building Types.



#### A. AGRICULTURAL TOURISM/ COMMUNITY

**Forms:** These are the dominant, expressive, agricultural building forms that remind us of where we are in the world and the rich legacy we are living in. They draw from the simple, bulky, honest forms of barns, water towers, and agricultural service and utility buildings that dot the farming landscape. These buildings occur throughout the community to frame and punctuate views, provide variety, and stand as sentinels along the edges of the neighborhood fabric.



#### B. COURTYARD

**Forms:** This is an attached, zero-lot line Building Type, that viewed together as one mass, borrows from the simple barn and winery forms. Arranged around a network of courtyards and alleys, this building form provides a great deal of flexibility in responding to evolving building uses.





### C. BUNGALOW

**Forms:** This is a smaller detached Building Type that draws from the simple honesty and human scale qualities of rural architecture. Front porches, fences, tree lined streets and paths all work together to create distinct neighborhoods that make up small town character.



### D. FARMSTEAD

**Forms:** This is a larger detached Building Type that is located predominately at the perimeter of the neighborhoods. A collection of informal buildings with wrap around porches, three rail fences, and informal gravel driveways, all work together to reinforce the rural character while providing a distinct edge and transition to the larger agricultural landscape.



### E. MEADOW LOT

**Forms:** This is a detached Building Type organized around informal meadow features in foothill areas. Located at the edges of meadows, these building forms nestle into the landscape and borrow from the horizontal forms of the rural ranch traditions. Rambling building forms with rustic treatments, informal gravel driveways, and dry stacked stone walls, work together to create a ranch character that lets the oak woodland landscape dominate.



### F. COMPOUND LOT

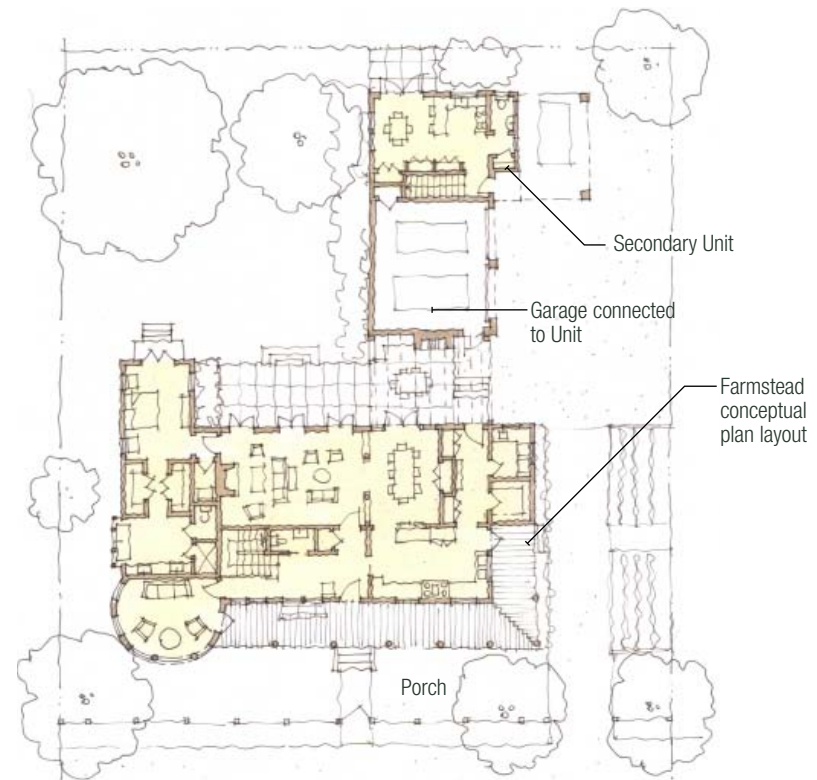
**Forms:** This Building Type is located within the larger agricultural and oak woodland landscapes. This type offers opportunities to create a collection of connected buildings that echo the massing and simple geometric forms of agricultural and family compound buildings as they grew over time.





## G. SECONDARY UNIT\*\*/ANCILLARY STRUCTURES

**Forms:** The intent of this Building Type is to reinforce the idea of a collection of buildings that grew over time to respond to evolving needs. These Building Types are subordinate to the main structure, while utilizing the same, human scale qualities and forms of rural architecture. These buildings are to utilize similar or complementary materials to the main structure but may be more whimsical or playful in style. They may be either connected by architectural projections or freestanding to the main structure. Secondary Units may only occur with specific Building Types, while Accessory Structures may occur with all Building Types. Refer to Section 5.4.1 - Building Types for specific details and Appendix A for specific definitions.



**Figure 3-49:** Conceptual House Plan with Secondary Unit

**\*\* 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 an accessory building or an accessory use, as those terms are defined separately. Includes an accessory dwelling established pursuant to Ordinance No. 1679.

- Solano County Zoning Ordinance

### 3.6 WORKFORCE HOUSING OPPORTUNITIES

The Solano County Housing Element sets forth policies and programs intended to provide the opportunity to develop Secondary Dwelling Units, farm worker housing, and accessory units as a means to expand the overall diversity and supply of housing options and to support the agricultural economy. The Housing Element is updated every 5 years to respond to shifts in local and regional employment and housing opportunities.

To meet the spirit of the Housing Element and to achieve a diverse community both socially and economically, this Specific Plan designates specific Standards, uses and size limitations for Secondary Units, to occur only with specific Building Types within the Plan Area. Refer to Building Types - Section 5.4.1, for additional information regarding where Secondary Units are allowed.

#### [ HOUSING ELEMENT, POLICIES AND PROGRAMS ]

**B.5** The County shall actively encourage and facilitate the development of ... 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.

#### **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 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...

#### [ HOUSING ELEMENT, PROGRAMS ]

Through provisions of the zoning code, ... second dwelling units including ..., "secondary dwelling units," and "accessory dwelling units" incidental to agricultural uses can be utilized to provide opportunities for low cost housing.

- Solano County General Plan



Figure 4-1 - The Green Valley Farm Stand