

Middle Green Valley Specific Plan, ADFEIR/ADEIR, and MDA - Frequently Asked Questions
Quick Reference Guide
July 27 2010

Number	Topic	Question	Specific Plan (SP)	ADFEIR/ADEIR	Master Development Agreement (MDA)
1	Conservancy	What (and Who) is the Green Valley Agricultural Conservancy ? Is it required?	pages 4-4 thru 4-14, 1-13, 2-3, 3-32, 5-93	Master Response H (ADFEIR)	Section 4.5 provides for County Counsel review and approval of Conservancy formation documents prior to the first Final Map within the Specific Plan Area. The County Counsel will report to the Board prior to approval.
2	County Reimbursements	I heard that the County is getting paid back for all the planning efforts, how is that happening? What documents explain that and how does that work?	N/A	N/A	Section 3.12 provides for reimbursement, with interest, of the County's cost to process the Specific Plan, MDA and EIR. Payment will be pro rata at the issuance of each building permit for new residential structures.
3	Cultural Resources	How are Cultural Resources protected in the Specific Plan Study Area?	Pages 3-16 thru 3-19 (Open Lands Overview)	Chapter 8 (specifically pages 8-13 thru 8-17)	N/A
4	Deferred Mitigation	What is "deferred mitigation"?, is this a common practice to defer mitigations?	N/A	Master Response C (ADFEIR)	N/A
5	Master Development Agreement (MDA)	What is a DA ? How long is the term? What are the assurances built in to the SP, EIR and DA?	Pages 2-3 and 4-37	Master Response F (ADFEIR)	See Q&A attached to Staff Report which addresses these issues.
6	EIR	What is a "Tier One" EIR ? How does this EIR relate to the General Plan EIR?	Pages 2-2, 4-34 thru 4-36	Pages 1-3, 2-42 (ADEIR), Master Responses B and N (ADFEIR) This EIR is NOT tiered off the General Plan EIR, but is a stand alone program (or tier 1) EIR.	N/A
7	Fees	What other kinds of fees will result from this project?	4-44 thru 4-45	N/A	(1) Standard processing (ie, plan check, inspection etc.) fees by the County, (2) impact fees as listed on Exhibit D of the MDA, (3) increased property taxes (4) transfer assessments to fund the Conservancy as provided in Section 4.5 of the MDA (5) reimbursement to the County for initial county costs, any costs associated with the formation of Districts, etc. (6) connection fees and (7) school and other non-County agency fees.
8	Fire Station	What happens to the Fire Station at Falls School? Is a Fire Station allowed in MGCV?	Page 3-54 (Table 3-4, Allowed Uses)	Chapter 16, pages 16-39 thru 16-49	N/A
9	FSSD/Falls School	How is the impact for the Fairfield-Suisun School District being addressed?	Page 4-44	Master Response D (ADFEIR), Chapter 16, pages 16-56 thru 16-60 (ADEIR)	N/A
10	Green Valley Creek	How is Green Valley Creek being addressed?	Pages 2-8, 3-8, 3-19 thru 3-22 (Open Lands Overview), 3-56 thru 3-57, 5-86	Chapter 6, in particular pages 6-52 thru 6-58, 6-61 thru 6-66 (ADEIR)	N/A
11	Infrastructure	What is being proposed in terms of basic Infrastructure (water, sewer, etc)?	Chapter 4, pages 4-20 thru 4-31	Master Response H, Master Response M (ADFEIR), Chapter 16, pages 16-1 thru 16-39 (ADEIR)	Section 4.1-4.3 of the MDA provides for a combination of private funding and the potential for a CFD/CSA to fund public infrastructure.
12	Participating Landowners	Who are the Participating Landowners ?	Pages 2-11, 4-18	N/A	Mason/Lawton Trust, Ragsdale, B&L Properties, Maher, Parenti, Engell, Hager, James Siebe, Jean Siebe, Volkhardt, Wiley and Wirth.

13	Permits & Local Agencies	What kind of other permits are required before the 400 new homes are built?	Page 4-42 thru 4-43, 5-128	Master Response C (ADFEIR), pages 2-39 thru 2-41	<i>MDA Section 3.20</i> requires each landowner to obtain any and all necessary permits. The permits required will depend on the specific property, but generally will require the following: subdivision approval and design review approval by the County, design review by the Conservancy, ministerial grading and building permits and, if a property includes aquatic features or special status species habitat, permits from the U.S. Army Corps of Engineers, U.S. Fish & Wildlife Service, California Department of Fish and Game
14	Property Tax	Will property taxes be reassessed in the surrounding area if this project is approved?	N/A	N/A	No. Reassessment under Prop 13 only occurs at the sale of property, not rezoning. See MDA Section 3.23 .
15	Specific Plan	What is a Specific Plan ? Why does it require an EIR and a Development Agreement?	Page 1-20, 2-1, 4-37	pages ES-1 thru ES-2	CEQA requires environmental review prior to any discretionary approval, including a Specific Plan and DA. A DA is appropriate for MGV to implement the TDR program and provide certainty for the landowners and County.
16	Traffic	How will this potential project affect nearby Traffic ?	N/A	Chapter 17 (ADEIR)	N/A
17	Trails	Will there be new Trails within the Study Area that currently do not exist?	Page 3-40 thru 3-45, 5-90 thru 5-105	Master Response A , Master Response E (ADFEIR),	N/A
18	Transfer of Development Rights	What is the Transfer of Development Rights program? How does it work?	Pages 3-33, 4-18, 4-19	N/A	See Section 3.23 and Exhibit F of the MDA (Sales Participation Agreement).
19	Transfer Fee	What is a transfer fee ? How does it work?	Page 4-13	N/A	See Section 4.5 of the MDA . Pursuant to California law, a transfer fee is a mechanism to direct a percentage of each future sale of property to support public benefits.
20	Water	Can the new homes be served with municipal Water by the City of Fairfield?	Pages 4-20, thru 4-45 inclusive, 5-59,	Master Response L , Master Response M (ADFEIR), Chapter 16, pages 16-1 thru 16-39 (ADEIR)	N/A