



## GREEN VALLEY LANDOWNERS ASSOCIATION

***"Committed to the preservation and enhancement of Green Valley's rural character."***

### Spring 2022 Newsletter

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#### Hello and Happy 2022!

It is a cloudy spring morning in beautiful Green Valley. The birds are nesting. The does and their tiny fawns are munching on fallen acorns. Neighbors and friends are raking leaves, cutting brush and trees, taking their daily walks and chatting on the street. Even with this late rain and chilly temperatures, it is no wonder why collectively, we want to preserve this special place.

This coming year we expect to see some changes for Green Valley. All good, but some we expect will require the support of our community. Please see articles in this issue regarding the Cordelia Fire Protection District, Green Valley FireSafe Council, Middle Green Valley Development and Fairfield Forward 2050 for specifics.

As with so much else in life, we must plan for the future while living in the present. The GVLA started 50 years ago with the mission to preserve and enhance the rural character of Green Valley. On behalf of our neighbors and fellow residents, the GVLA's dedication to this mission and the community we all built continues today.

Happy Spring to All,  
Mary Burczyk,  
President, GVLA

**Cordelia Fire Protection District:**

The Cordelia Fire Protection District (CFPD) continues its collaboration and consolidation with the Vacaville FPD, and possibly the Suisun FPD as well. As envisioned by Solano County's LAFCO and the respective District Fire Chiefs, this will provide a coordinated safety net of fire protection for all of Solano County. To fund the improved safety net and create a "Solano County Fire Protection District," the Solano County Board of Supervisors is considering placing a tax measure on the November 2022 ballot.

Through a consolidated rural fire district, the Fire Chiefs believe volunteer and career firefighters will be more effective in serving the residents and our homes and properties in the unincorporated areas of Solano County. This combination also will create a strong, protective perimeter for the urban areas of Vacaville, Fairfield, Suisun, and Vallejo. And while no one likes taxes, the GVLA believes we, as a community, need to support the ballot measure. We believe this will present an important opportunity to underwrite significant improvements for fire protection for Green Valley and all of Solano County.

To preserve options for the County's fire protection services, Solano County purchased and now owns the 10-acre site of the former Falls Elementary School. On April 26<sup>th</sup>, the Board of Supervisors approved \$200,000 for a feasibility analysis and design work to potentially renovate the existing structures at this location.

**Green Valley FireSafe Council:**

In August 2021, in coordination with CAL FIRE and the CFPD, the Green Valley FireSafe Council (GVFSC) started a Wildfire Risk Assessment & Defensible Space Ambassador Program, helping residents prepare our area and homes for possible wildfires. To date, Ambassadors completed over 380 inspections – making suggestions for home hardening and the creation of defensible space around structures. Overall, the program has been a huge success with great support.

In addition, the GVFSC secured a \$950,000 grant from CAL FIRE to extend a ridgetop fire break and shaded fuel break on the west and southwest hills of the Green Valley Highlands. A joint project of CFPD and CAL FIRE, this will extend and create a perimeter to further protect Green Valley from fires.

Thanks to work of Bill Dodd, Solano County also received \$1.9M in wildfire prevention and suppression funds from the State of California.

The GVLA is encouraged by the GVFSC's work and fully supportive of this project. Please visit <https://gvfsc.org/> for more information and updates.

### **Middle Green Valley Development:**

The master-planned Middle Green Valley (MGV) Development is heading into its next round of approvals and activities, moving closer to the addition of a new village with up to 390 new homes to the west of Green Valley Road off Mason Road.

As the development moves forward, a key step is to secure a source for potable water. MGV is currently considering two possible water service options approved in its specific plan. The City of Vallejo, that owns the Lakes Water System (which currently supplies Green Valley's potable water), could provide water service to MGV through a series of improvements to existing water infrastructure. MGV is also in discussions with the Solano Irrigation District (SID provides agricultural water to Green Valley) and the City of Fairfield for a coordinated effort that also could provide potable water. The Fairfield City Council is required to give its approval for coordination between these two agencies.

After a decade of negotiations with the landowners and public agencies for this project, the GVLA Board supports what is needed to get this well-planned development off the ground in the not-too-distant future.

For more information about the MGV Specific Plan, including amendments please visit:

[https://www.solanocounty.com/depts/rm/planning/middle\\_green\\_valley\\_specific\\_plan.asp](https://www.solanocounty.com/depts/rm/planning/middle_green_valley_specific_plan.asp)

### **Fairfield Forward 2050:**

The City of Fairfield is in the process of updating its General Plan and looking ahead to 2050. This process, called Fairfield Forward 2050, is considering land uses, transportation, economic development, housing and environmental options as it deliberates and decides the future of the city and our area.

Beginning in 2021, a series of surveys, interviews with community groups, workshops and city council hearings were held to receive and refine input from the community and how residents and civic officials wanted to plan for future growth in the city and surrounding areas. Several additional work study sessions are scheduled for the next few months.

The GVLA participated in many of these meetings as our area is well within the sphere of influence for this planning effort. We do have significant concerns about plans that are being formulated for the Cordelia areas north and south of I-80 and Suisun Valley. Depending on what is recommended (and ultimately zoned for) these plans almost certainly will impact all of Green Valley with more housing, potential industrial/warehouse uses, increased traffic on our rural two-lane roads, and most critically, upper Green Valley's access and egress for fire protection services in the event of wildfires. If you wish to learn more and/or participate in this process, you can find more information or sign up for updates at [www.fairfieldforward.com/subscribe](http://www.fairfieldforward.com/subscribe).

### Short-Term Rentals:

Over the past year short-term rentals (STRs) have been in the news in many California communities from San Diego to Lake Tahoe, including our area of Solano County. Residents in many cities are calling for further restrictions and accountability for those who rent their homes for less than 30 days.

The situation in Green Valley has not changed significantly since the Solano County Board of Supervisors approved a two-year moratorium on permits for new STRs in April 2021. This moratorium was put in place due to multiple problems with local STRs reported to the County and the Sheriff's Department and to give the Board of Supervisors time to evaluate how other communities are legislating or managing STRs in their areas. The Supervisors requested an update on STR research from the County Planning Staff by October 2021. This update has yet to occur.

In Green Valley there continue to be multiple un-permitted STRs which the Solano County Counsel, District Attorney and Planning Department have not been able to restrict or legally close. Solano County acknowledges it cannot enforce the existing STR code and has identified the need for more code enforcement resources and controls, including fines or legal actions for non-compliance, appropriate transit occupancy tax collection and other specific constraints.

The GVLA supports STRs in tourist locations that Solano County already designated for "agro-tourism," including some areas of Suisun Valley. However, the GVLA is not in support of STRs in residential areas for two reasons; 1) To protect the peace and security of our residents and neighborhoods and 2) To prevent potential safety and fire concerns.

The GVLA is aware there are homeowners in our area who rent parts of their homes, do home swaps, or have other creative tenancies in their homes. This is not what this is about. We believe the Board of Supervisors needs to be aware that our community's safety and security are of critical importance to existing taxpaying residents. GVLA will continue to be active with the County, the Board of Supervisors and our community on this issue.

### Patwino Worrntla Kodoi Dihi Open Space Park:

Patwino Worrntla Kodoi Dihi (pronounced 'Put.win.no War.klaw Kaw.doy Dee.he') means Southern Rock Home of the Patwin People. These words are from the Patwin language, spoken in this region for thousands of years. This name was thoughtfully chosen and given by the Council of Yocha Dehe Wintun Nation, the descendants of the Patwin people who were the first stewards of these lands. This name honors the people who tended and loved the land long before anyone else and the vital role their descendants play in Solano and Yolo counties today.

Following is a timeline of the park as it becomes a reality ...

- 2008 Rockville Trails Estates (a 360 home "plan") is approved by Solano County Supervisors.
- 2008-11 GVLA Lawsuit stops development & provides the opportunity to protect the property.
- 2011-12 Solano Land Trust (SLT), GVLA and the community raise funds to purchase the property.
- 2012 SLT launches Docent Tours of the property
- 2019 Groundbreaking for Trail Development.
- 2021 Construction of All-People's Trail.

Since January of 2022, major projects at Patwino Worrntla Kodoi Dihi have helped prepare the park for the public opening later this fall ...

- The All-People's Trail construction was finished. A half-mile accessible loop trail that all can travel to experience the oaks and slopes of the park.
- 12 Miles of trails were designed, including 4.5 miles of new and upgraded multiuse trails, so hikers, bicyclists and equestrians can explore the park. Volunteer groups have built bridges across the seasonal creeks and restored degraded sections of the path.
- Construction is underway for a parking lot and Welcome Plaza, including a commemorative oak tree sculpture by a local artist. The Park's logo and interpretive signage is being developed to help visitors understand the geology, history and wildlife of the park.
- Finally, cows that graze the park will soon enjoy eight new water troughs. These will be served by a solar-powered pumps and nearly two miles of new water lines. Bringing water through the park also will play a critical role in emergency fire control.

SLT expressed its gratitude to both the Yocha Dehe Wintun Nation for their financial contributions and giving the park a name honoring the indigenous people of this region, as well as the GVLA for the work and longtime partnership in protecting this land and helping to create what will be our community's newest natural park!

For additional information about the park or docent tours that are beginning in advance of the full public opening, visit the SLT website: <https://solanolandtrust.org/protected-lands/patwino-worrntla-kodoi-dihi>.

**Annual Community Meeting:**

Please plan to join us for our Annual Community Meeting on Tuesday, October 4<sup>th</sup>, 2022 at 7:00 PM in the Green Valley Country Club ballroom. Admission is free for all members and Green Valley residents. This also is a great opportunity to pay your \$75 annual GVLA dues to support our work for and in the Green Valley community.

**Make Sure You Are on Our Mailing List:**

If you received this newsletter addressed as 'Neighbor', please email us at [gvla1972@gmail.com](mailto:gvla1972@gmail.com) and give us your name, street and email address to ensure you receive all future communications, as we use e-mail and do not always send information via the U.S. Postal Service.

If you would like to be added to our mailing list, correct an error in your address or indicate your area(s) of interest, please send us an e-mail or fill out this form and mail it to: **GVLA, 4160 Suisun Valley Rd., #E240, Fairfield, CA 94534-4027**. A self-addressed envelope has been included for your convenience.





**Green Valley Landowners Association**

4160 Suisun Valley Rd., #E240  
Fairfield, CA 94534-4027

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**Contact Us:**

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