

**Attachment G-**  
**Recommended Text Amendments, Amended Figures, and Amended Transfer of Development Rights Table 4-1 to the Middle Green Valley Specific Plan**

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1) **Figure 3-4 - Green Valley Corridor Plan Detail – Page 3-9.**

The graphic will be expanded to include the total Study Area boundary so that the most northeasterly portion (Engel property) is completely shown.

2) **Figure 3-5 – Elkhorn Neighborhood Plan Detail – Page 3-11.**

The “potential trail connection” will be removed from the neighborhood road type 3 shown in the western foothill area. A trail would be built as part of the road improvements as depicted on page 3-41, Neighborhood Road – Type 3.

3) **Page 3-12 – Nightingale Neighborhood – Built Fabric**

The third sentence will be revised as follows to be consistent with County direction regarding the potential school use:

A **community services use, which could include a private** neighborhood elementary school (maximum **100** 325 students) with adjoining sports fields is envisioned in the northwesterly portion of the neighborhood. Next to the school **community services area**, a recreational/fitness center (or similar) is located to provide the community with an active gathering space.

4) **Figure 3-6 – Nightingale Neighborhood Plan Detail – Page 3-13.**

This figure will be updated to remove the label “Potential Neighborhood Elementary School Site (Public or Private)” to read “Community Services use” in the northwesterly portion of the neighborhood.

5) **Page 3-27 – 3.3.3 - Sustainable Stormwater Design**

The following sentence will be inserted after the second sentence in the first paragraph to per County direction:

***“This includes no increased runoff from the pre-development conditions.”***

6) **Page 3-28 – 3.3.3B -Sustainable Stormwater Design – Best Management Practices**

The following sentence will be inserted after the first sentence in the first paragraph of Section B:

***“Refer to Sections 5.5.3 for Grading and Drainage Standards for specific information.”***

7) **Page 3-28 – 3.3.3B2 - Best Management Practices – Roads and Streets**

The following language will be inserted at the end of Section B2 as follows:

***“Refer to Figures 3-13 and 3-14 for road and street design approaches, and Section 5.7 for Street and Circulation Standards.”***

8) **Page 3-33 – 3.3.4E Environmental Stewardship – Conservation Easements**

The following language will be inserted in this paragraph to read:

As described in Chapter 4 –Implementation, conservation easement 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 are managed comprehensively.

9) **Page 3-40 – Green Valley Road (Rural Collector)**

The following language will be inserted in this paragraph to read:

This is an ***existing*** moderately paced 2-lane country road with an ***existing*** 6-8 foot asphalt trail on one side. ***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.***

10) **Figure 3-45 – Land Use Summary – Green Valley Road Corridor – Page 3-56.**

The maximum new unit number will be corrected to “***20***” rather than 23 throughout this section for the Green Valley Corridor. Three (3) units are included in the Nightingale Neighborhood for a total of ***100*** rather than 97.

11) **Figure 3-47 – Land Use Summary Nightingale Neighborhood – Page 3-60.**

The maximum new unit number has been corrected to “***100***” rather than 97.

12) **Page 3-54, Table 3-4 – Allowed Uses – b. Recreation, Education and Public**

***Assembly*** – This portion of the table has been updated to reflect the revised school use designation which is: ***School (Private, Max. 100 Students).***

13) **Page 4-7 – Section 4.2.1 – Connecting on Many Levels**

The following language will be added after the last sentence of the second paragraph in this section as follows:

***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 to ensure that a comprehensive management strategy is used.***

14) **Pages 4-21 and 4-23, Figures 4-4 and 4-5 –**

These figures will be updated to show the service routes to water storage tanks and wastewater Surge Tank.

15) **Page 4-36– Section 4.4 – Administrative Procedures – Subsequent Environmental Review**

The first two paragraphs on this page will be removed.

16) **Page 4-37 – Section 4.4.4– Administration**

The following language will be added after the last sentence of the second paragraph in this section as follows:

***The CRC review process is in addition to all County, local, state and federal approvals and/or permitting that must take place, as applicable, for any Improvement in the Plan Area. Refer to Section 5.9.2 – Conservancy Design Review Committee Organization.***

**17) Page 4-40- Section 4.5 – Development Sequencing**

The sixth bullet in this section, regarding the school sequencing requirements will be removed.

**18) Page 4-44– Section 4.6 – Financing Plan- School District Impact Fees.**

The last sentence in this section will be removed.

**19) Page 5-42– Section 5.42D – Exterior Walls**

Under “General”, the first bullet item, the following will be added to the list of approved materials:

-Metal applications (*non-reflective, non painted, this could include corten and galvanized finishes or similar*).

**20) Page 5-70 – Section 5.5.6 – Tree and Habitat Protection, Removal, Pruning and Defensible Space**

The first full sentence will be revised as follows:

In order to maintain...the removal of trees is to be avoided whenever possible **practical**.

**21) Page 5-92 – Section 5.7.3– Roundabout and Street Standards**

The third sentence of this section will be revised as follows:

The roundabout will have a 16 foot travel lane with an **approximate** inside radius of 45 **40-50 feet (to be determined in consultation with County staff)**.

**22) Page 5-94 – Figure 5-70: Rural Collector Section and Table 5-6 – Green Valley Road Specifications**

The figure and table on this page will be updated as follows per County request:

- A 4' shoulder on each side will be shown (not including the vegetated swale and planting area)
- The maximum design speed will be revised to indicate a range, **35mph to 45 mph**.

**23) Page 5-95– Figure 5-71: Local Road Section and Table 5-7 – Local Road Specifications**

The figure and table on this page will be updated as follows per County request:

- A 4' shoulder on each side will be shown (not including the vegetated swale and planting area)
- The ROW width will be revised to indicate to **50-70** feet (rather than 50-60 feet)

**24) Page 5-102 and Page 3-36 – Figures 5-77 and 3-23: Trail Network and Gray Fabric**

The figures will be updated to correct the trail indication along the Neighborhood Road Type 3 to **“Primary Trails”** rather than “Potential” trails. See attached Figures 3-23 and 5-77.

**25) Page 5-115– Section 5.7.6 – Streetscape Lighting (updated for Board consideration)**

The first paragraph of this section will be revised as follows to clarify the intent of the street lighting approach:

The exterior lighting objective for Middle Green Valley is to preserve the **rural character and the dark, nighttime sky. With that in mind, only key intersections and the proposed roundabouts will have street lighting and shall be minimized to the street lighting necessary to comply with the public safety requirements of the County.** In common areas, standard pole street lighting may only be used at **these** key intersections **and proposed roundabouts**. (See Figure 5-82 for **the limited street** light locations and Figures.... The

ambient lighting from houses.....needs in neighborhoods. ***Final street light and path light locations will be finalized in consultation with County staff and shall comply with the goals of preserving the rural character of Middle Green Valley and the dark, nighttime sky by allowing only the street lighting that is required to protect public safety.***

**25a) Page 5-117 – Section 5.8.2 – General Signage Standards & Guidelines**

The following requirements shall be added as new bullets:

- ***business signs shall not be lighted when a business is closed.***
- ***sign lighting shall be substantially consistent with the Model Lighting Ordinance June 22, 2010 Second Public Review Draft LZ0 zone for land use designations OL-N, OL-R, AG-WS and AG-P (the areas that will be subject to conservation easements) and LZ1 for all other land use designations.***

**26) Page 3-61 – 3.5.5 – Neighborhood Land Use Overview – C. Nightingale Neighborhood – Community Services Designations and Agricultural Tourism Overlays**

The second sentence will be revised as follows:

~~"A neighborhood elementary school (maximum of 100325 students) is envisioned in the northwesterly area that focuses on agricultural awareness and education (Refer to Section 4.5 for development sequencing requirements)."~~

**Middle Green Valley Specific Plan Modifications – Update for Board of Supervisors Meeting**

27) Staff has recommended the addition of language to section 5.9.3.H (p. 5-128), to clarify that "The CRC's decision after County adjustment to plans previously approved by the CRC is appealable to the County, and the County's determination on appeal is not then subsequently appealable to the CRC."

**28) Figure 3-44 – The Built Fabric – Land Use Plan - Page 3-51.**

This graphic has been updated to reflect the final landowner participation in the Transfer of Development Rights program. Each neighborhood unit maximum will be updated to be consistent with the final landowner participation in keeping with the maximum of 400 units as allowed in the Study Area. ***Please note \*\*\*All applicable text edits to the Specific Plan will occur to assure consistency with the updated Built Fabric land plan adjustments and Transfer of Development Rights program. Please see attached updated Figure 3-44.***

**29) Table 4-1 – Transfer of Development Right Summary – Page 4-16.**

This table has been updated to reflect the final landowner participation in the transfer of development rights program. Please see attached updated Table 4-1.

**30) Section 4.2.3 Transfer of Development Rights Program – Page 4-18**

The following clarifications will be made to the text for this section (changes are underlined):

#### 4.2.3 TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

This Specific Plan utilizes a transfer of development rights (TDR) program to provide a fair and equitable incentive for landowners within the SSA to relocate their development rights from areas to be preserved to areas identified as suitable for development. These preserved lands (designated as OL-N, OL-R, AG-WS and AG-P as described in Section 3.5.3A of the Specific Plan) will then be placed under a conservation easement in favor of the Conservation Easement Holder in exchange for these development rights. The desire for a TDR program was agreed upon in a series of community meetings as the most suitable planning tool to preserve the rural character and agricultural viability of Middle Green Valley.

The General Plan specifically outlines this component in Policy SS.P-6 for inclusion in the Specific Plan and outlines the approximate sending and receiving areas in Figure SS-3, which states:

*In accordance with balancing the protection of resources described in these policies, adopt a program that provides residential development credits to property owners who voluntarily forego or limit development on their lands. The transfer of development rights program should focus incentives on land in areas to be preserved.*

Figure 4-3 is an updated and refined diagram that builds on Figure SS-3 of the General Plan that indicates the approximate sending and receiving zones of the Plan Area. Through a community consensus and environmental review process, development areas were identified by the CAC as the recommended areas for clustered development. Table 4-1 identifies the allocation of the 400 residential units within the Specific Plan Area and designates the specific sending and receiving sites by participating landowner. It is important to note that this TDR Program does not transfer any existing development rights, but simply reallocates the excess residential density created and allocated on a pro rata acre basis by the Specific Plan process.

A conservation easement(s), in a form acceptable to the County Counsel, shall be recorded for the benefit of the Conservation Easement Holder over the conservation lands as a condition of approval of each subdivision map and must be recorded the earlier of:

- The sale of the receiving site , if applicable under the Sales Participation Agreement ,
- The recordation of a final map, or
- The issuance of a building permit for any new unit , except a building permit issued which does not require any subdivision approval (including certificate of lot line adjustment, parcel map or tentative subdivision map).

31) **Section 2.3.3 Solano County Zoning Ordinance** (page 2-2), **Section 4.4.6 Interpretation, Application or Implementation** (page4-38), and **Section 3.5.3A Middle Green Valley Land Use Designations**, (page 3-52)

These sections have all been updated to clarify the relationship to the existing County code.

32) **Section 3.3.1- Specific Plan Open Lands Policies** - Page 3-17.

Policy OL-II has been updated to read:

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.

33) **Table 3-4 – Allowed Uses** - Page 3-55.

Since the County specifically separates the definition of “Winery” out from “Agricultural Processing Facility” this Table will be updated to include “Winery, Small and Large” as a separate use in the Agricultural/Tourist commercial section (d).

**34) Section 1.4.1 – Specific Plan Nomenclature - Page 1-21.**

Under “Development Standards”, text will be added to include the phrase “is to be” as a phrase that identifies a Development Standard.

**35) Section 3.5.3 – Land Use Designations - Page 3-50.**

The following sentence will be inserted in the second paragraph on page 3-50:

“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.”

**36) Section 3.4.3D – Circulation Concept – Community Paths - Page 3-43**

The following sentence will be inserted after the first sentence in the first paragraph:

“This Specific Plan shall not be interpreted to preclude the future extension of any trail, bike path or transit connection.”

**37) Sections 4.4.5 – Specific Plan Amendments (page 4-37) and 5.9.2F – Amendment of Neighborhood Code (page 5-125)**

Text will be inserted in both sections to clarify that the County may also initiate modifications to the Neighborhood Code in the form of a specific plan amendment, in addition to the Conservancy Design Review Committee (CRC).

**38) Figure 5-82 – Streetscape Palette and Lighting Concept - Page 5-107.**

This graphic has been updated to reduce proposed street lighting locations and identify proposed path lighting locations. The following note shall be included:

***All light locations to be in conformance with current County Code provisions.***

**39) Page 5-80– Section 5.5.10 – Exterior Lighting**

This section shall be revised to add the following objective:

- Maintain the rural character

The first paragraph shall be revised as follows:

***Permanent exterior lighting is permitted only in conformance with the following standards.***

Change occurrences of “are to be” to “***shall***”

The second bullet shall be revised to the following:

***Pole-mounted luminaries, sconces and path lights are to be minimized, but may be used to illuminate backyard areas for nighttime use when integrated with landscape planting that obscures the post. Mounting heights are to be kept to a minimum to control the spread of light for residential uses shall be substantially consistent with the Model Lighting Ordinance (prepared jointly by the IES and IDA), dated June 22, 2010, Second Public Review Draft LZ0 zone for land use designations OL-N, OL-R, AG-WS and AG-P (the areas that will be subject to conservation easements) and LZ1 for all other land use designations.***

The seventh bullet shall be revised to the following:

After installation of exterior lighting, all lighting is to be tested **by an independent lighting professional acceptable to County staff** to ensure that there is no light spill in unintended areas.

The following new bullet shall be added:

***All residential parcels (including all ancillary buildings) shall be substantially consistent with the Model Lighting Ordinance June 22, 2010 Second Public Review Draft LZ0 zone for land use designations OL-N, OL-R, AG-WS and AG-P (the areas that will be subject to conservation easements) and LZ1 for all other land use designations.***

40) Page 5-126– Section 5.9.3

Section 5.9.3 shall be revised to clarify that the CRC is an advisory body to the County. It will also add that ***"the Conservancy shall establish a website to help expedite its goals, and shall include a section for the CRC. Once an application is submitted, the CRC shall post notice of new applications on the website with relevant application documents. The website shall allow the public to submit comments via email through the website to the CRC on any pending application and the CRC shall transmit all comments received to the County with its recommendation on the application."***

### Comparison of October 28<sup>th</sup> and December 21<sup>st</sup>, 2009 Specific Plan Drafts

- 1) An "Acronyms" appendix was added as Appendix E, in response to comments.
- 2) Figure 2-5, *Existing Context*, was incorporated in Section 2.0. This figure is the same as Figure 2.4 in the DEIR which Hart Howerton prepared and forwarded to Wagstaff and Associated for inclusion in the DEIR.
- 3) Throughout the document, where appropriate, "**potential trail**" connections were clarified. This clarification appears in Section 3.4.3D - Community Paths, on page 3-45 and in Section 5.7.4, page 5-103, the following language was inserted: "**Trails identified as "potential trail connections" are subject to permit and use restrictions as agreed to by the Landowner and applicable state and federal permits**"
- 4) Throughout the document, per DPW's request, "*Traffic Circle*" was changed to "*Roundabout*".
- 5) Per DPW's request a "*Local Street*" road type was included, which is essentially the same as the "Rural Collector" street type (Green Valley Road) but with a reduced right-of-way. Essentially, Mason Road and the new connector at the southerly boundary became "Local Road" types instead of "Rural Collector".
- 6) Additional *Residential Uses* in Table 3-4 on page 3-54 were included, to be consistent with County format and at County request. The following land use descriptions were added: *Secondary Dwelling, Accessory Buildings, Guest House, and Farmworker Housing*. These uses were already described in the Code, in Section 5.0 under Building Types, but this clarified "Residential uses" further. This did not result in any change in land uses or units.
- 7) Per County request, language was added to Section 3.6, page 3-67 regarding *Workforce Housing*: "**The Housing Element is updated every 5 years to respond to shifts in local and regional employment and housing opportunities**".
- 8) Relevant Agriculture policies and Implementation Programs from the General Plan were added to Section 4.2.1 in a box, to reiterate the policies that would guide the Conservancy in crafting their *Agriculture Business Plan*, and *Design Review* documents, and this appears on Page 4-12 in the blue box.
- 9) Figure 4-2, *Important Farmlands Map*, was updated, on page 4-17, to show the vineyard on Bill Maher's land in the southerly section of the Study Area which was not included in the earlier draft. This update was in response to our discussions verifying and preparing the *Existing Context Map* (DSP Figure 2-5, DEIR Figure 2.4). Acreage calculations were updated, and included in the DSP text and DEIR as well.
- 10) Refinement to Table 4-1, *Transfer of Development Rights*, page 4-18. This update did not change any unit counts, or locations of units, it simply corrected some math errors.



- 11) Text deletions to Section 4.3.2, which explained the law behind Mello Roos Districts and County Service Areas (previously titled, *The CSA Concept and Law, and Community Facilities Districts (Mello Roos Districts)*). Additionally, the Section titled, "*Potential Expansion of the Green Valley CSA*" was removed.
- 12) Update to Table 4-3 – *Total Water Demand Forecast*. This Table was updated to reflect adjustments to include the potential school option at the time.
- 13) Clarifications to Section 4.5 – *Development Sequencing* requirements, which clarified further when certain components of the Plan were to be established. This appears on page 4-40,
  - ***The Green Valley Farm Stand shall be established prior to the issuance of the 25<sup>th</sup> building permit in Phase 3A.***
  - ***The wastewater treatment plant shall be established prior to the 150<sup>th</sup> building permit in Phase 3A.***
  - ***The Green, Chapel and Conservancy Office shall be established prior to the 25<sup>th</sup> building permit in Phase 2A.***
  - ***The Elkhorn Foothills (Phase 2B) shall be developed concurrently and/or after the development of the balance of the Elkhorn neighborhood (Phase 2A).***
  - ***The sports fields (Phase 3A) shall be established prior to the issuance of the 25<sup>th</sup> building permit within Phase 3A.***
  - ***The confirmation and transfer of ownership of the elementary School Site (Phase 3A) to a public or private education entity is to occur prior to the issuance of the 50<sup>th</sup> building permit within Phase 3A. If this transfer does not occur, this site may be used for other purposes consistent with the land use designation.***
- 14) Minor additions/clarifications to The Neighborhood Code were also included on the following pages/sections due to comments received by the public and the County:
  - a. Page 5-41, clarification regarding solar applications for rooftop solar equipment
  - b. Page 5-58, Update to implementation box on page regarding the county's relevant Climate Change implementation programs.
  - c. Page 5-59, addition of language for waste minimization requirements, and requirements for commercial water efficient appliances.
  - d. Page 5-67, update to Landscape Objectives to include that solar applications should not be obstructed by plantings;
  - e. Page 5-71, increased size of tree to 24" box for mitigation for Heritage Tree, (increase from 15 gallon). In addition, language was added to say "***No tree, regardless of size, is to be removed without prior approval of the CRC, and applicable County agencies***".
  - f. Added Section 5.5.11 on *Utilities and Service Areas*.
  - g. Added *Local Road* Section to Section 5.7.3 (See #35 above).
  - h. Added section 5.9.2-I, *Appeals* (in design review section).

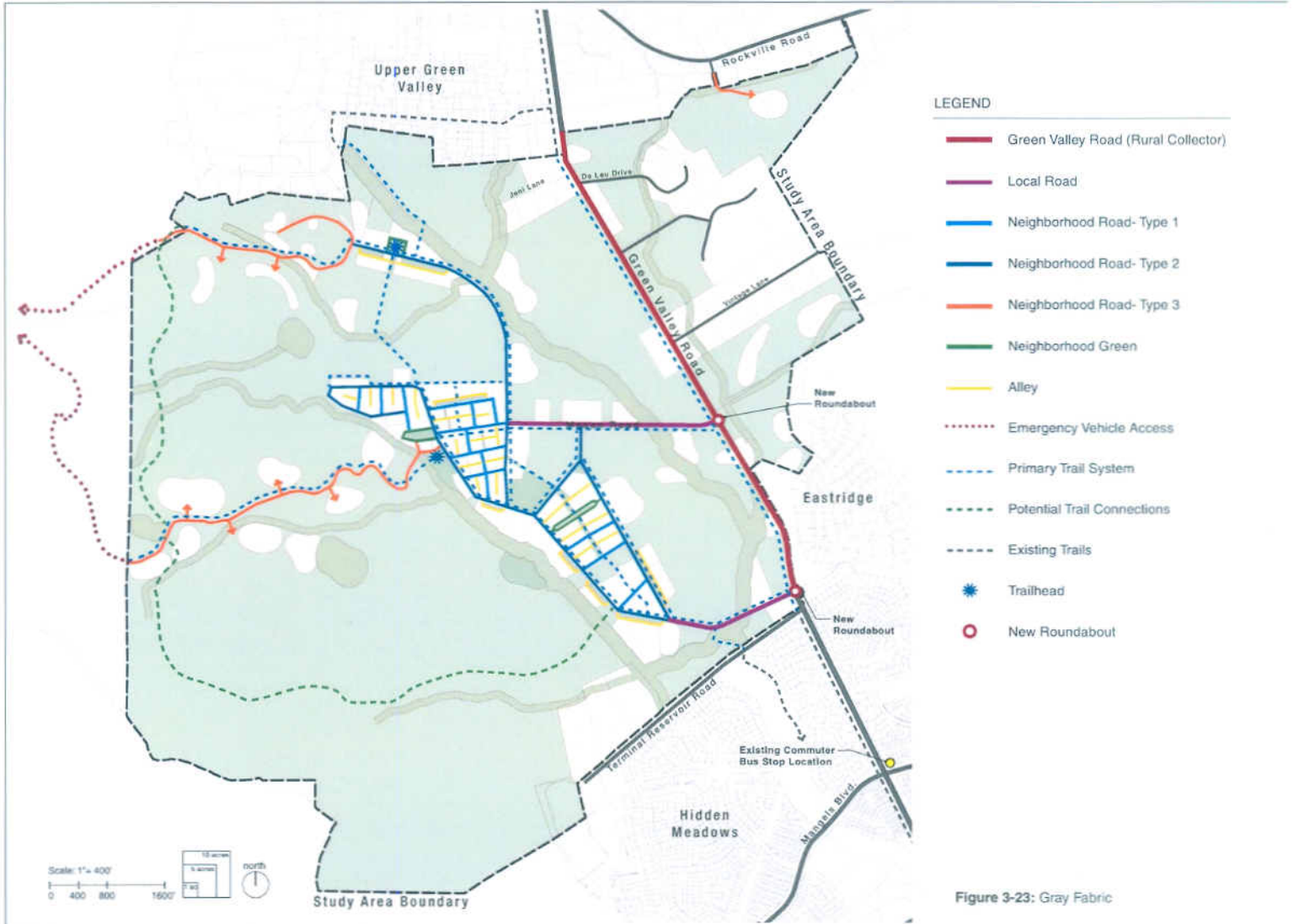
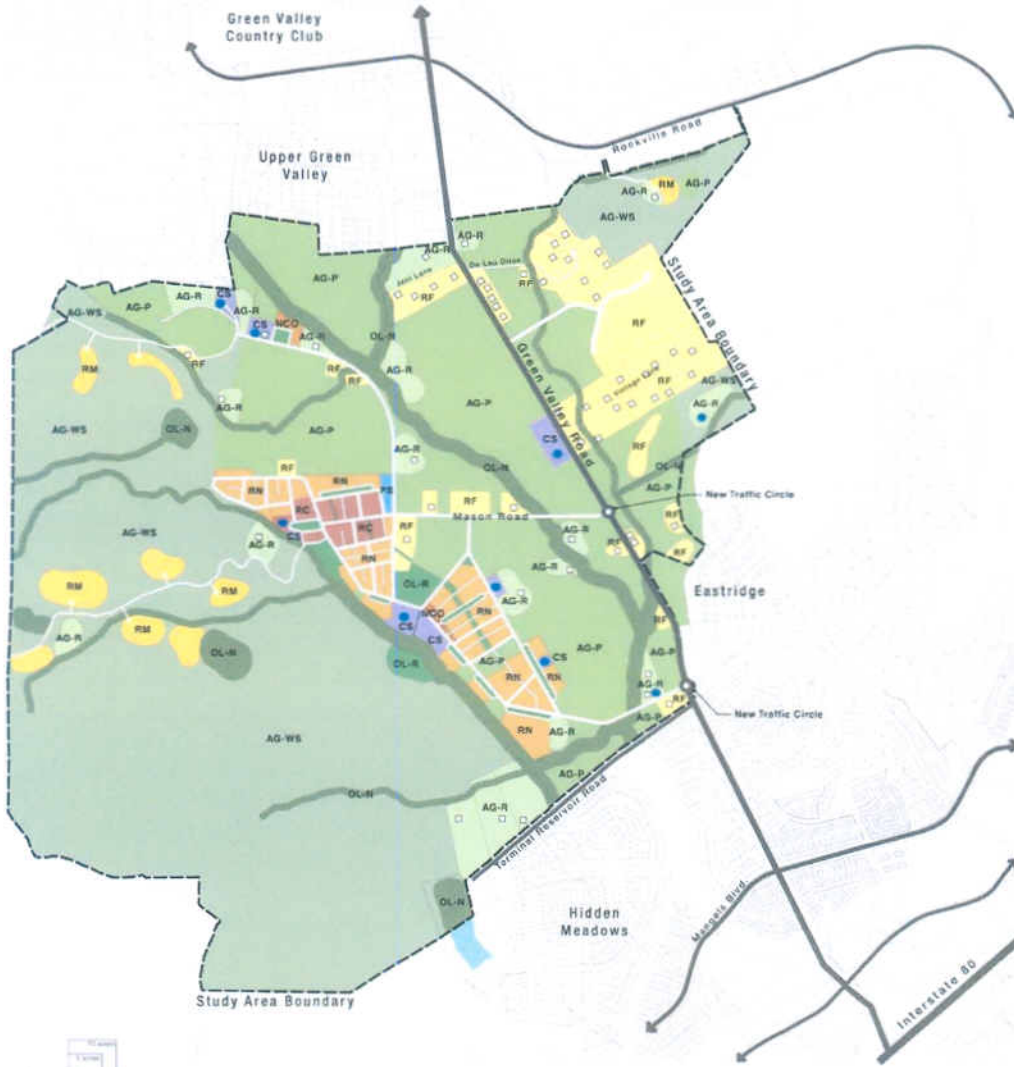


Figure 3-23: Gray Fabric



**LAND USE DESIGNATION**

**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



WEST GORHAM PLANNING

MIDDLE GREEN VALLEY

LAND USE PLAN  
June 2011

### 5.7.4 TRAIL NETWORK – HIKING, BIKING AND PEDESTRIAN CONNECTIVITY

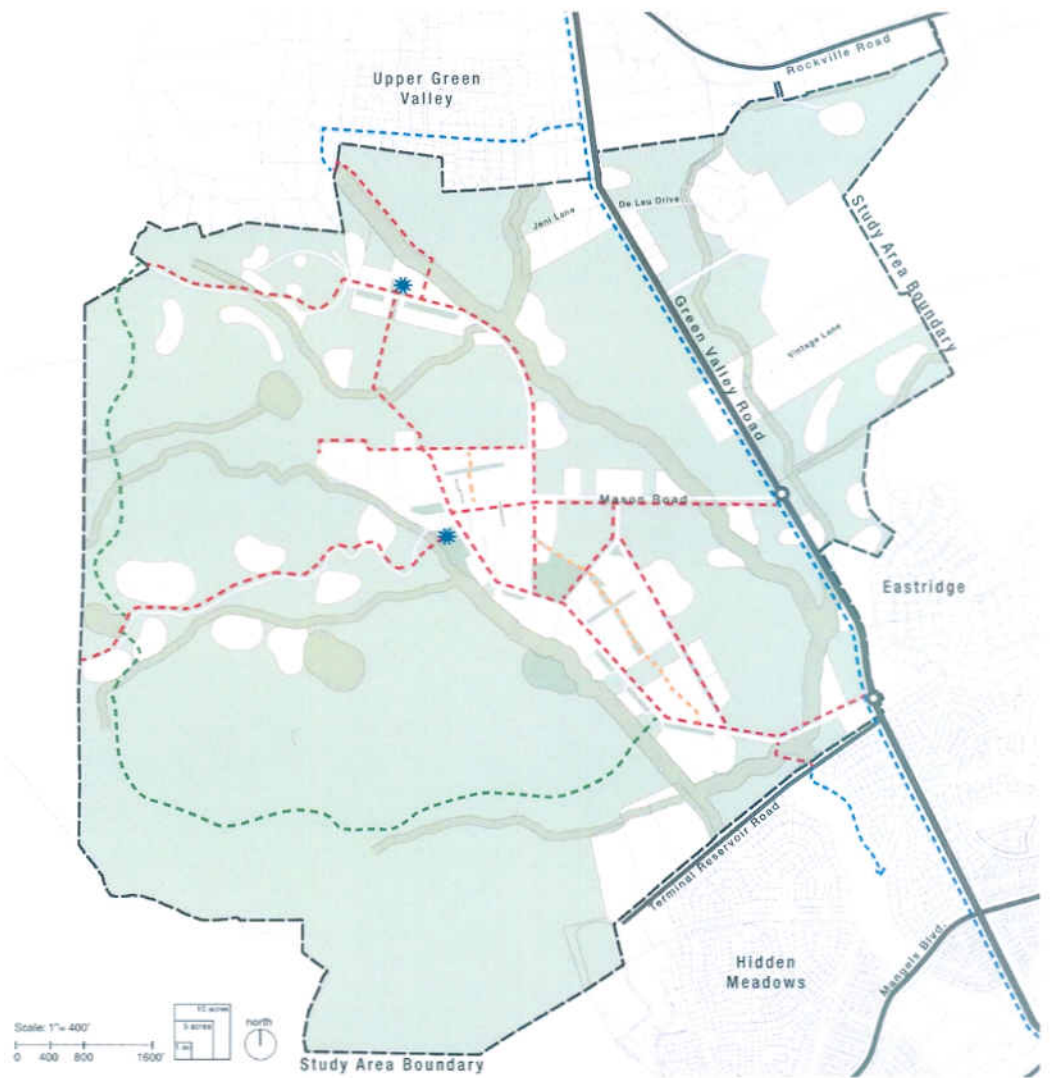
A network of trails, paths, and trailheads are to knit the community together and provide links to regional open space and adjacent residential areas. A hierarchy of trail types provides a multi-layered system that offers many alternative routes to move around the community on foot or by bike. Trail design principles center on creating safe, high quality walking environments while utilizing softer and more rustic paving (such as stabilized crushed rock), and wall and fence treatments, to reinforce the rural design aesthetic.

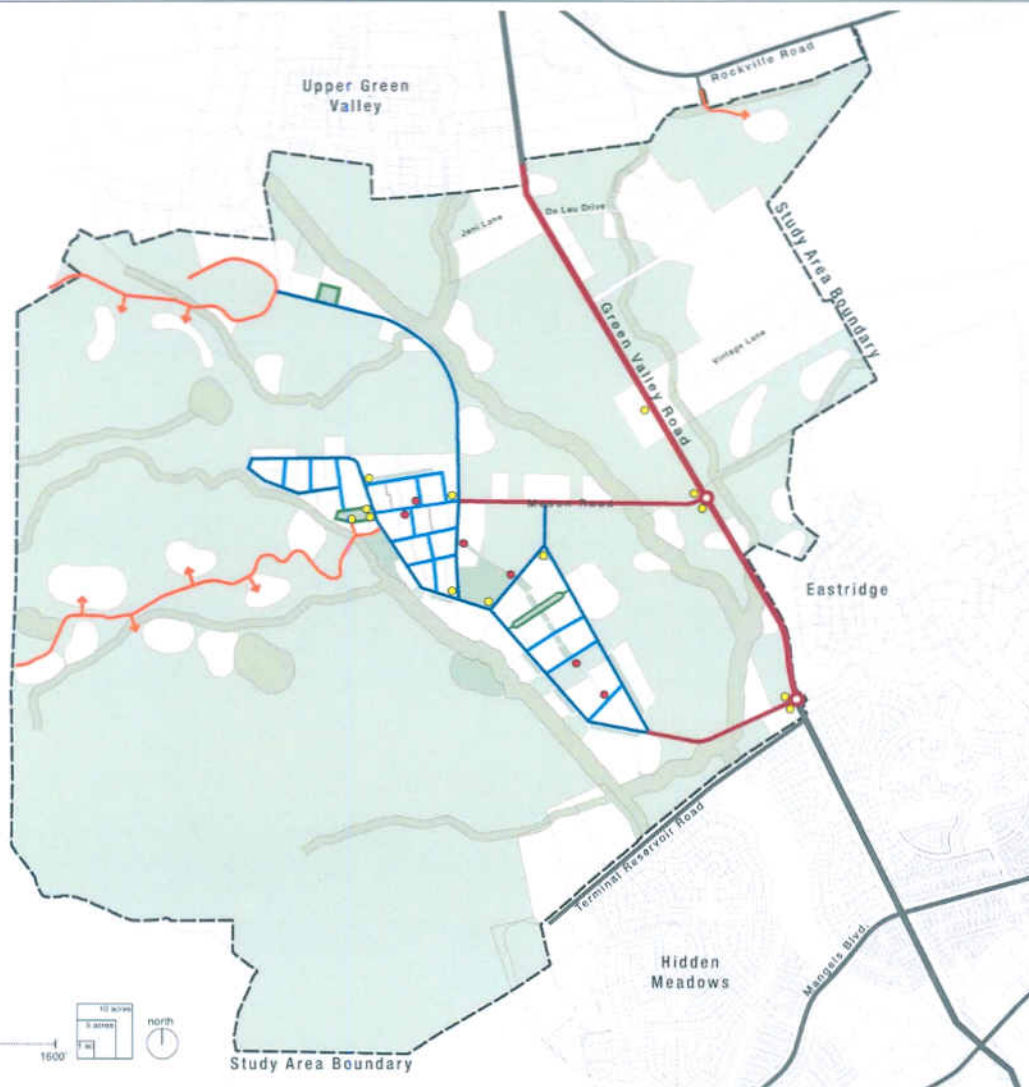
The following section provides the trail and trailhead Standards within the Plan Area. Refer to applicable street types (Section 5.7.3) for trail types, which occur along roads.

#### LEGEND

- - - Primary Trail System
- - - Ramble
- - - Potential Trail Connections
- - - Existing Trails
- ★ Trailhead

Figure 5-77: Trail Network





- LEGEND**
- Rural Collector and Local Roads  
*Juglans californica* 'hindsii'  
*Fraxinus velutina* 'Fau-Tex'  
*Platanus x acerifolia* 'Columbia'
  - Neighborhood Road- Type 1  
*Lagerstroemia x Natchez*  
*Malus* 'Snowdrift'  
*Olea europea* 'Swan Hill'  
*Pistacia chinensis*  
*Platanus x acerifolia* 'Columbia'  
*Prunus serrulata* 'Kwanzan'  
*Robinia x ambigua* 'Purple Robe'  
*Ulmus parvifolia* 'Dynasty'
  - Neighborhood Road- Type 2  
*Fraxinus velutina* 'Fau-Tex'  
*Pyrus calleryana*  
*Prunus cerasifera* 'Krauter Vesuvius'  
*Robinia x ambigua* 'Purple Robe'
  - Neighborhood Road- Type 3  
*Quercus agrifolia*  
*Quercus douglasii*  
*Quercus lobata*  
*Quercus wislizenii*
  - Neighborhood Green  
*Platanus x acerifolia* 'Columbia'  
*Pistacia chinensis*
  - Proposed Street Lighting Locations
  - Proposed Path Lighting Locations

\* All light locations to be in conformance with current County Code provisions.

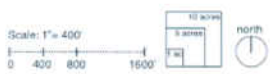


Figure 5-82: Streetscape Palette and Lighting Concept

**Unit Allocation by Landowner  
Middle Green Valley Specific Plan  
Transfer of Development Right (TDR) Summary**

<b>Participating Landowners</b>	<b>Acreage</b>	<b>% of Participating Area</b>	<b>Allowed New Unit Count (TDR Program)</b>	<b>Allowed New Unit Count (No TDR Program)</b>
B+L Properties	253.0	16.0%	62	9
Engell	52.3	3.3%	13	9
Hager	40.2	2.5%	10	2
Mason/Lindemann	296.0	18.7%	73	14
Mason/Lawton Trust	476.1	30.1%	117	21
Maher	146.8	9.3%	36	7
Parenti	12.9	0.8%	3	0
Ragsdale	168.6	10.6%	42	7
Siebe (James)	18.2	1.2%	4	0
Siebe (Jean)	23.7	1.5%	6	0
Volkhardt	40.0	2.5%	10	1
Wiley	15.6	1.0%	4	0
Wirth	40.7	2.6%	10	1
<b>SUBTOTAL</b>	<b>1,584</b>	<b>100.0%</b>	<b>390</b>	<b>71</b>
<b>Non-Participating Landowners</b>	<b>Acreage</b>		<b>New Unit Count</b>	<b>New Unit Count (No TDR Program)</b>
Biggs	61.6		6	6
DeDomenico	40.6		1	1
Del Castillo	82.4		3	3
Vintage Lane	42.1		0	0
De Leu Drive/GVR	23.5		0	0
Jeni Lane	20.8		0	0
Terminal Reservoir Ln	30.2		0	0
Terminal Reservoir	8.7		0	0
<b>SUBTOTAL</b>	<b>310</b>		<b>10</b>	<b>10</b>
<b>Existing Infrastructure</b>	<b>11</b>			
<b>TOTAL STUDY AREA</b>	<b>1,905</b>		<b>400</b>	<b>81</b>

**NOTES**

\*Mason/Lawton Trust sends all 117 units to Mason/Lindemann "46 acre" parcel