

municipal services necessary to support development of these properties may be provided either by the city upon annexation or by the County jointly with a special district or the adjoining city prior to annexation.

DISCUSSION:

Background

The outer boundary of each MSA, sometimes referred to as the MSA line, represents the County's estimate of where each city's jurisdictional boundary will be in 2030, which is the planning horizon of the General Plan. The MSA lines, as shown on the Land Use Diagram, were based on city annexation plans as they existed in 2008 when the current General Plan was adopted. The General Plan anticipates MSA lines will be adjusted periodically as city annexation plans change, but the County has not made any adjustments to the MSA lines since they adopted in 2008. However, much has happened since 2008, including the economic downturn referred to as the Great Recession, which has caused the cities to adjust their annexation plans, usually by reducing the overall extent of planned annexations. Some areas adjacent to cities that, in 2008, were planned to be annexed by 2015 or 2020 are now unlikely to be annexed prior to 2030 or later.

There are two ways the County can update the MSAs in response to the city's updated annexation plans: either amend the Land Use Diagram to reduce the amount of unincorporated area within the MSAs or amend its policies for how these unincorporated areas may be developed prior to annexation.

If the County were to amend its Land Use Diagram, it would be reducing the amount of development that could occur within the County between now and the next major General Plan revision, anticipated to occur in 2030. This would reduce the number of potential residential units available to all income levels as well as reduce commercial and industrial development and its associated job creation potential.

Alternatively, if the County were to amend its policies for pre-annexation development within the MSAs, the extent of residential, commercial, and industrial development planned for in the General Plan could still occur but the water and sewer services necessary to support that level of development could be provided by the County in cooperation with a special district or the adjoining city. This latter option better serves the needs of the County's current and future residents and supports the State's goals of increasing the supply of affordable housing.

To reflect additions and reductions in MSA boundaries due to annexations or lack thereof since the last county General Plan update in 2008, the county proposes to update its General Plan to amend the development policies for unincorporated areas within the MSA as currently shown on the Land Use Diagram to state the municipal services necessary to support development of these properties may be provided either by the city upon annexation or by the County jointly with a special district or the adjoining city prior to annexation.

General Plan Amendment (Attachment B)

While much of the proposed revisions to the General Plan text involve clarification, corrections, and necessary updating in the background discussion both in Chapter 1 (Introduction) and Chapter 3 (Agriculture) of the General Plan, the notable policy additions are reflected below and are proposed as new policies in the Chapter 2 (Land Use) and Chapter 8 (Public Services and Facilities):

Chapter 2 - Land Use

Page LU-9: Within the Municipal Service Areas shown on the land use diagram but outside of incorporated cities, the County's urban land use designations are generally consistent with city general plans. For areas within incorporated cities, the land use designations shown on the land use diagram

are intended to reflect city land use designations and are presented on the land use diagram for informational purposes only. Within incorporated areas, reference should be made to individual city general plans for more specific land use designations and development policies.

Page LU-12: A Municipal Service Area (MSA) defines the area of a city's anticipated jurisdictional responsibility through 2030, or while this General Plan is in effect. Within the MSA, a city is expected to provide the services necessary to support high density or high intensity land uses. Lower density or intensity land uses are generally expected to utilize on-site well and septic, but public water and sewer may be provided by a special district or the adjoining city. Figure LU-3 shows an example of how MSAs delineate city planned growth areas. MSAs reflect each city's existing and planned urban growth areas, and are The County may revise MSAs and update Figures LU-1 and LU-4 based on its review of city general plans and spheres of influence, established by the Solano Local Agency Formation Commission (LAFCO). Figure LU-4 shows the current MSA boundaries.

Current land uses in unincorporated areas within MSAs may continue under County jurisdiction until the land is annexed to the city. New land uses on unincorporated lands within MSAs should be permitted only for uses which are consistent with the County's land use designation and which do not conflict with the city's planned land uses. Unincorporated lands within the MSAs that are shown as Interim Agricultural Areas Agriculture in Figure LU-5 may continue in agricultural use until annexed to a city even though the County has applied a non-agricultural land use designation to the area on the Land Use Diagram (Figure LU-1).

Page LU-17: In areas outside MSAs, planned land uses are to be maintained or developed under County jurisdiction. Services to support current and future development outside MSAs will be provided either by the individual property through on-site well and septic or by the County, special districts, or jointly by the County and special districts or the adjoining city, consistent with General Plan policies. Table LU-4 shows the breakdown of land uses and maximum development capacity in the unincorporated county area inside and outside of MSAs.

In establishing MSAs, the County recognizes that local jurisdictions will periodically revise and update their general plans. Based on a city's revisions to its general plan, the city may request that Solano LAFCO approve revisions to the city's sphere of influence. The County will periodically review each city's general plan and sphere of influence revisions and may amend the County's Land Use Diagram and other figures and tables in its General Plan to revise the MSA shown for the city.

Chapter 8 - Public Services and Facilities

Introduction:

Public facilities and services cover a wide range of public and quasi-public institutions and activities. The County recognizes that it is responsible for providing and maintaining certain facilities and services necessary to maintain a safe, satisfying living environment for its rural and suburban residents. These include police and fire protection, libraries, and public facilities such as road and drainage improvements. County government is not structured to provide the level of services and facilities needed to serve more intensive urban development typical in cities. Within the unincorporated county area, services that the County is not equipped to provide on its own are may be provided by independent special districts, such as fire protection and water service districts, by private companies such as garbage service companies, or by the County acting jointly with cities or special districts.

Page PF-4

PF.P-7: Coordinate with the cities to strongly encourage compact urban development within Municipal Service Areas to avoid unnecessary extension or reconstruction of roads, water mains, and services, and to reduce the need for increased school, police, fire, and other public facilities and services.

Page PF-6

PF.I-6: Coordinate with the cities and the Solano County Local Agency Formation Commission to ensure that urban development within Municipal Service Areas is served by a full range of urban services (e.g., public water and sewer, public transit, safety and emergency response services, parks, trails, open spaces).

Page PF-15-16

PF.P-21: Sewage treatment and disposal services for development within the unincorporated area may be provided through private individual on-site sewage disposal systems, or centralized community treatment and disposal systems managed by a public agency utilizing the best systems available that meet tertiary treatment or higher standards. Use of such centralized sewage treatment and disposal systems shall be limited to: (1) existing developed areas, (2) areas designated for commercial or industrial uses, (3) areas designated for residential development within Municipal Service Areas, or (4) areas designated for residential development outside of a Municipal Service Area when part of a specific plan or policy plan overlay.

Page PF-17

PF.P-24: On-site sewage disposal systems for individual lots shall be operated by private property owners. The County or an incorporated homeowner's association may manage a community sewage collection system, but a public agency other than the County shall manage a centralized community sewage treatment and disposal system. If lands proposed to be served by a community sewage treatment and disposal system are not within the boundaries or service area of an existing public agency, the Board of Supervisors shall, as a condition of development, designate a public agency to provide and manage the public sewer service.

GENERAL PLAN CONSISTENCY:

The proposed General Plan amendment application is consistent with the Solano County General Plan in that the various land uses authorized by the amendment are compatible with the objectives, policies, general land uses, and programs specified in the plan.

ENVIRONMENTAL REVIEW:

The project qualifies for a Categorical Exemption pursuant to Section 15061(b)(3), the common-sense exemption, and Section 15308 Class 8, Actions by Regulatory Agencies for the Protection of the Environment, of the California Environmental Quality Act. Section 15308 Class 8 consists of:

Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation is not included in this exemption.

The General Plan update consists of adoption of revised policies for unincorporated areas within the MSA as currently shown on the Land Use Diagram to state the municipal services necessary to support development of these properties may be provided either by the city upon annexation or by the County jointly with a special district or the adjoining city prior to annexation. By acknowledging that public water and sewer service can be provided to areas that the General Plan designates for levels of development that would require such services, the amendment would help to protect those areas from groundwater overdraft and groundwater contamination. Individual development projects that would rely on such services within these areas are already subject to environmental review and discretionary approval.

OTHER AGENCY INVOLVEMENT:

County Counsel assisted in development of the General Plan amendment application. The proposed amendments were found to be consistent with the Travis ALUCP by the Solano County Airport Land Use Commission on October 12, 2023.

PUBLIC HEARING NOTICE:

Consistent with §28.112 and §28.04 of the Solano County Code, a public hearing notice was published in the Daily Republic at least 15 days prior to the public hearing (*Attachment D*).

RECOMMENDATION:

Based on the discussion above, staff recommends that the Planning Commission recommend that the Board of Supervisors approve General Plan Amendment Application G-23-3 to (1) amend the development and utility provision policies for properties within a designated Municipal Service Area (MSA) pending annexation, and (2) make various non-substantive updates.

**SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. _____**

**RESOLUTION RECOMMENDING
APPROVAL OF GENERAL PLAN AMENDMENT NO. GP-23-03
TO THE SOLANO COUNTY BOARD OF SUPERVISORS**

WHEREAS, the Solano County Planning Commission has considered proposed General Plan Amendment No. GP-23-03, which would (1) amend the development and utility provision policies of the Solano County General Plan for properties within a designated Municipal Service Area (MSA) pending annexation, and (2) make various non-substantive updates; and

WHEREAS, the Planning Commission has reviewed the report of the Department of Resource Management and heard testimony relative to the project at the duly noticed public hearing held on October 19, 2023; and

WHEREAS, on projects involving a general plan amendment, the Planning Commission is an advisory agency to the Board of Supervisors and the Commission is required to render a written recommendation to the Board, giving its reasons for the recommendation; and

WHEREAS, this resolution, together with the staff reports prepared by the Department of Resource Management and the minutes of the Planning Commission's proceedings, constitute the Commission's written recommendation and report to the Board of Supervisors on the proposed General Plan Amendment; and

WHEREAS, after due consideration, the Planning Commission has made the following findings in regard to the proposed amendment:

1. The proposed amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15308 and 15061(B)(3) of the CEQA Guidelines;
2. The proposed amendment would not cause the Solano County General Plan to be internally inconsistent;
3. The proposed amendment would be beneficial to the people of Solano County.

RESOLVED, that the Solano County Planning Commission recommends to the Solano County Board of Supervisors that General Plan Amendment No. GP-23-03 be approved.

RESOLVED, that the Planning Commission directs the Department of Resource Management to make any necessary grammatical corrections and formatting changes to the to the proposed amendment document, to ensure all documents presented to the

Board of Supervisors are internally consistent and reflect the direction given by the Commission at its public hearing.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on October 19, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By: _____

Kay Fulfs Cayler, Chairperson
Solano County Planning Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary

General Plan Amendment G-23-03
Update of Development and Utility Policies for the MSAs,
Updated References, and Correction of Errors

Chapter 1

Pages IN-12–13

PLANNING PROCESS

In 2005, the Board of Supervisors directed County staff to update the General Plan to reflect current values and conditions within the framework of the Orderly Growth Initiative (OGI) and the longstanding County policy that “what is urban shall be municipal.” These directives were to be captured in a user-friendly document that reflected substantial input from the community. The Guiding Principles outlining the Board of Supervisors’ expectations for the general plan update are provided as Appendix B to the plan.

Orderly Growth Initiative

Solano County’s voters adopted Measure A in 1984. The provisions of Measure A were extended with the adoption of the Orderly Growth Initiative in 1994.

~~Measure A was adopted as an ordinance that required the County to “interpret the General Plan and County Zoning Code so as to give effect to the provisions of the ordinance.” To implement this provision, the County adopted the ordinance as part of Chapter 10, “Implementation Methods” in the 1980 Land Use and Circulation Element, effectively incorporating the sections of the initiative into the General Plan.~~

The 1994 OGI, a voter initiative measure adopted by the Board in lieu of conducting an election, established new policies, which the County was required to incorporate reaffirmed various policies that had been incorporated into the 1980 Land Use and Circulation Element of the

General Plan by Measure A. The purpose of the initiative was to continue to ensure protection of Solano County's agricultural and open space resources by extending the following provisions:

- ~~amending the General Plan to restrict redesignation of~~ voter approval would was required to redesignate lands identified as Agriculture or Open Space on the 1980 Land Use and Circulation Map ~~through December 31, 2010~~ to most other types of land uses; and
- ~~amending the General Plan to restrict~~ the permissible density of residential and other development of lands designated Agriculture or Open Space on the 1980 Land Use and Circulation Map was restricted through the year 2010, preventing large scale residential, ~~or~~ mixed use, other types of developments better suited for ~~outside of~~ municipal areas where higher levels of public services were available.

~~A proposal to extend provisions of the OGI through 2036 was placed on the ballot for renewal in 2006. It was not approved, and therefore the OGI is expected to sunset in 2010, unless an extension is proposed and affirmed by county voters.~~

~~Within each chapter of the General Plan that addresses issues related to the OGI, policies continue to be consistent with the initiative. However, the following policy recommendations are potentially inconsistent with the OGI and will require affirmation by Solano County voters to allow the Board of Supervisors to adopt the General Plan. These include:~~

- ~~redesignating certain agricultural land uses to residential, commercial, and industrial uses, as shown on the Land Use Diagram and described in policies and programs in the Land Use chapter; and~~
- ~~modifying agricultural policies to define ten geographic regions, specify minimum lot sizes by region, and allow limited processing and support services within areas designated for agriculture, as described in the Agriculture chapter.~~

~~On August 5, 2008, the Board of Supervisors approved a ballot measure, Measure T, for inclusion on the November 2008 ballot which would include the above provisions as well as extend the Orderly Growth Initiative until December 31, 2028.~~

This General Plan carries the substance of OGI’s agricultural and open space protections forward. By its terms, the policies added to the 1980 Land Use and Circulation Element by the 1994 OGI were to remain in effect through 2010, unless amended or repealed by the voters. In preparing this General Plan, the County recognized that the needs of both agriculture and the County’s residents had evolved since the OGI was adopted in 1994, and that the 1980 Land Use and Circulation Map and several policies enacted through the OGI needed updating. Rather than wait until the OGI expired in 2010, the Board of Supervisors placed Measure T on the ballot in 2008, asking voters to approve changes to the 1994 OGI. Because the amendments to the OGI proposed in Measure T were an integral part of the 2008 General Plan update, Measure T provided that the updated General Plan would not become operative unless the voters approved Measure T.

The voters overwhelming approved Measure T in the November 2008 election. Like the 1994 OGI, Measure T incorporated policies into the General Plan requiring voter approval before lands designated Agriculture or Open Space on the Land Use Diagram (Figure LU-1) could be redesignated to another types of land use and before various agricultural preservation policies could be amended. See Land Use Policies LU.P-2 and LU.P-3 in Chapter 2 and related policies in Chapter 3. These policies will remain in effect through December 31, 2028 unless amended prior to then by the voters.

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Hearings

On May 22 and May 29, 2008, the Planning Commission conducted noticed public hearings on the draft General Plan. On ~~Jun~~ June 5, 2008, the Planning Commission made recommendations on the Draft General Plan to the Board of Supervisors. The Planning Commission also conducted a noticed public hearing on the draft environmental impact report on May 15, 2008.

On July 1, 2008, the Board of Supervisors received a presentation on the draft General Plan. The presentation was followed by a noticed public hearing on the draft General Plan. The public

hearing on the draft General Plan was continued by the Board of Supervisors to July 8, 2008. At the July 8, 2008 public hearing, the Board of Supervisors reviewed recommended changes to the Land Use Diagram. On July 18 and July 21, 2008, the Board conducted a noticed public hearing and reviewed each chapter of the draft General Plan along with recommended changes to the text of each chapter in response to public comments and comments on the draft environmental impact report. The Board also reviewed additional changes to the Land Use Diagram. The Board continued the public hearing to July 29, 2008.

On July 29, 2008, the Board of Supervisors conducted a continued public hearing on the draft General Plan and a noticed public hearing on the Final Environmental Impact Report (EIR).

The Board of Supervisors closed the public hearing for both the draft General Plan and the Final EIR on July 29th and met on August 5th to certify the Final EIR and ~~provisionally~~ adopt the 2008 General Plan, ~~depending contingent~~ on voter approval of Measure T in the November 2008 election.

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Development Strategy

While the General Plan applies to the unincorporated area of the county, it also recognizes the importance of coordinating with the cities. The cities are essential to the success of the General Plan's policies and programs. For the General Plan to be able to carry out the overall policy direction given by the Board of Supervisors in their guiding principles of "what is urban shall be municipal," ~~the County~~ must work with the cities to designate areas for future growth.

The primary tool that the General Plan proposes to coordinate development with the cities is the Municipal Service Area (MSA), as described in the Land Use chapter. MSAs are used to delineate areas that either are already within an incorporated city or are adjacent to but not yet annexed to the city and are planned to be developed as urban areas during the period this General Plan remains in effect. ~~where the County will provide services to support development~~

~~in unincorporated areas and to identify where the cities will provide services to support development through annexation. Within MSAs, the cities are responsible for providing the necessary services to support planned urban land uses pursuant to County General Plan policies and the Land Use Diagram. Land uses~~The County's land use designations within the MSAs identified on the Land Use Diagram generally reflect the cities' adopted general plans. Within these areas, reference should be made to the individual city general plan for ~~more~~the city's specific land use designations and applicable city development policies.

In establishing MSAs, the County recognizes that local jurisdictions will periodically revise and update their general plans. The County will monitor city land use changes and give consideration to amending the County Land Use Diagram to revise MSA boundaries and land use designations within MSAs ~~and to~~ reflect ~~new urban land uses~~city general plans.

Chapter 2

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The unincorporated area of the county includes approximately ~~602~~602 square miles (~~385,476~~385,476 acres). Approximately ~~98,458~~98,458 acres of the county, or ~~16.9~~16.9 percent of the total land area, is in cities (Table LU-1). Solano County's cities include Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. Because of Solano County's commitment to focus development within urban areas, about 95 percent of the county's population lives in the cities. In 2000, ~~only~~ 19,322 of Solano County's 394,542 residents lived in the unincorporated area. By 2020, the county's total population had increased to 453,491 but the population of the unincorporated area had increased to only 19,492.

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~~The County has historically required that development requiring water and sewer service be incorporated within one of the County's cities. Historically, the County has not provided public water or sewer service for development in the unincorporated area.~~ Based on this ~~policy~~, most residential, commercial and industrial development in the county has been in incorporated areas where public water and sewer service is available.

~~Table LU-2 provides a break down of the 2006 existing land uses in Solano County.~~

[Table LU-2 – Existing Land Use Distribution (2006) – to be deleted]

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Land Use Diagram

The land use diagram (Figure LU-1) graphically represents the ~~planned general~~ distribution, general location, and extent of existing and planned land uses in the unincorporated area of

Solano County over the life of the General Plan. The colors shown on the map correspond to ~~25~~ twenty-three land use ~~designations. These~~ designations, which describe the type and nature of uses allowed ~~in Solano County,~~ and five overlays that modify or supplement the underlying land use designation in some manner. The majority of Solano County's land remains in agricultural or open-space designations. The land use designations and overlays are described in detail on the following pages.

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Within the ~~municipal service areas~~ Municipal Service Areas shown on the land use diagram but outside of incorporated cities, the County's urban land use designations are generally ~~reflect~~ consistent with city general plans. For areas within incorporated cities, the land use designations shown on the land use diagram are intended to reflect city land use designations and are presented on the land use diagram for informational purposes only. ~~Reference~~ Within incorporated areas, reference should be made to individual city general plans for more specific land use designations and development policies.

Land Use Diversity

A diverse and desirable balance of land uses can help to support the County's fiscal viability and promote a desirable community in which people work, shop, live, visit, and recreate. A diversity of land uses also has positive effects on community livability and quality of life. Solano County's cities contain most of the county's urban development.

The unincorporated area includes primarily agricultural and open space land, along with some rural residential, commercial, and industrial areas. The unincorporated county is particularly well suited for uses, such as agricultural-related industries, that are not appropriate within more densely populated areas due to noise, odor and other effects. Maximizing benefits to county residents, taking advantage of new economic opportunities, and protecting valuable environmental resources are the driving forces behind the land use plan.

Measuring Land Use Density and Intensity

Terms such as “residential,” “commercial,” and “industrial” are generally understood, but state law requires a clear and concise description of these designations and categories as shown in the land use diagram. Population and intensity standards must also be specified. To describe the intensity of use—how much development may be on a property—land use planners have developed quantitative measures called density and intensity.

The term “density” is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac) and assumes an average of approximately 2.6 residents per dwelling.

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Municipal Service Areas

A ~~municipal service area~~ Municipal Service Area (MSA) defines the area of a city’s ~~current and/or future~~ anticipated jurisdictional responsibility through 2030, or while this General Plan is in effect. Within the MSA, a city ~~must is expected to~~ provide the ~~necessary~~ necessary services to support ~~urban~~ high density or high intensity land uses ~~specified by the County General Plan policies and land use diagram.~~ Lower density or intensity land uses are generally expected to utilize on-site well and septic, but public water and sewer may be provided by a special district or the adjoining city. Figure LU-3 shows an example of how MSAs delineate city planned growth areas. MSAs reflect ~~city~~ each city’s existing and planned urban growth areas. ~~and are~~ The County may revise MSAs and update Figures LU-1 and LU-4 based on ~~County its~~ review of city general plans and spheres of influence, established by the Solano Local Agency Formation Commission (LAFCO). Figure LU-4 shows the current MSA boundaries.

[Figure LU-3 - Municipal Service Area Concept Diagram – no changes proposed]

~~Within MSAs, future development of urban land uses is to be facilitated and served through city annexation.~~ Current land uses in unincorporated areas within MSAs may continue under County jurisdiction until the land is annexed to the city ~~for conversion to urban uses.~~ ~~A change in land use of~~ New land uses on unincorporated lands within MSAs should be permitted only for ~~agricultural~~ uses which are consistent with the County's land use designation and which do not conflict with the city's planned land uses ~~until annexed for urban development following annexation.~~ Unincorporated lands within the MSAs that are ~~designated shown as Interim Agricultural Areas~~ Agriculture in Figure LU-5 will may continue in agricultural use until annexed to a city ~~for urban development are shown in Figure LU-5 even though the County has applied a non-agricultural land use designation to the area on the Land Use Diagram (Figure LU-1).~~

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In areas outside MSAs, planned land uses are to be maintained or developed under County jurisdiction. Services to support current and future development outside MSAs will be provided either by the individual property through on-site well and septic or by the County, ~~and~~ special districts, or jointly by the County and special districts or the adjoining city, consistent with General Plan policies.

~~Land uses depicted on the land use diagram within MSAs generally are consistent with the planned land uses within each city's general plan. Individual city general plans should be used to determine specific land use designations and development policies within MSAs.~~ Table LU-4 shows the breakdown of land uses and maximum development capacity in the unincorporated county area inside and outside of MSAs.

In establishing MSAs, the County recognizes that local jurisdictions will periodically revise and update their general plans. Based on ~~the revisions to a city's~~ city's revisions to its general plan, the city ~~and County will review and~~ may recommend request that Solano LAFCO approve revisions to the city's sphere of influence. ~~As part of this joint review, the~~ The County will also periodically review ~~the city land use changes~~ each city's general plan and sphere of influence

~~revisions and consider amending~~ may amend the County's ~~land use diagram~~ Land Use Diagram and other figures and tables in its General Plan to revise the MSA ~~and incorporate the new urban land uses shown for the city.~~

~~An MSA is established for each city and is depicted on the land use diagram. Within the MSA, the city urban land uses are incorporated on the County's land use diagram as Urban Residential, Urban Commercial, and Urban Industrial.~~

Land Use Designations

Table LU-5 provides a description of each General Plan land use designation and the range of density or intensity of development permitted within each category. The maximum allowable development on individual parcels is governed by these measures. General Plan land use designations are grouped into ~~eight~~ seven general categories: natural resource, agricultural, residential, commercial, industrial, public use, and special purpose areas, ~~and~~ In addition, Table LU-5 provides a description of the five overlays that supplement or modify the underlying land use designation.

General Plan land use ~~policy will be~~ policies are implemented through the County's Zoning Ordinance, which ~~will be~~ was comprehensively updated in 2012 following adoption of the General Plan in 2008. State planning law requires consistency between the County's General Plan and Zoning Ordinance.

Development densities and intensities are shown in Table LU-5 for each land use designation. These levels of development represent the maximum density and intensity of development in each designation and do not preclude development at lower levels within commercial and industrial designations. Within residential designations, subdivisions should be consistent with, but not exceed, the densities shown in Table LU-5.

Within the Agricultural land use designation, properties zoned MG-1/2 prior to the adoption of this General Plan in 2008 are recognized and the existing MG-1/2 zoning may continue as being in conformance with the Agricultural land use designation.

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[Table LU-5 – General Plan Land Use Designations – update as follows:]

Special Purpose Areas	
<p>JSA Joint Study Area Density and intensity to be determined</p>	<p>The Joint Study Area designation is applied to specific properties within a city’s urban growth boundary or planning area. Future development of these properties would occur through city annexation dependent upon an update to the city general plan and amendment to LAFCO’s sphere of influence.</p> <p>The Joint Study Area designation applied to the Highway Commercial designation at I-80 / Cherry Glen Road shall be subject to the City of Vacaville completing a General Plan update to include this property by December 31, 2011. If the General Plan update is not completed by December 31, 2011, indicates that <u>Highway Commercial</u> development of the property may occur through County approval <u>and</u> subject to <u>City of Vacaville</u> Gateway Design Standards.</p>
<p>SP Specific Project Area Density and intensity vary by project area</p>	<p>Provides for future development after adoption of a specific plan, policy plan, or completion of special plans and studies. This designation is applied to areas where future development and conservation objectives have not been <u>are not</u> fully defined <u>in the General Plan</u> and <u>will be</u> subject to future additional <u>subject to</u> planned densities and intensities for each area are assumed for purposes of evaluating the environmental impacts associated with future development of these areas pursuant to implementation of the General Plan. <u>future additional</u> planning studies. <u>Planned densities and intensities for each area are assumed for purposes of evaluating the environmental impacts associated with future development of these areas pursuant to implementation of the General Plan.</u></p> <p>The following areas are identified as Specific Project Areas on the land use diagram:</p> <ul style="list-style-type: none"> • Middle Green Valley – Uses consistent with Residential, Natural Resource, or Agricultural designations. Specific Plan required.

	<ul style="list-style-type: none"> • Lambie Industrial Park – Uses consistent with the General Industrial designation. Specific Plan <u>or Policy Plan Overlay</u> required. • North Vacaville Limited Industrial Area – Uses consistent with the Limited Industrial designation. This area is intended to accommodate large-scale users that cannot be accommodated in city industrial areas and other uses that may not be compatible with city industrial areas. Specific Plan or Policy Plan Overlay required. • Pippo Ranch southwest of the Intersection of Gibson Canyon and Cantelow Roads—Rural Residential. Any future subdivision shall be subject to completion of a master circulation plan and master water service plan based on the development of the property for rural residential use.
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~~Four-Three~~ areas are designated as Specific Project Areas. These areas were chosen for this designation because the County ~~anticipates will be~~ using a specific plan or policy plan overlay to guide the type, location, and density of development in these areas. These ~~four-three~~ areas are listed in Table LU-6 which shows the current expected estimated build-out of these areas. ~~More specific information on the build-out level of these specific project areas will be available when the specific plans are completed.~~

[Table LU-6 – Specific Project Areas – update to delete Pippo Ranch]

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- LU.P-15: Phase future rural residential development, giving first priority to those undeveloped areas zoned and designated for rural residential use and where rural residential development has already been established; second priority to undeveloped areas designated but not zoned for rural residential use and where rural residential development has already been established; and third priority to those undeveloped areas designated for rural residential use.
- LU.P-16: Preserve the character and quality of existing Traditional Community areas without expanding these communities further into unincorporated areas outside of the Traditional Community land use designation.
- LU.P-19: Increase residential densities in Traditional ~~Communities~~ Community and Urban Residential areas where new-growth, infill, or reuse opportunities near transit routes or commercial areas exist.

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- LU.I-1: Update the County Zoning Ordinance and other regulations to incorporate recommended changes in land use designations, provide performance standards for development within each designation and define allowed uses within each designation. Develop and enforce design standards that integrate commercial and industrial development with its surrounding environment. Limit areas northeast of Dixon (identified in Figure LU-7) to industrial uses that support agriculture. ~~Prohibit “commercial truck stops” on Highway Commercial designated lands adjacent to the Vacaville-Dixon Greenbelt.~~

Related Policies: LU.P-14, LU.P-16, LU.P-18, LU.P-19, LU.P-21, LU.P-22, LU.P-23, LU.P-25, LU.P-24, LU.P-26, LU.P-27, LU.P-28, LU.P-29, LU.P-30, LU.P-32, LU.P-33, LU.P-34, LU.P-35, LU.P-36, LU.P-37, LU.P-38, LU.P-37, LU.P-38, LU.P-39, LU.P-40

Agency/Department: Department of Resource Management
Funding Source: General Fund
Time Frame: ~~Amend by 2011;~~ Ongoing

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Middle Green Valley Land Use Plan

The goal of the special study area outcome was to maintain the rural character of Middle Green Valley while allowing some opportunities for compatible residential development. Land use tools such as clustering and transfer of development rights will ~~be used to~~ limit the effects of residential development on the rural character of the valley, including viewsheds, wildlife habitat and corridors, and agricultural activities. Figure SS-2 illustrates the land use diagram for Middle Green Valley. Middle Green Valley is designated as a Specific Project Area on the Land Use diagram. Figure SS-3 shows the ~~proposed~~ approximate sending and receiving areas for Middle Green Valley, using a Transfer of Development Rights program. As described in Implementation program SS.I-1, ~~a future specific plan will be~~ the Middle Green Valley Specific Plan has been developed ~~and adopted to refine the preferred plan~~ for the area.

Goal and Policies

A goal and policies were developed based on the community vision for Middle Green Valley. The goal and policies ~~provide~~ provided a framework for implementing the ~~future~~ vision of a rural community with compatible residential development.

Page LU-57

SS.P-7: ~~Adopt a specific plan or master plan to implement~~ Implement these policies ~~for~~ through the Middle Green Valley Specific Plan.

Page LU-58

SS.I-1: ~~Adopt a plan (either a specific plan or master plan).~~ The Middle Green Valley Specific Plan has been adopted to implement these policies for Middle Green Valley. That plan ~~should specify~~ specifies:

Page LU-62

SS.I-4: Use zoning and development standards to ensure that future development fits the scale of the Valley's rural and agricultural context. ~~Update the County Zoning Ordinance to incorporate and codify the desired uses identified in Table LU-4.~~ Enact zoning and development standards allowing farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site. Develop design guidelines to promote community character and facilitate tourism within neighborhood agricultural centers.

Page LU-65

Desired Uses

Table LU-8 summarizes desired uses within Suisun Valley land use designations. The summary is intended to provide an understanding of the range and type of uses that are provided for within each land use designation. Table ~~LU-4~~ LU-8 is not meant to identify all permitted uses, conditionally permitted uses, or prohibited uses within each ~~proposed~~ designation. A complete list of permitted and conditionally permitted uses ~~will be~~ is incorporated in the ~~updated~~ Zoning Ordinance, as described in Program ~~SS.I-3~~ SS.I-4.

Chapter 3

Page AG-8

In addition to these nine regions, the County has identified Green Valley as a separate region because of the agricultural characteristics of the Valley and General Plan policies ~~recommending~~ requiring a specific plan for Middle Green Valley. Figure AG-4 shows the location of these 10 regions. The details of these regions follow under the “Agricultural Regions” section.

Page AG-21

[Table AG-3 – Agricultural Regions – update as follows]

Green Valley	20 acres	Provides for agricultural production. A future <u>The Middle Green Valley</u> Specific Plan required for Middle Green Valley will <u>provides</u> further detail <u>details regarding</u> desired agricultural uses and lot sizes.
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Page AG-30

AG.P-16: Minimize potential conflicts between agricultural and residential uses by encouraging the use of urban-agricultural buffers within ~~city~~ Municipal Service Areas between residential uses and agricultural lands.

Chapter 8

Page PF-1

INTRODUCTION

Public facilities and services cover a wide range of public and quasi-public institutions and activities. The County recognizes that it is responsible for providing and maintaining certain facilities and services necessary to maintain a safe, satisfying living environment for its rural and suburban residents. These include police and fire protection, libraries, and public facilities such as road and drainage improvements. County government is not structured to provide the level of services and facilities needed to serve more intensive urban development typical in cities. ~~Many services provided in~~Within the unincorporated ~~county area, services that the County is not equipped to provide on its own~~ are may be provided by independent special districts, such as fire protection and water service ~~in some areas~~districts, ~~or~~ by private companies such as garbage service companies, or by the County acting jointly with cities or special districts.

Page PF-4

PF.P-7: Coordinate with the cities to strongly encourage compact urban development within ~~city urban growth areas~~Municipal Service Areas to avoid unnecessary extension or reconstruction of roads, water mains, and services, and to reduce the need for increased school, police, fire, and other public facilities and services.

Page PF-6

PF.I-6: Coordinate with the cities and the Solano County Local ~~Area Agency~~ Formation Commission to ensure that urban development ~~in areas included within the cities' municipal service area are~~ within Municipal Service Areas is served by a full range of urban services (e.g., public water and sewer, public transit, safety and emergency response services, parks, trails, open spaces) ~~through city annexation.~~

Pages PF-15 – 16

PF.P-21: ~~Sewer~~ Sewage treatment and disposal services for development within the unincorporated area may be provided through private individual on-site sewage disposal systems, or centralized community treatment and disposal systems managed by a public agency utilizing the best systems available that meet tertiary treatment or higher standards. Use of such centralized sewage treatment and disposal systems shall be limited to: (1) existing developed areas, (2) areas designated for commercial or industrial uses, (3) areas designated for residential development within Municipal Service Areas, or ~~(3),(4)~~ areas designated for ~~rural~~ residential development outside of a Municipal Service Area when part of a specific plan or policy plan overlay.

Page PF-17

PF.I-24: On-site sewage disposal systems for individual lots ~~and subdivisions may~~ shall be operated by private property owners. ~~A-~~ The County or an incorporated homeowners association may manage a community sewage collection system, but a public agency other than the County shall manage a centralized community sewage treatment and disposal system. If lands proposed to be served by a community sewage treatment and disposal system are not within the boundaries or service area of an existing public ~~sewage treatment~~ agency, the Board of Supervisors shall, as a condition of development, designate a public agency to provide and manage the public sewer service. ~~Sewer treatment facilities shall be designed to provide sewer service to existing developed areas, areas designated for commercial or industrial uses, or areas designated for rural residential development when part of a specific plan or policy plan overlay. An analysis of the financial viability of constructing, operating, and maintaining a proposed community sewage disposal system shall be required.~~

Table LU-1
Cities in the County (2023)

Cities	Acreage	Percent of Total County Area
Benicia	9,034	1.6%
Dixon	4,634	0.8%
Fairfield	26,756	4.6%
Rio Vista	4,424	0.8%
Suisun City	2,629	0.5%
Vacaville	19,123	3.3%
Vallejo	31,859	5.5%
TOTAL Incorporated areas	98,458	16.9%
TOTAL Unincorporated areas	385,476	66.2%
TOTAL County Area	582,392	100.0%

Table LU-3

General Plan 2030 Land Use Estimated Development Capacity in Unincorporated Solano County

General Plan Designations	Acres (approx.)	Dwelling Units	Population	Non Residential Square Feet
Water Bodies and Courses	37,823	0	0	0
Park and Recreation	2,031	0	0	0
Marsh	65,679	0	0	0
Subtotal Natural Resource Designations	105,533	0	0	0
Watershed	36,748	80	210	0
Agriculture	316,062	1,821	4,785	1,192,784
Subtotal Agricultural Designations	352,810	1,901	4,995	1,192,784
Public/Quasi-Public	1,781	0	0	0
Subtotal Public Designations	1,781	0	0	0
Rural Residential	13,404	2,573	6,760	0
Traditional Community - Residential	1,153	1,960	5,148	0
Traditional Community - Mixed Use	145	65	170	393,548
Urban Residential	1,425	5,674	14,908	0
Subtotal Residential Designations	16,127	10,272	26,986	393,548
Neighborhood Commercial	8	0	0	32,943
Commercial Recreation	160	0	0	54,142
Service Commercial	88	0	0	394,221
Highway Commercial	150	0	0	695,942
Urban Commercial	646	0	0	3,072,180
Subtotal Commercial Designations	1,052	0	0	4,249,428
General Industrial	41	0	0	11,584
Limited Industrial	716	0	0	1,071,755
Water Dependent Industrial	1,406	0	0	587,924
Urban Industrial	407	0	0	1,911,425
Subtotal Industrial Designations	2,570	0	0	3,582,688
Specific Project Area	3,799	418	1,098	1,701,889
Urban Project Area	328	2,200	6,030	491,233
Subtotal Special Purpose Areas	4,127	2,618	7,128	2,193,122
TOTAL Unincorporated Area	484,001	14,791	39,109	11,611,570
Overlays (Not counted in Total)				
Vacaville-Fairfield-Solano Greenbelt	4,073	0	0	0
Travis Reserve Area	7,971	0	0	0
Agricultural Reserve Overlay	21,734	0	0	0
Tri-City/County Cooperative Planning Area	9,968	0	0	0
Resource Conservation Overlay	217,753	0	0	0

**Table LU-6
Specific Project Areas**

Land Use Categories/General Plan Designation	Acres	Dwelling Units	Population	Nonresidential Square feet
North Vacaville Limited Industrial Area	266	0	0	405,544
Middle Green Valley	1,905	400	1,051	TBD*
Lambie Industrial Park	1,488	0	0	1,296,346
Subtotal Specific Project Areas	3,659	400	1,051	1,701,890

*Development will proceed consistent with the adopted Specific Plan



NOTICE OF PUBLIC HEARING (Planning Commission)

NOTICE IS GIVEN that the Solano County Planning Commission will hold PUBLIC HEARINGS to consider:

- 1) A General Plan Amendment (G-23-03) to (1) amend the development and utility provision policies for properties within a designated Municipal Service Area (MSA) pending annexation, and (2) make various non-substantive updates; and
- 2) A General Plan Amendment (G-23-04) to require that new proposals for habitat restoration or enhancement projects near Travis AFB or other airports provide an analysis of potential bird-strike hazards.

The projects have been determined not to have a significant effect on the environment and are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15308 and 15061(B)(3) of the CEQA Guidelines. (Project Planner: Allan Calder, 707-784-6765)

The hearings will be held on **Thursday, October 19 at 7:00 p.m.** in the Board of Supervisors Chambers, County Administration Center, 1st Floor, 675 Texas Street, Fairfield, California.

The County of Solano does not discriminate against persons with disabilities. If you wish to participate in this meeting and you will require assistance in order to do so, please contact the Department of Resource Management at 707-784-6765 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC COMMENTS:

In-Person: You may attend the public hearing at the time and location listed above and provide comments during the public speaking period. Phone: You may provide comments verbally from your phone by dialing **1-415-655-0001** and entering **Access Code 2632 666 6680**. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period. Email/Mail: Written comments can be emailed to PlanningCommission@SolanoCounty.com or mailed to Resource Management, Planning Commission, 675 Texas Street, Suite 5500, Fairfield, CA 94533 and must be received by 10:00 a.m. the day of the meeting. Copies of written comments received will be provided to the Planning Commission and will become a part of the official record but will not be read aloud at the meeting.

Staff reports and associated materials will be available to the public approximately one week prior to the meeting at www.solanocounty.com under Departments; Resource Management; Boards, Commissions & Special Districts; Solano County Planning Commission.

If you challenge the proposed considerations in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Daily Republic – Display Ad one time in NEWS Section – Sunday, October 8, 2023

Vacaville Reporter – legal ad/one time – Tuesday, October 10, 2023

Vallejo Times Herald – legal ad/one time – Tuesday, October 10, 2023

Benicia Herald – in-column legal ad/one time – Wednesday, October 11, 2023

Dixon Tribune – line ad/one time – Wednesday, October 11, 2023

Rio Vista Beacon– legal ad/one time –Wednesday, October 11, 2023