

INTRODUCTION

OVERVIEW AND SETTING

Solano County is a place rich in natural and agricultural resources. Solano County (County) honors a longstanding tradition of protecting those resources for the use and enjoyment of current and future generations.

Solano County extends from the shores of San Pablo Bay in the west to the heart of the Central Valley in the east and is centrally located between the San Francisco and Sacramento metropolitan regions. The county encompasses approximately 910 square miles consisting of 830 square miles of land and 80 square miles of water. Approximately 128 square miles of the county, or 14 percent of the total land area, lies within seven incorporated cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The *2008 Solano County General Plan (General Plan)* applies to all lands outside of the jurisdictional boundaries of the seven incorporated cities, which composes the unincorporated Solano County (Figure IN-1).

The General Plan is the guide for both land development and conservation in the unincorporated portions of the county. It contains the policy framework necessary to fulfill the community's vision for Solano County in 2030; a sustainable place with a thriving environment and an economy that maintains social equity. This theme of sustainability is carried throughout the plan in its goals, policies, and programs.

Sustainability means that current generations can meet their needs without compromising the ability of future generations to meet their own needs. In the context of this General Plan, sustainable policies provide for viable solutions today while seeking ways to maintain a high quality of life tomorrow. The community vision provides the foundation for all other policy statements in the General Plan and defines how the community envisions a sustainable Solano County.

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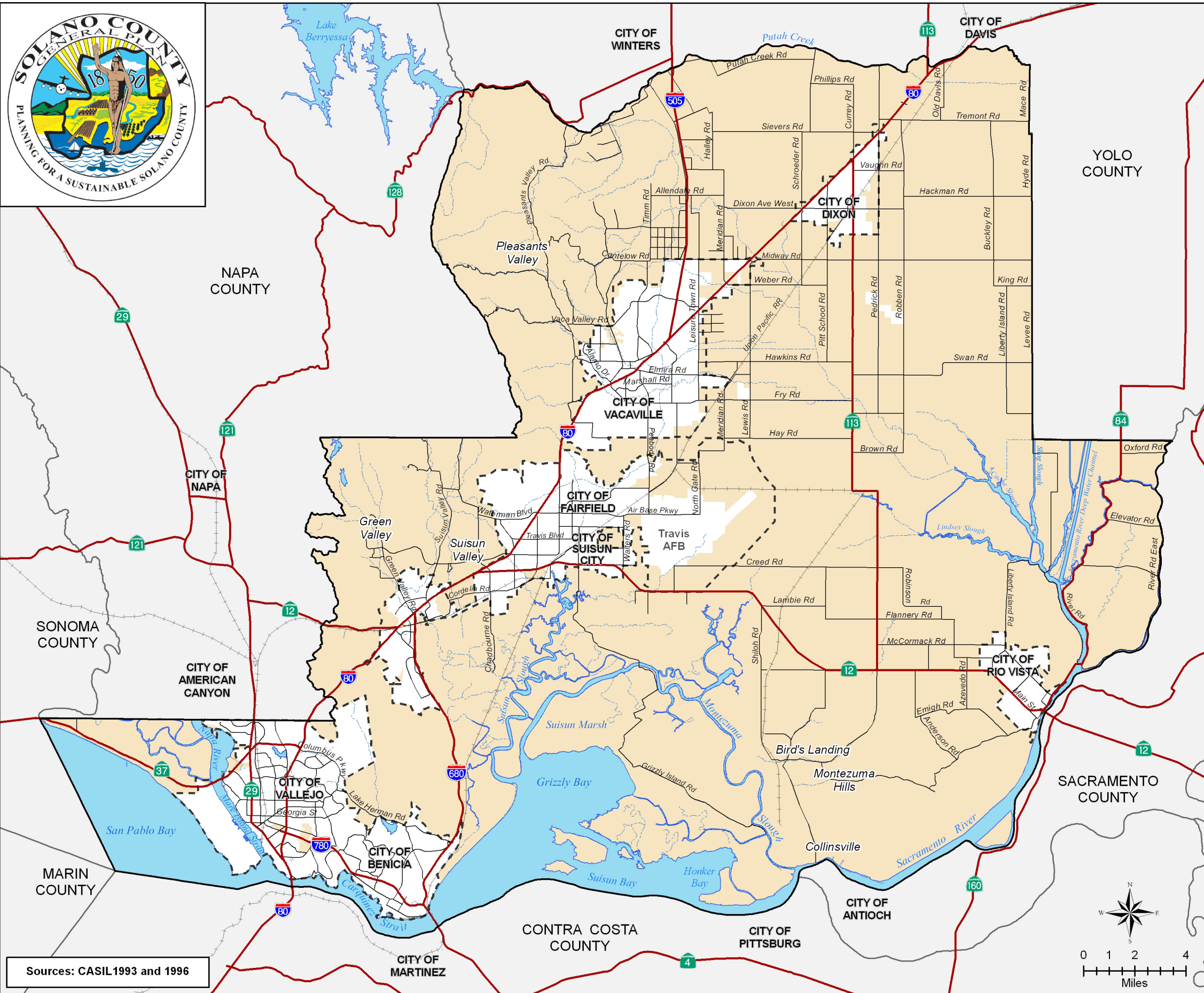


Solano County General Plan

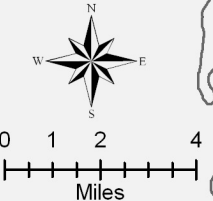
Figure IN-1

Unincorporated Solano County

- Legend**
- Unincorporated Solano County
 - Basemap Layers**
 - Roadways
 - Highways
 - Railroads
 - Streams and Creeks
 - Major Water Features
 - Municipal Service Areas
 - Adjacent Counties



Sources: CASIL 1993 and 1996



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Figure IN-1 Unincorporated Solano County

The Community's Vision

This vision is a broad, long-range view of the community's desired future. Special attention must be given to the vision because it reflects collaboration among residents and public officials to direct future development based on shared values and beliefs. It provides the setting and framework for all of the goals, policies, and programs. The vision emerged through collaboration between County staff and residents, advisory committees, commissions, and the Board of Supervisors.

The County invited all segments of the population to participate in the visioning process through newsletters, visioning workshops, Citizens' Advisory Committee (CAC) meetings, and the Internet. These outreach methods are described in further detail on page IN-12.

Within Solano County, three principles were used in the vision and throughout the plan to focus on sustainability; "The Environment," "The Economy," and "Social Equity." These principles must all be valued and followed equally in order for the plan to be sustainable. The environment must be nurtured in order to foster an active economy which will aid in creating an equitable society. The population in an equitable society will be equipped to contribute to a viable economy and healthy environment. Each part of the vision feeds into the central idea of sustainability which takes into account the social, environmental, and economic needs of the population today and tomorrow.



The General Plan's vision is based upon the interconnected themes of The Environment, The Economy, and Social Equity.



A Vision for Solano County in 2030

Preamble

The vision for Solano County is founded on the principles of "The Environment," "The Economy," and "Social Equity." The vision is for the county as a whole, recognizing that Solano County must work collaboratively with the cities and other public agencies to achieve this vision.

The vision uses words and phrases that may be subject to differing interpretations. These words and phrases are defined in more concrete terms as policies in the various chapters of the General Plan.

The Environment

The people of Solano County will act wisely as stewards of our natural resources. We will maintain and enhance much of our county's environmental resources for the benefit and enjoyment of future generations. We will focus on creative and innovative solutions to meet both human needs and the needs of the natural environment.

Our respect for human and environmental needs will guide our land use decisions, such as where development takes place. We will continue to guide most growth into our cities and collaborate with officials in those cities to promote sustainable development. By continuing this practice, we can sustain the unique character and identity of our communities while simultaneously valuing our agricultural identity in rural areas. We will

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use our natural habitat, farmlands, and water resources to maintain separation among our cities and unincorporated communities. These features will continue to contribute to our identity and economy and help to protect our people from flooding and other natural hazards.

Because we value the quality of our air, soil, water, and other finite natural resources, we will continue to enhance agricultural business and preserve agricultural lands and resources. We will support practices that use renewable and recycled resources and reduce energy consumption and pollution as much as possible. Because the agricultural industry is a major contributor to the overall economic health of the county, it is our desire to contribute to its prosperity.

We support creating jobs closer to where people live to reduce our reliance on automobiles to meet our daily travel needs. We will provide abundant and diverse recreation opportunities that are compatible with the natural environment and provide our residents and visitors with an opportunity to enjoy nature.

By considering human and environmental needs equally, we can create a place where people may choose to live, work, and play within close proximity; a place where nature, farmlands, and water are valued; and a place where people have choices for housing, employment, transportation, and recreation.

The Economy

We support diversification of our local economy so that many activities contribute to our prosperity. This diversity will provide opportunities for small and large businesses to thrive in a variety of industries. We will nurture businesses that employ our residents and offer opportunities for local ownership. We will encourage businesses that support our communities and provide our people with sufficient incomes to meet their basic needs. While we protect our current economic assets, we will prepare for economic change as we compete in an increasingly global marketplace.

We will use our natural and agricultural resources as economic opportunities while also recognizing their environmental value. We will strive to enhance the quality of our natural and agricultural resources as visitor attractions and contributors to our economy while giving equal weight to their environmental value. We will support small family farms and large agricultural businesses alike in a committed effort to enhance the viability of agriculture for future generations in this county. We will encourage Solano County residents to visit and learn about our local farms and encourage them to buy from local farmers. By doing so, we may also encourage farmers to provide sustainable goods and services for our community.

Social Equity

People are our greatest assets and should be treated equitably. To achieve an equitable society, we will support access to opportunities so that individuals may thrive. We will support housing opportunities for all residents at all income levels. We will provide our citizens with an opportunity to succeed through quality education, skills training, and



lifelong learning. We will also promote public health, safety and security, and environmental justice as part of an equitable society.

Access to open government is vital to our society. We will ensure that all our residents have access to their local governments and vital information affecting their lives. We will nurture civic participation through informed citizens and seek collaboration to identify common goals and solutions. We will give equal consideration to public and private interests in our government decisions. We will promote access to civic culture and the arts as part of a healthy community. We will also seek fiscal responsibility in our government while supporting a wide range of public services that make Solano County a desirable place to live.

Portions of the vision are referenced in each chapter of the General Plan and are used to guide the goals, policies, and programs in each section.

Purpose and Scope

The General Plan is the guide for both development and conservation within the unincorporated county through 2030. Under California law, every county and city must adopt a comprehensive, long-term general plan to direct physical development within its jurisdiction. General plans serve as a blueprint for future development and conservation efforts, with goals and policies providing a solid basis for future decisions related to land use, development, and conservation.

The General Plan is the primary document used by the County to regulate land use under California law. Zoning and development codes, specific plans, and individual public and private development proposals must be consistent with General Plan goals, policies, and standards.

PLAN FORMAT

Each of the General Plan chapters establishes long-term policies and provides a guide for day-to-day decision making. Together these chapters provide a comprehensive statement of the goals, policies, and programs for shaping growth and development within the county and for protecting its agricultural and natural resources.

This General Plan is intended to provide policy guidance until the year 2030. The planning process allows for the variable rate at which growth takes place by providing for periodic plan reviews. It is proposed that this plan be reviewed within five years and amendments considered periodically as deemed necessary by the County Board of Supervisors.

In some cases, the chapters of the General Plan contain specific proposals and recommendations relating to their topics. In other cases, policies and proposals are more general in nature to provide some flexibility in implementing basic policies and achieving stated goals. When questions of interpretation arise, the Department of Resource Management shall prepare written interpretations for review by the Planning Commission. Over

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time, these interpretations will constitute a body of opinion and record for consistent application as the plan is carried out.

Chapters and Sections

The General Plan reflects the priorities of Solano County's people. Though certain plan features are required of all jurisdictions, the content of this plan represents the local values of Solano County's residents, business and agricultural community, and public officials. Protecting agricultural lands and the county's rural character has been an overarching theme of the County's planning efforts for many decades. The plan continues this tradition through its broad scope, which embraces sustainability as it relates to the environment, the economy, and social equity.

To address these themes, the General Plan is organized into the following topical chapters: Land Use, Agriculture, Resources, Public Health and Safety, Economic Development, Transportation and Circulation, Public Facilities and Services, Housing, Park and Recreation, and Tri-City and County Cooperative Plan. This format combines related topics and adds emphasis to some State-mandated general plan topics, such as agriculture. The result is a concise, easy to read, and useable document that reflects the community's desire to attain its vision.

These chapters address all of the state-mandated topics plus additional topics of local importance. Sections 65350 through 65590 of the California Government Code establish the requirements for the minimum contents of a general plan. By law, a general plan must contain the following seven "elements," or subject categories:

- Land Use—designates the type, intensity, and general distribution of uses of land.
- Circulation—identifies the general location and extent of roads, transportation routes, terminals, and other local public utilities and facilities.
- Housing—contains an assessment of housing needs and programs to meet those needs.
- Conservation—addresses the conservation, development, and use of natural resources.
- Open Space—addresses the preservation of open space lands.
- Noise—identifies and assesses noise problems and addresses land use distribution.
- Safety—establishes methods to protect people and property from risks associated with seismic, geologic, flood, and wildfire hazards.

The chapters and sections of the General Plan and their relationship to state requirements are shown below in Table 1-1.

**Table IN-1
Topics in the Solano County General Plan**

General Plan Chapter General Plan Section	State-Required Elements							
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Optional
Land Use	X							
Agriculture								X
Resources	X			X	X			
Biological Resources				X	X			
Marsh and Delta Areas				X	X			
Minerals				X	X			
Scenic Resources					X			
Cultural Resources				X	X			
Recreational Resources					X			
Energy Resources and Conservation	X			X				
Community Separators	X				X			
Water Resources and Quality				X	X			
Public Health and Safety						X	X	X
Flood Control							X	
Seismic Safety and Land Stability							X	
Fire Safety							X	
Hazardous Materials							X	
Disaster Preparedness							X	
Public Health								X
Air Quality								X
Noise						X		
Climate Change								X
Economic Development	X							X
Transportation and Circulation		X						
Public Facilities and Services	X	X		X			X	
Water Facilities and Service	X	X						
Sewer and Wastewater		X						
Solid Waste	X							
Drainage				X			X	
Fire Protection and Emergency Services							X	
Law Enforcement							X	
Public Education	X							
Community Facilities	X							
Utilities		X						
Housing			X					
Park and Recreation					X			X
Tri-City and County Cooperative Plan	X			X	X			X

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General Plan Policies

General Plan policies are presented as written statements, tables, diagrams, and maps. All of these components must be considered together when making planning decisions. Within each chapter, the General Plan is organized around four components that range from broad, visionary language to detailed, actionable plans. These components are: (1) vision, (2) goals, (3) policies, and (4) implementation programs.

Figure IN-2 illustrates the interconnected nature of the various elements. The vision describes expectations of county residents regarding how future land use and conservation decisions will affect the environment, economy, and social equity within the county. Goals are expressions of desired outcomes that are more specific than the vision. Goals consist of broad statements of purpose or direction. Policies serve as guides to decision makers and County staff in reviewing development proposals and making other decisions that affect development and conservation in Solano County. Implementation Programs identify specific actions to achieve the goals, policies, and plans identified in each General Plan section.



Figure IN-2
Policy Pyramid Diagram

The organization of the General Plan allows users to identify the section that interests them and quickly obtain a perspective of the County's policies on that subject. However, General Plan users should realize that

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the policies in the various chapters and sections are interrelated and should be examined collectively.

Internal and External Consistency

All the chapters of the general plan have equal weight and must be consistent per State general plan regulations. The policies must agree internally within each chapter and they must be consistent with the policies in the other chapters. The general plan also has a responsibility to be consistent with related plans and programs of federal, state, and regional agencies. This is described further on page IN-18.

While the Land Use chapter contains the overall guidance for development policy and the distribution of land uses, it relies heavily on the Public Facilities and Services chapter. This chapter provides guidance on how and where land uses will be provided with services. The Economic Development and Agriculture chapters must work together to provide direction for the economic future, but also rely on the Land Use chapter to address where economic uses are most appropriate.

The Resources chapter is related to all the chapters. It provides information on economically important resources such as energy and minerals to support policies in the Economic Development chapter. It coordinates with the Agriculture, Parks and Recreation, and Public Health and Safety chapters to provide multifunctional open spaces that can be used to protect the community and provide for agriculture, recreation, energy production, and scenic uses. It provides guidelines for the Public Facilities and Services, Circulation, Land Use, and Housing chapters, showing where development will least affect resources.

The Circulation chapter provides the transportation framework for the county. It shows the network of roads, directs the policies for transit, and guides nonmotorized transportation. It works with all the other chapters, planning for the new roads and transportation facilities to serve residential, commercial, or industrial areas found on the Land Use Diagram. Trail planning within this chapter must be done in context with the Resources and Park and Recreation chapters.

The Housing chapter guides how residential development will occur; however, the Housing chapter relies on the Land Use chapter to guide where development will occur and relies on the Public Facilities and Services chapter to provide guidance on servicing new development. The Parks and Recreation chapter plans for recreational needs throughout the county, affecting the Land Use Diagram and coordinating with the Resources chapter. The Housing, Park and Recreation, and Tri-City and County Cooperative Plan chapters are elements that were adopted separately and previously from this update; however, they are incorporated into this document with equal weight as the updated chapters.

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 (OGI) in 1994.

The 1994 OGI, a voter initiative measure adopted by the Board in lieu of conducting an election, 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:

- voter approval was required to redesignate lands identified as Agriculture or Open Space on the 1980 Land Use and Circulation Map to most other types of land uses; and
- 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, mixed use, and other types of developments better suited for municipal areas where higher levels of public services were available.

Measure T

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 overwhelmingly 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.

General Plan Outreach

Vital to the success of creating this General Plan was the high level of participation from the public. The objective for the community participation component of the General Plan relied on the community to provide direction for the plan, to assist in drafting the vision, and to identify the issues and opportunities that will most affect quality of life in the county. The County sought broad public participation to support updating the General Plan. Public workshops, appointment of the CAC, public presentations to various agencies and groups, and workshops and public hearings before the Planning Commission and Board of Supervisors were used to solicit involvement.

Citizens' Advisory Committee

The CAC represented diverse backgrounds and interests during the General Plan update process.



Leading the outreach effort was the CAC. The CAC membership consisted of representatives appointed by the Board of Supervisors who brought broad-based insights into the issues and opportunities confronting the county over the next 2 decades. The CAC represented diverse business, agriculture, conservation, and development interests and all geographic areas of the county. The CAC was the principal body for identifying and validating

community concerns and desires, and functioned as a conduit between the County, residents, property owners, and the business and agricultural communities. The group extensively analyzed a full spectrum of issues, opportunities, and challenges.

The CAC met 34 times between March 2006 and February 2008 and successfully drafted and adopted the vision statement, identified and reviewed future land use options, and drafted goals and policies for each section of the General Plan. The CAC members spent countless hours reviewing documents, brainstorming, and providing the County with valuable input. The public was consistently invited to join the CAC and present issues for the committee to consider during its deliberations.

Introduction Chapter

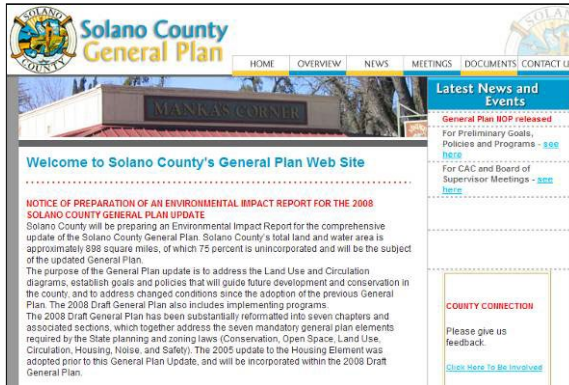
In addition to their regular meetings, the CAC also formed subcommittees that assisted with facilitation of workshops within four special study areas and within the agricultural community.

Public Awareness and Education

A variety of outreach tools were used that allowed any person who wished to participate to do so in a manner that they felt comfortable. This included a General Plan Web site, a project mailing list, and newsletters.

General Plan Web Site

All materials related to the General Plan update were provided to the public through the Internet. The General Plan Web site contained information describing all the events, meetings, and notices associated with the plan update. The Web site also served as a clearinghouse for background reports, policy workbooks, and the draft General Plan. Members of the public were invited to send comments to County staff through a Web site link.



The Solano County General Plan Update Web site provided an additional resource to keep the public informed of and involved in the process.

Distribution List

At all General Plan events, County staff collected names, e-mail addresses, and physical addresses of people that were interested in being informed of the General Plan progress. This distribution list was used to provide meeting materials and project updates.

Newsletters

At key points within the General Plan update process, County staff mailed newsletters notifying residents of key policy choices and upcoming workshops. Several of the newsletters also included an insert postcard that residents could mail back to the County offering their comments and opinions.



Solano General Plan Newsletter

Four newsletters were distributed. The first newsletter describing the project objectives and schedule was sent in May 2006 to all residences and businesses in the county. A second newsletter describing key background information was mailed in December 2006 to all interested parties who requested information on the General Plan update. A third newsletter providing information on proposed policy options and land use alternatives was mailed in August 2007 to all interested parties who requested information on the General Plan update. A fourth newsletter summarizing the proposed General Plan was distributed in March 2008.

Community Workshops

County staff and the CAC also conducted numerous community workshops. These included a vision fair to assist in crafting the community vision for the General Plan update, special study area workshops to formulate preferred land use plans and policies for each of four special study areas identified in the Land Use chapter, agricultural workshops held throughout the county to help shape the direction of agricultural policies and programs, and workshops held throughout the county to review the content of the draft General Plan.

Vision Fair

Participants gave their input on various issues facing the county including transportation.



A vision fair was held at the Fairfield Center for Creative Arts on June 10, 2006. The purposes of the vision fair were to alert a broad cross-section of the community about the General Plan update, provide education on the process, and generate excitement about getting involved. The vision fair represented the first opportunity to get input from the community about ideas for a vision for the future.

The vision fair was an all-day, family-friendly event hosted in an “open-house” format. Information tables and stations were set up so that people could visit at their leisure, peruse displays, and ask questions. The topics for the stations consisted of Development and Community Character, Agriculture, Open Space, Transportation, Jobs and Economy, and Housing. Input from the vision fair was provided to the CAC to assist in formulating the community vision.

Special study area workshops invited the public to discuss future land uses in four specific areas.



Special Study Area Workshops

The County, with the aid of the CAC and consultants, conducted 19 community workshops for four special study areas: Collinsville, Old Town Cordelia, Middle Green Valley, and Suisun Valley.

For each area, workshops focused on identifying key issues and opportunities, reviewing land use alternatives, selecting a preferred land use plan, and developing General Plan policies. Community recommendations were reviewed with the CAC, Planning Commission and Board of Supervisors before being incorporated within the General Plan. These meetings were conducted during the summer of 2007 between May 22nd and August 16th. For more information on these workshops and the policy outcomes, please review the Land Use chapter.

Agricultural Workshops

The agricultural subcommittee of the CAC organized a series of 12 workshops to gather input from farmers, producers, and agricultural landowners. Over 450 farmers and interested residents attended the workshops or provided comments of the subcommittee, which occurred between June 13th and September 6th, 2007. Input received during these meetings was used to prepare the Agriculture chapter.



Community members review maps showing various development and conservation alternatives.

Draft General Plan Open Houses

Public open houses were conducted in five locations around the county during the month of April 2008. The open houses provided the public an opportunity to learn more about the draft General Plan. The open houses included informational displays and maps on various topics so the public could gather information and ask questions about the draft General Plan. Opportunities for submitting written public comments on the draft General Plan were also provided.

Planning Commission and Board of Supervisors Workshops and Hearings

Other community participation tools included workshops and hearings before the Planning Commission and Board of Supervisors.

Workshops

The Planning Commission and Board of Supervisors each held workshops to review materials following CAC comments and recommendations. County staff conducted meetings before both the Commission and the Board regarding the community vision, preliminary policies for each section of the General Plan, and the recommended land use plan. Workshops before the Commission and Board were also used to review the content of the administrative draft General Plan.

Hearings

On May 22 and May 29, 2008, the Planning Commission conducted noticed public hearings on the draft General Plan. On 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 (EIR) 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 EIR. 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 EIR.

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

Consultation with Other Jurisdictions and Native American Groups

The County also actively consulted with the cities, special purpose agencies, and Native American groups in updating the General Plan. The Board of Supervisors appointed a Technical Advisory Committee (TAC) to assist the County in the preparation of the General Plan. TAC members were drawn from local and regional agencies throughout Solano County.

Throughout the plan update, the County coordinated with the cities in Solano County to provide information updates and collect input regarding General Plan policies. Specifically, each city was first invited to present their general plan to the CAC in fall 2006. In November of 2007, County staff consulted with representatives from each of the seven cities. They reviewed the CAC-recommended draft Land Use Diagram and provided information and perspectives that assisted the Planning Commission and Board of Supervisors to craft the preferred Land Use Diagram.

California Senate Bill (SB) 18 (2004) requires that local governments (cities and counties) consult with Native American groups to aid in the protection of traditional tribal cultural places through local land use planning. Pursuant to SB 18 requirements, the County invited representatives of the region's Native American groups to contribute to the process.

The County consulted with the Bay Conservation and Development Commission and Delta Protection Commission regarding policies affecting the Sacramento River Delta and Suisun Marsh. The draft General Plan was also referred to the Solano County Airport Land Use Commission.

IMPLEMENTING THE GENERAL PLAN

Several methods are used to implement the General Plan. The primary implementation methods consist of an overall development strategy,

coupled with numerous programs pertaining to topics presented within the various sections.

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. 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 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 to reflect city general plans.

Implementation Programs

The most important thing to consider for a successful general plan is how effective it is in achieving the stated vision, goals, and policies.

Each chapter includes numerous implementation programs. The implementation programs provide direction for County elected officials, commissions and committees, staff, and the public in the overall effort to put into practice the adopted General Plan goals and policies. The purpose of the implementation programs is to ensure that the overall direction set forth in the General Plan is translated from general terms into specific actions.

Each implementation program is a procedure, program, or technique that requires County action, either alone or in collaboration with local noncounty organizations or federal and state agencies. Some of the implementation programs are processes or procedures the County currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects (such as adopting a specific plan for Middle Green Valley, or a County noise ordinance). Completion of each of the identified programs is subject to funding availability.

The implementation programs are organized into the following five subsections corresponding to various areas and levels of County responsibility:

- Regulations
- Funding, Physical Improvements, and Capital Projects
- Development Review
- Ongoing Planning Efforts, Public Outreach, and Education
- Coordination with Other Agencies and Organizations

Each implementation program relates directly to one or more General Plan policy. For each program, the related General Plan policies are identified, along with the responsible agencies or County departments, the recommended time frame, and likely funding sources.

The implementation programs are intended as the basis for preparing the annual report to the Board of Supervisors on the status of the County's progress in implementing the General Plan, as described in Section 65400 of the Government Code.

Since many of the individual actions and programs also act as mitigation for environmental impacts resulting from planned development pursuant to the General Plan, the annual report can also provide a means of monitoring application of the General Plan EIR mitigation measures as required by Public Resources Code Section 21081.6. These programs should be evaluated and updated concurrent with the County's annual budget process and whenever the General Plan is amended or updated to ensure continued consistency and usefulness.

THE GENERAL PLAN IN RELATION TO OTHER PLANNING EFFORTS

A wide range of federal, state, regional, and local plans have been adopted that have a bearing on the County's land use and other policies. These plans can work in tandem with County policies, or they may override them. This section provides an overview of relevant planning efforts. Additional detail is provided within specific chapters and topical sections.

Federal Government

While no federal plans directly control local land use policies, a number of federal laws have significant effects on land use decisions at the county and private level. Examples of such regulations include the Endangered Species Act, Section 404 of the Clean Water Act and, in the case of federally funded transportation and infrastructure projects, the National Environmental Protection Act. Numerous agencies have jurisdiction and exert influence on local land use processes.

State Government

The State of California wields substantial influence on local land use and related policy decisions. The Governor's Office of Planning and Research dictates the requirements for the content of general plans. The Department of Housing and Community Development must certify the County's Housing element. The state also has significant influence through the funding of public infrastructure.

The San Francisco Bay Conservation and Development Commission (BCDC) has jurisdiction over the bay areas. BCDC has created management plans and land use policies for a variety of subareas of the bay including the Suisun Marsh and the Napa-Solano Marsh. The Delta Protection Commission has jurisdiction over the Sacramento-San Joaquin Delta area. The California Department of Conservation and Department of Fish and Game also have jurisdiction and directly regulate certain land use decisions in the county.

Regional Government

A variety of state regulations are implemented through regional planning and regulatory bodies. These include Clean Air Plans coordinated and enforced by the Bay Area and Yolo-Solano Air Quality Management Districts, water quality regulations enforced by the San Francisco Bay and Central Valley Regional Water Quality Control Boards, and regional transportation plans managed by the Bay Area Metropolitan Transportation Commission and Solano Transportation Authority. The Association of Bay Area Governments (ABAG) has authority concerning the distribution of regional housing needs. ABAG also uses its influence to address other regional planning issues including transportation, housing, equity, environment, and earthquake safety.

Four additional quasi-regional agencies have influence on the County's land use decisions. These include the Solano County Airport Land Use Commission, the Solano County Local Agency Formation Commission (LAFCO), the Solano Transportation Authority (STA), and the Solano County Water Agency (SCWA). The Solano Airport Land Use Commission prepares a comprehensive airport land use plan that controls land use and development standards adjacent to airports. LAFCO reviews and evaluates all proposals for the formation of special districts, incorporation of cities, annexation to special districts or cities, and consolidation or merger of districts with cities. STA is responsible for planning countywide transportation, programming transportation funds, delivering transportation projects, and setting transportation priorities. SCWA is responsible for delivering water to water service agencies and monitoring efforts to mitigate stormwater runoff.

City Plans

Each city in Solano County has control over land use and development within its city limits. All cities have adopted general plans that describe

land use designations within and surrounding their jurisdictions. In most cases, the County has deferred to city designations within established city spheres of influence.

SUPPORTING DOCUMENTATION

Several supporting documents were also produced concurrent with the General Plan, including a program EIR and technical background reports supporting both the General Plan and program EIR. References for background materials summarized within this plan are provided in the technical background reports and program EIR.

Additional technical reports and studies used in preparing the plan include a traffic/circulation model, a cultural resource inventory, and agricultural futures reports prepared for Solano County by the Agricultural Issues Center of the University of California, Davis.

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