

# LAND USE

## INTRODUCTION

The Land Use chapter describes present and planned land uses and their relationship to the County's long range goals for the future. It provides a framework for other issues examined in the General Plan and identifies how land is used throughout the county for agriculture, housing, business, community facilities, transportation, recreation, and open space. The chapter consists of text, maps, and diagrams outlining land uses within Solano County and describing how these uses are integrated with other General Plan chapters and policies.

The General Plan vision statement states in part:

*Our respect for human and environmental needs will guide our land use decisions and 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. We will 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.*

*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 vision statement provides a basis for the basic strategies of the Land Use chapter:

- promoting city-centered development consistent with longstanding County policy that "What is urban shall be municipal" and

## Land Use Chapter

- sustaining diverse land uses that define the character and identity of Solano County.

The Land Use chapter includes descriptions of the land use designations, goals, policies, and implementation programs which will help Solano County implement its vision through 2030.

### Scope and Content

This chapter consists of several sections: this section, "Introduction"; "Land Use Plan," which discusses the County's land use strategy and diagram; the general goals, policies, and implementation plans for Solano County; and "Special Study Areas," which includes goals, policies, and implementation programs for four special study areas within the county that face unique planning issues.

The land use plan identifies land use designations, the planned locations for each designation (shown in the land use diagram), and a description of density, intensity, and uses permitted in each designated area. The discussion of goals, policies, and implementation programs establishes goals and policies to address identified land use and growth management issues. The goals identify overall County desires and consist of broad statements of purpose and direction. The policies are guidelines to achieve land use and growth management goals. Implementation programs for the Land Use chapter follow the goals and policies.

### Purpose and Relationship to Other General Plan Chapters

The Land Use chapter is often considered the "umbrella" chapter of a general plan because it provides an overall framework that covers issues and policies considered in greater detail in other chapters. For example, land use policies within Solano County have a direct bearing on the street system identified in the Transportation and Circulation chapter. Potential infrastructure and service needs of development consistent with the land use plan determine the needs to be met in the Public Facilities and Services chapter. Other general plan issues regarding safety, noise, and the natural environment directly relate to the policies and land use plan contained in this chapter.

State law (California Government Code Section 65302[a]) defines the requirements for a land use element. The Governor's Office of Planning and Research offers guidance to ensure that general plans fulfill the requirements of California law. The following land use topics applicable to Solano County must be included in a general plan:

- Distribution of housing, business, and industry
- Distribution of open space, including agricultural land

- Distribution of mineral resources and provisions for their continued availability
- Distribution of recreation facilities and opportunities
- Location of educational facilities
- Location of public buildings and grounds
- Location of future solid and liquid waste facilities
- Identification of areas subject to flooding
- Identification of existing Timberland Preserve Zone lands
- Other categories of public and private uses of land

Many of the land use element topics defined by the Governor's Office of Planning and Research are addressed in other chapters of the General Plan:

- Infrastructure, public facilities, and utilities are addressed in the Public Facilities and Services chapter. That chapter discusses water facilities and services, sewer and wastewater, solid waste, public education, community facilities, law enforcement, and utilities. (Chapter 8)
- Drainage and flood control, fire protection, and emergency services are discussed in the Public Health and Safety chapter. (Chapter 5)
- Agricultural land is discussed in the Agriculture chapter. (Chapter 3)
- Open spaces and mineral resources are discussed in the Resources chapter. (Chapter 4)
- Recreation facilities and opportunities are described in the Resources and Park and Recreation chapters. (Chapters 4 and 10)

## PLANNING CONTEXT

Solano County comprises 910 square miles (582,255 acres), including about 830 square miles of land and about 80 square miles of water. Land area is divided into two topographic sections. The western quarter extends into the foothills of the coastal range. This area is characterized by steep slopes, which become more gently rolling in the eastern portion. The remainder of the County is part of the Sacramento Valley, which is characterized by level topography, with some isolated areas of low rolling hills. Other significant features include the Suisun Marsh, which has an area of more than 30 square miles, and the Napa-Sonoma Marsh area, with an area of more than 60 square miles, some of which is in Solano County.



Suisun Marsh is located in the southern portion of the county.

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The unincorporated area of the county includes approximately 756 square miles (484,001 acres). Approximately 98,458 acres of the county, or 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, 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.

**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%
<b>TOTAL Incorporated Area</b>	<b>98,458</b>	<b>16.9%</b>
<b>TOTAL Unincorporated Area</b>	<b>484,001</b>	<b>83.1%</b>
<b>TOTAL County Area</b>	<b>582,392</b>	<b>100.0%</b>

\* Note: Table LU-2 was removed per Resolution 2023-265, December 5, 2023.

Historically, the County has not provided public water or sewer service for development in the unincorporated area. Based on this, most residential, commercial and industrial development in the county has been in incorporated areas where public water and sewer service is available.

About 20 percent of the unincorporated land area is some type of undeveloped natural resource land. This includes marsh and watershed lands in the southern and western portions of the county comprising 101,307 acres.

Over 329,000 acres of land are in agricultural use, approximately 70 percent of the unincorporated land area. Agricultural land is concentrated in the eastern portion of the county and in smaller areas scattered throughout the county. Watershed lands are also in agricultural use.

Residential land uses occupy approximately 6,878 acres developed mostly at rural residential densities of one dwelling unit per 2.5 or more acres. Rural residential development has been concentrated in the area north of Vacaville in the English Hills, Allendale and Olive School areas, along Leisure Town Road east of Vacaville, in the Tolenas area of unincorporated Suisun City, and the Green Valley area north of Fairfield. Residential estate use at densities of one unit per ¼ to 1 acre exist in the Green Valley, Rockville Corners, Willotta Oaks, Old Town Cordelia, Elmira, Birds Landing and Collinsville area. A small amount of the unincorporated county's residential land is used for urban density residential single family and multifamily development including apartment buildings, duplexes, triplexes and similar housing types located in unincorporated areas in Vallejo.

Industrial land uses account for about 2,125 acres of land area in the unincorporated county. Most of the existing industrial development in the county is within cities.

Approximately 641 acres are in commercial land use, which includes retail, commercial services, and service stations. Smaller commercial developments are located in the unincorporated county areas to serve the needs of local residents and visitors. Highway-oriented commercial development represents the predominant commercial land use in the unincorporated area with the majority of such land located along Interstate 80.

Other uses of land in the county include public use (such as schools, cemeteries, and federal lands), which accounts for about 1,517 acres, park and recreation land (791 acres), and vacant land, which includes about 1,011 acres.

## LAND USE PLAN

The land use plan for Solano County guides the manner in which areas of the county may grow and how resources will be conserved through 2030 and beyond. Land uses are classified and mapped, showing areas of continued agricultural and open space use, as well as areas where the County anticipates future residential, commercial, and industrial development. The land use plan also identifies areas set aside for community purposes, such as parks and schools.

The land use plan describes the County's approach to land use regulation, including densities, intensities, and desired uses for 25 land use designations. The vision statement identifies Solano County's continuing practice of guiding urban development, including most residential and commercial development, toward the county's cities using municipal service areas.

### Land Use Diagram

The land use diagram (Figure LU-1) graphically represents the 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 twenty-three land use designations, which describe the type and nature of uses allowed, 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.

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.



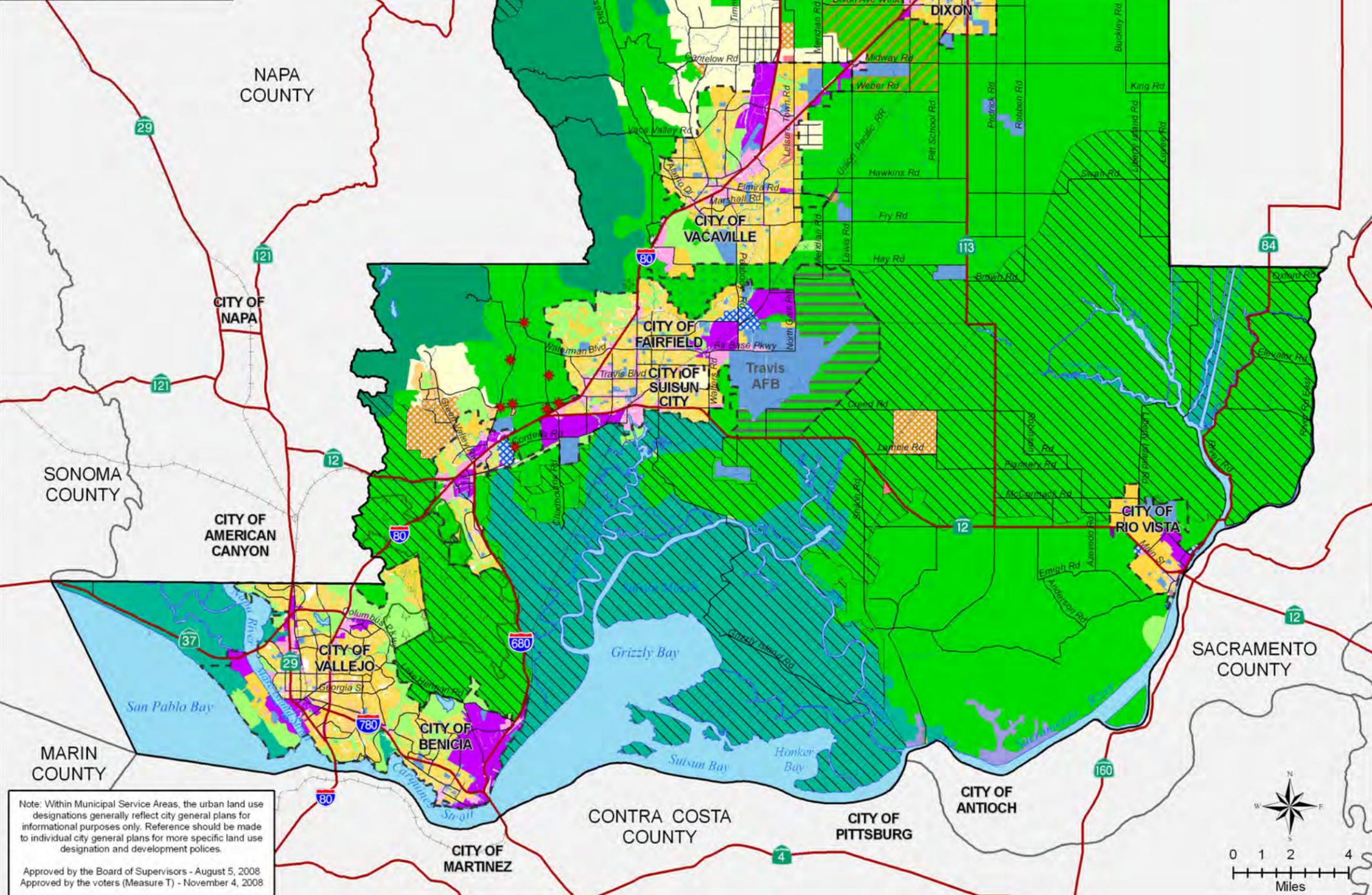
# Solano County General Plan

Figure LU-1

## Land Use Diagram

### Legend

- Municipal Service Areas
- General Plan Land Use Designations**
- Natural Resource Designations**
- Water Bodies and Courses
- Park and Recreation
- Marsh
- Agricultural Designations**
- Watershed
- Agriculture
- Public Designations**
- Public/Quasi-Public
- Residential Designations**
- Rural Residential
- Traditional Community - Residential
- Traditional Community - Mixed Use
- Urban Residential
- Commercial Designations**
- Neighborhood Commercial
- Neighborhood Agricultural/Tourist Center
- Commercial Recreation
- Service Commercial
- Highway Commercial
- Urban Commercial
- Industrial Designations**
- General Industrial
- Limited Industrial
- Water Dependent Industrial
- Urban Industrial
- Special Purpose Areas**
- Joint Study Area
- Specific Project Area
- Urban Project Area
- Overlays**
- Vacaville-Fairfield-Solano Greenbelt
- Travis Reserve Area
- Agricultural Reserve Overlay
- Tri-City/County Cooperative Planning Area
- Resource Conservation Overlay



Note: Within Municipal Service Areas, the urban land use designations generally reflect city general plans for informational purposes only. Reference should be made to individual city general plans for more specific land use designation and development policies.

Approved by the Board of Supervisors - August 5, 2008  
 Approved by the voters (Measure T) - November 4, 2008



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Figure LU-1 Land Use Diagram



## 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.

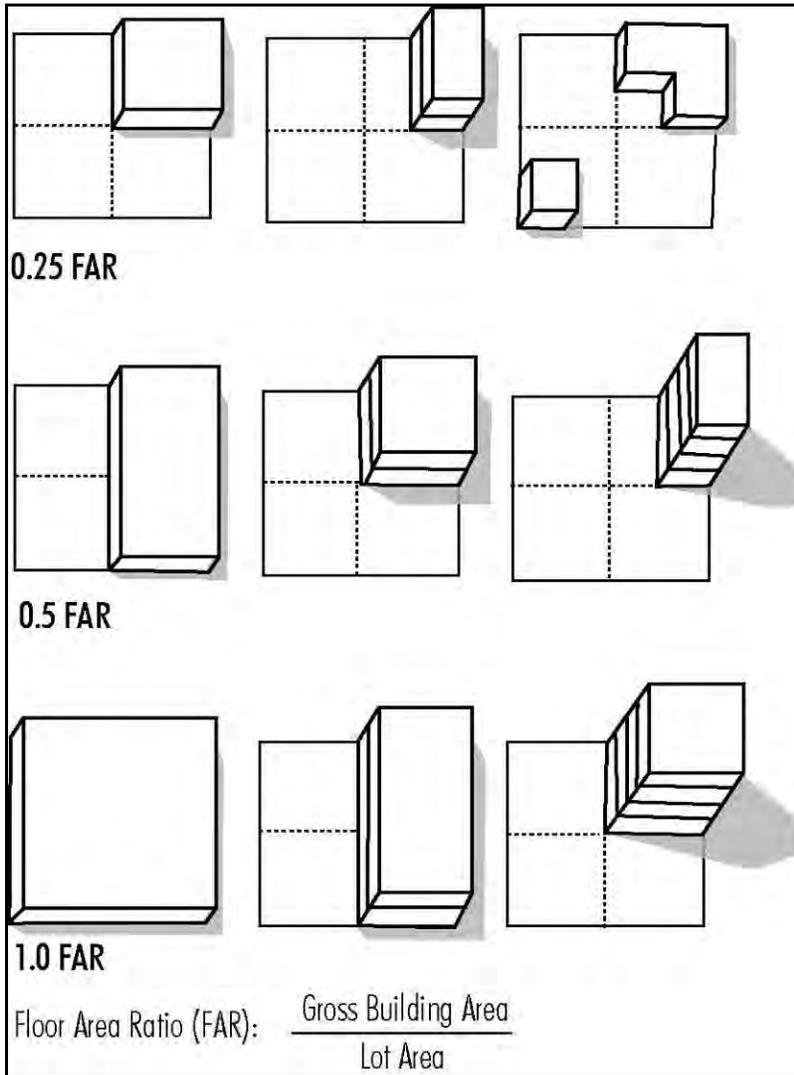
## Measuring Land Use Density and Intensity

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.

"Development intensity" refers to the extent of development on a parcel of land or lot—that is measured by the, the total square footage of a building, building height, the floor-area ratio, and/or the percent of lot coverage. Intensity generally describes levels of nonresidential development; however, in a broader sense, intensity also can be used to express overall levels of both residential and nonresidential development types. For land uses in Solano County, floor-area ratio is used as a measure of nonresidential development intensity. The floor-area ratio (FAR) describes the relationship between the total square footage of development on a lot to the area of that lot. The floor area does not include areas used for parking. The FAR is determined by dividing the total floor area of all buildings on a lot by the total land area of the lot, less any portion used for roads.

Figure LU-2 illustrates how the FAR controls the intensity of use on a lot. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields an FAR of 20,000:40,000, or 0.50. A FAR of 0.50 allows construction of either a single-story building that covers half the lot or a two-story building with reduced lot coverage.



**Figure LU-2**  
**Examples of Floor-Area Ratio (FAR)**

## Development Capacity

The General Plan specifies maximum and estimated levels of residential and nonresidential development for land in Solano County that is developed according to the land use diagram. The estimated levels of development establish a future capacity for the county, expressed as estimates of total dwelling units, total population, and total square footage of future nonresidential development. Table LU-3 summarizes the General Plan's development capacity within the unincorporated county area.

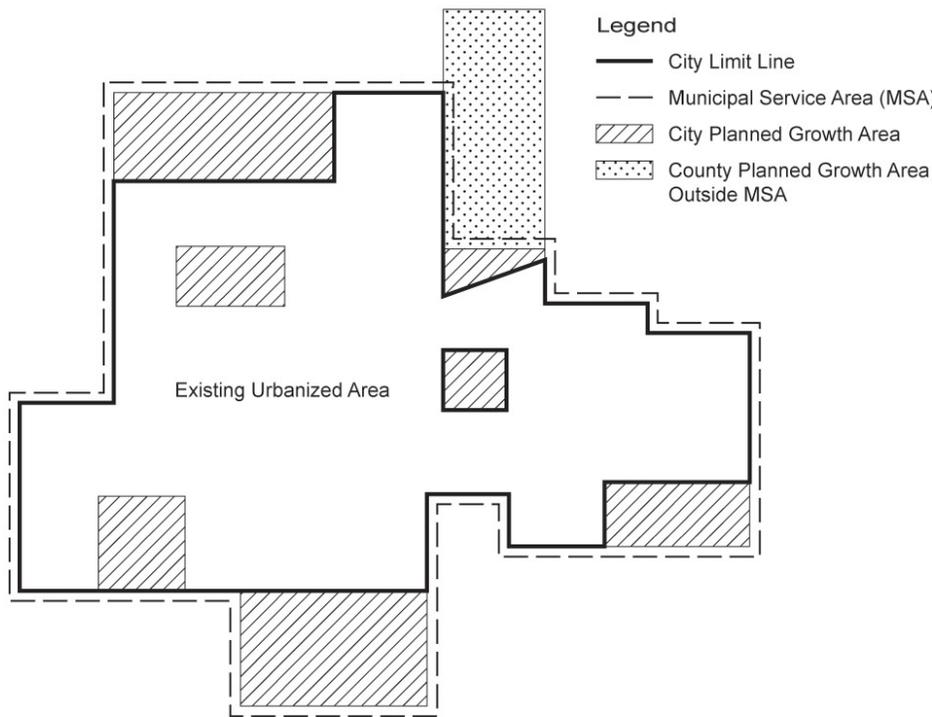
**Table LU-3  
General Plan 2030 Land Use Estimated Development Capacity in  
Unincorporated Solano County**

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

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## Municipal Service Areas

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. 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.



**Figure LU-3  
Municipal Service Area Concept Diagram**

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 following annexation. Unincorporated lands within the MSAs that are shown as Interim Agricultural Areas in Figure LU-5 may continue in agricultural use

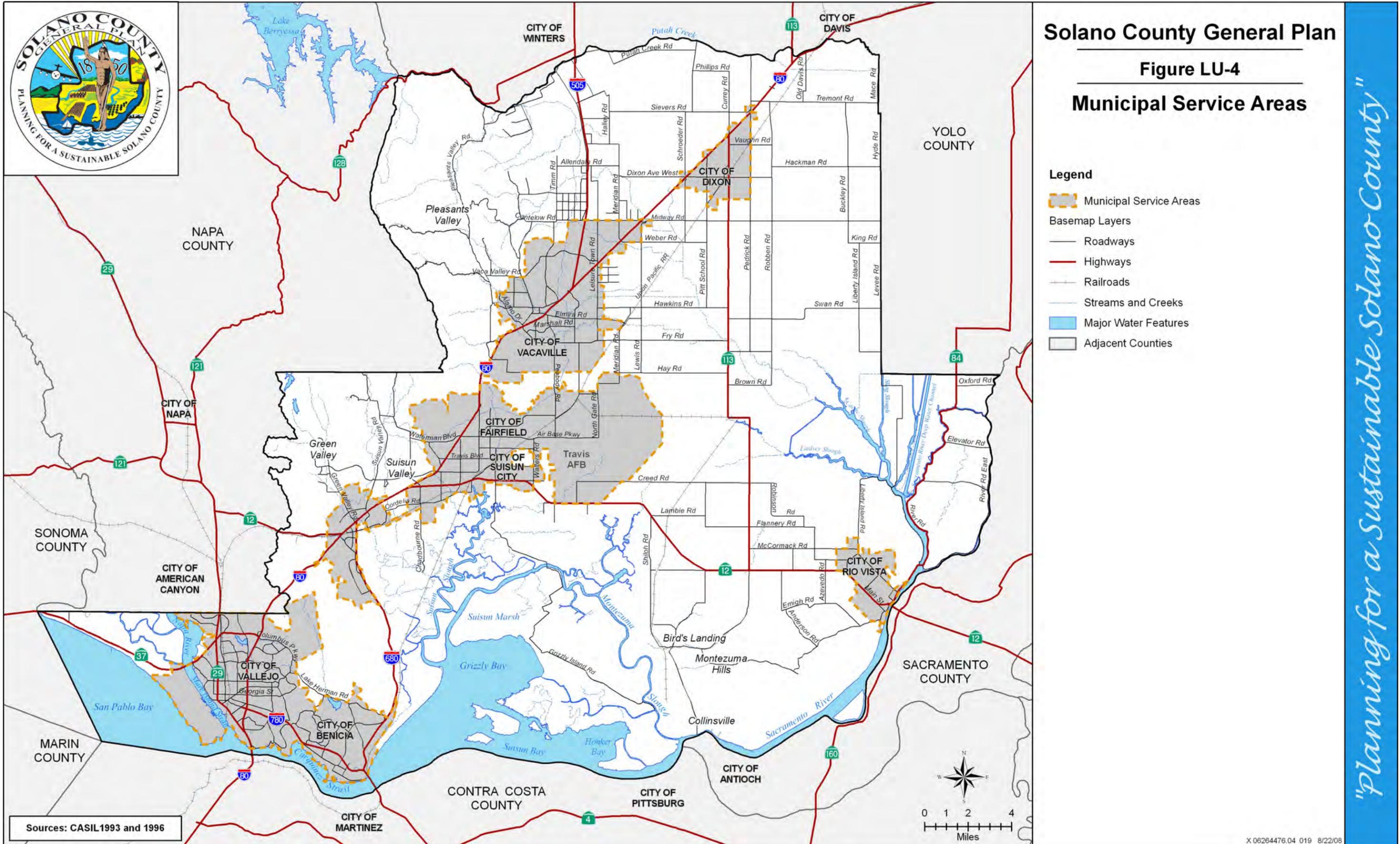
until annexed to a city even though the County has applied a non-agricultural land use designation to the area on the Land Use Diagram (Figure LU-1).

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.

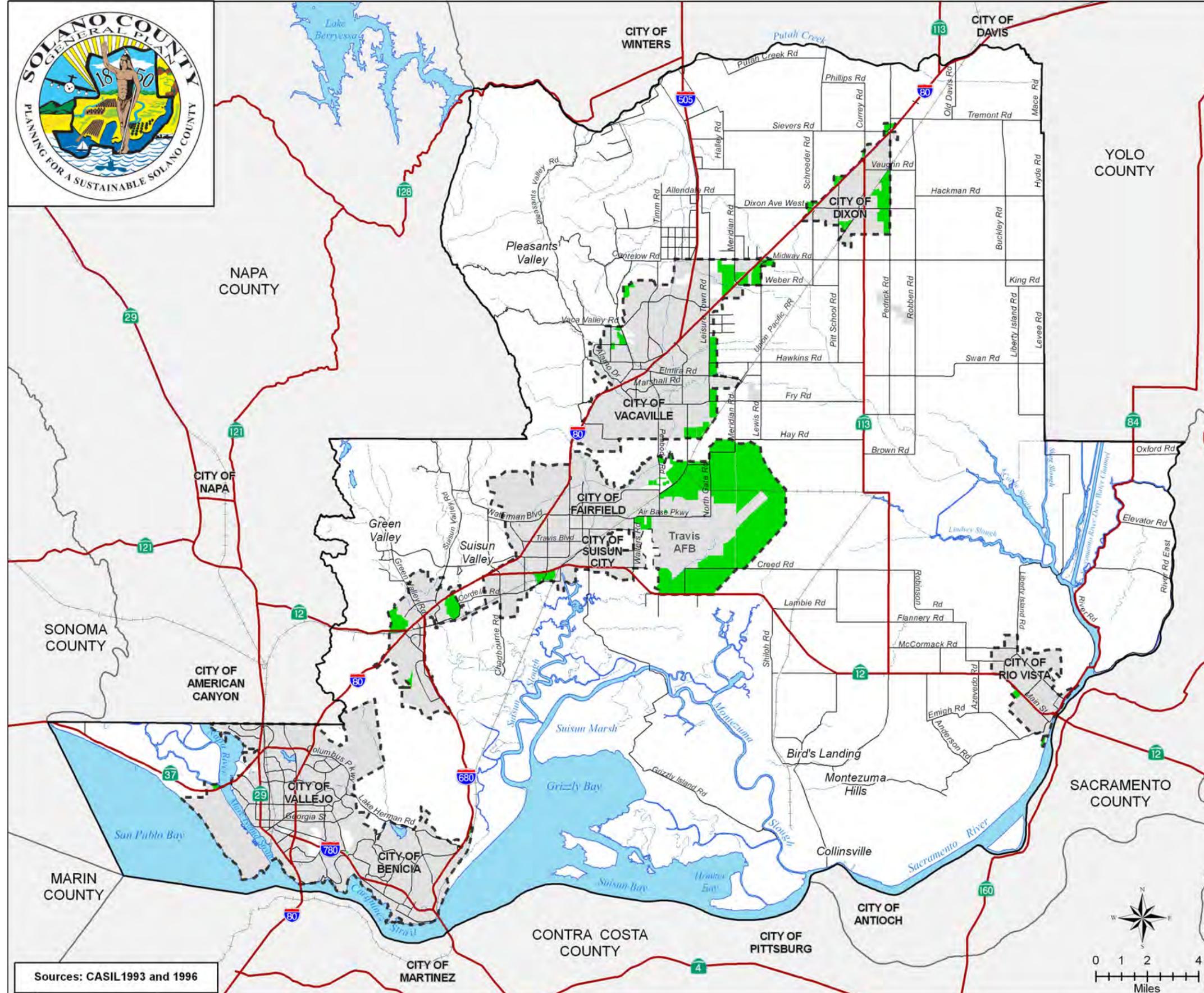
In establishing MSAs, the County recognizes that local jurisdictions will periodically revise and update their general plans. Based on a city's revisions to its general plan, the city may request that Solano LAFCO approve revisions to the city's sphere of influence. The County will periodically review 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.





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Figure LU-4 Municipal Service Areas



# Solano County General Plan

Figure LU-5

## Interim Agricultural Areas within Unincorporated MSAs

**Legend**

- Interim Agricultural Areas within MSAs
- Basemap Layers
- Roadways
- Highways
- Railroads
- Streams and Creeks
- Major Water Features
- Municipal Service Areas
- City Limits
- Adjacent Counties

**Note:** General Plan policies provide for continued agricultural uses within unincorporated MSAs until properties are annexed by cities for development.

Sources: CASIL 1993 and 1996



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Figure LU-5 Interim Agricultural Areas within Unincorporated MSAs

## 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 seven general categories: natural resource, agricultural, residential, commercial, industrial, public use, and special purpose areas. 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 policies are implemented through the County's Zoning Ordinance, which 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 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-4  
General Plan 2030 Land Use Designations in Unincorporated County and Unincorporated Municipal Service Areas**

Land Use Categories / General Plan Designations	General Plan 2030											
	Acres			Dwelling Units			Population			Non Residential (square feet)		
	County <sup>1</sup>	MSA <sup>2</sup>	Total	County <sup>1</sup>	MSA <sup>2</sup>	Total	County <sup>1</sup>	MSA <sup>2</sup>	Total	County <sup>1</sup>	MSA <sup>2</sup>	Total
<b>Subtotal Natural Resource Designations</b>	117,321	1,517	118,837	-	-	-	-	-	-	-	-	-
<b>Subtotal Agricultural Designations</b>	340,368	8,607	348,975	1,821	4	1,901	4,984	11	4,995	1,190,830	1,954	1,192,784
<b>Subtotal Public Designations</b>	1,405	466	1,871	-	-	-	-	-	-	-	-	-
Rural Residential	12,865	0	12,865	2,573	-	2,573	6,760	0	6,760	-	-	-
Traditional Community—Residential	694	286	980	1,388	572	1,960	3,646	1,502	5,148	-	-	-
Traditional Community—Mixed Use	71	36	108	43	22	65	113	57	170	261,586	131,963	393,548
Urban Residential	8	1,882	1,890	74	5,600	5,674	194	14,714	14,908	-	-	-
<b>Subtotal Residential Designations</b>	<b>13,639</b>	<b>2,204</b>	<b>15,843</b>	<b>4,078</b>	<b>6,194</b>	<b>10,271</b>	<b>10,714</b>	<b>16,272</b>	<b>26,986</b>	<b>261,586</b>	<b>131,963</b>	<b>393,548</b>
Neighborhood Commercial	6	-	6	-	-	-	-	-	-	32,943	-	32,943
Neighborhood Agricultural/Tourist Center	75	-	75	-	-	-	-	-	-	392,040	-	392,040
Commercial Recreation	155	-	155	-	-	-	-	-	-	54,142	-	54,142
Service Commercial	75	-	75	-	-	-	-	-	-	394,221	-	394,221
Highway Commercial	133	-	133	-	-	-	-	-	-	712,251	-	712,251
Urban Commercial	1	587	588	-	-	-	-	-	-	4,945	3,067,236	3,072,180
<b>Subtotal Commercial Designations</b>	<b>446</b>	<b>587</b>	<b>1,033</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,574,234</b>	<b>3,067,236</b>	<b>4,641,469</b>
General Industrial	8	-	8	-	-	-	-	-	-	11,584	-	11,584
Limited Industrial	703	-	703	-	-	-	-	-	-	1,071,755	-	1,071,755
Water Dependent Industrial	1,350	-	1,350	-	-	-	-	-	-	587,924	-	587,924
Urban Industrial	0	1,254	1,254	-	-	-	-	-	-	314	1,911,111	1,911,425
<b>Subtotal Industrial Designations</b>	<b>2,060</b>	<b>1,254</b>	<b>3,314</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,671,577</b>	<b>1,911,111</b>	<b>3,582,689</b>
<b>Subtotal Special Purpose Areas</b>	<b>3,746</b>	<b>817</b>	<b>4,564</b>	<b>418</b>	<b>2,200</b>	<b>2,618</b>	<b>1,098</b>	<b>6,030</b>	<b>7,128</b>	<b>1,701,889</b>	<b>491,233</b>	<b>2,193,123</b>
<b>TOTAL Area</b>	<b>478,986</b>	<b>15,451</b>	<b>494,437</b>	<b>6,393</b>	<b>8,398</b>	<b>14,791</b>	<b>16,796</b>	<b>22,314</b>	<b>39,109</b>	<b>6,400,116</b>	<b>5,603,496</b>	<b>12,003,612</b>

Notes: <sup>1</sup>County = unincorporated county area outside MSA    <sup>2</sup>MSA = unincorporated county area inside MSA

**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
<b>Natural Resources Designations</b>	
WB Water Bodies and Courses	Applies to major waterways and lakes located within the county.
PR Park and Recreation	Provides for public park and recreation areas throughout the county.
M Marsh <i>1 du/250 ac</i>	Provides for protection of marsh and wetland areas. Permits aquatic and wildlife habitat, marsh-oriented recreational uses, agricultural activities compatible with the marsh environment and marsh habitat, educational and scientific research, educational facilities supportive of and compatible with marsh functions, and restoration of historic tidal wetlands.
<b>Agricultural Designations</b>	
WS Watershed <i>1 du/160 ac</i>	Provides for the protection of water quality by limiting development where such development could significantly degrade surface water quality. Comprises hills and mountains in areas used primarily for grazing. Watershed areas typically feature hazardous site characteristics such as steep slopes with high soil erosion potential, fire hazards, and unstable soils, and may be undevelopable. Watershed areas also provide wildlife habitat. Uses in this area are restricted to agricultural or passive open space uses.
AG Agriculture <i>Minimum lot sizes determined by agricultural region in Table AG-3 and Figure AG-4 in the Agriculture chapter</i>	Provides areas for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture. Agricultural land use designations protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture. Agricultural areas within Solano County are identified within one of 10 geographic regions. Within these regions, uses include both irrigated and dryland farming and grazing activities. Agriculture-related housing is also permitted within areas designated for agriculture to provide farm residences and necessary residences for farm labor housing.
<b>Public Use Designation</b>	
PQP Public/ Quasi-Public	Provides for airports, schools, solid waste facilities, hazardous waste facilities, and other public and quasi-public facilities.

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**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
<b>Residential Designations</b>	
RR Rural Residential 1 du/2.5 ac to 1 du/10 ac	Provides for single-family residences on 2.5- to 10-acre parcels. Clustering is permitted.
TC-R Traditional Community Residential 1-4 du/ac  TC-R Vallejo Unincorporated & Collinsville Areas 1-10 du/ac	Recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The Traditional Community designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the area of the residential community is anticipated to expand. Within Traditional Community residential areas, future infill residential and mixed-use development may occur.
TC-M Traditional Community Mixed Use 1-4 du/ac 0.25 FAR  TC-M Vallejo Unincorporated Area 1-10 du/ac 0.25 FAR	Two categories of Traditional Community are established: (1) TC-R, exclusively residential (e.g., Green Valley, Rockville, Willotta Oaks, Collinsville, Snug Harbor and unincorporated areas within Vallejo and Fairfield); and (2) TC-M mixed-use residential and commercial communities (e.g., Old Town Cordelia, Elmira, Birds Landing and unincorporated areas within Vallejo). Within the Vallejo Unincorporated and Collinsville areas, a higher density range has been applied to reflect existing density range within these communities.
UR Urban Residential 2-25 du/ac	Provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development at urban densities. (Note: Exceptions are the unincorporated Vallejo and Vacaville areas with urban services.)  The density range provided to the left is approximate based on Solano County city general plans. Refer to the appropriate city general plan for the specific applicable density range.
<b>Commercial Designations</b>	
NC Neighborhood Commercial 0-0.3 FAR	Provides basic daily services for surrounding rural communities—primarily convenience goods and personal services. Neighborhood Commercial areas are designed and situated to minimize traffic congestion and impacts on surrounding lands.

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**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
NAC Neighborhood Agricultural/ Tourist Center 0-0.3 FAR	Provides for areas supporting complementary agricultural and tourism commercial facilities that are compatible with surrounding agricultural uses. In addition, permitted uses should enhance the agricultural character of surrounding areas, develop brand recognition, and create a destination for tourists. Permitted uses include small hotels, restaurants, retail shops, and facilities for the sale of local produce.
CR Commercial Recreation 0-0.3 FAR	Provides for privately owned recreational facilities, including campgrounds, special occupancy vehicle parks, floating home communities, golf courses, and recreational boat marinas. Complementary commercial facilities are also allowed with the primary use including restaurants, commercial lodging, retail shops, boat sales, boat launching ramps, and facilities for boat construction and repair.
SC Service Commercial 0-0.5 FAR	Provides service activities requiring large land areas and easy access to major transportation facilities. Commercial service uses include indoor and outdoor retail and service activities.
HC Highway Commercial 0-0.3 FAR	Designates areas adjacent or in close proximity to selected freeway interchanges to provide necessary retail activities for highway travelers. Typical uses consist of automobile services and repair stations, hotels, motels, restaurants, and refreshment stands.
UC Urban Commercial 0-0.5 FAR	Provides for retail and nonretail commercial areas within cities' municipal service areas. Uses include retail and business and professional offices.  The densities provided to the left are approximate ranges found within Solano County city general plans. Refer to the appropriate city general plan for specific applicable commercial designations and FAR range.

**Industrial Designations**

GI General Industrial 0-0.3 FAR	Provides for labor- and/or traffic-intensive industries that require large sites for both indoor and outdoor operations. Such uses include manufacturing, processing, disassembling and assembling, and storage of products and materials. This designation is applied to areas with a reasonable degree of separation from residential and agricultural uses and where necessary services can be provided.  Limited industrial uses are also permitted in these areas. Such uses include industrial operations, large-scale administrative facilities, scientific and research institutions, warehousing and distribution, and specialized light manufacturing and assembly operations with few or no
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**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
	<p>off-site effects. Outdoor storage and activities associated with the primary use are also permitted. Industrial park development should be focused within city industrial areas.</p> <p>Also allows service activities that support industrial uses and require large land areas and easy access to major transportation facilities. These include supportive retail and other service activities.</p>
<p>LI Limited Industrial 0-0.3 FAR</p>	<p>Provides for industrial operations of a relatively low intensity and low polluting character. Such uses include industrial operations, scientific and research institutions, warehousing and distribution, and specialized light manufacturing and assembly operations with few or no off-site effects. Outdoor storage and activities associated with the primary use are also permitted. Industrial park development should be focused within city industrial areas.</p> <p>Also allows industrial-supporting service activities requiring large land areas and easy access to major transportation facilities. These uses include supportive retail and service activities.</p> <p>Where this designation is applied to the area northeast of Dixon, uses shall be related to agriculture. Permitted uses would include agricultural services such as the storage or sales of products for commercial agriculture, agricultural processing, and corporation yards for the storage and maintenance of agricultural equipment. To the extent that the City of Dixon designates lands suitable for these purposes, the amount of Limited Industrial land designated at this location may be reduced and retained as agriculture. Uses must clearly demonstrate a need for rural locations to serve agricultural uses. These uses should be developed to protect the county's high quality soils and not adversely affect surrounding agricultural uses.</p>
<p>WDI Water Dependent Industrial 0-0.3 FAR</p>	<p>This designation is specifically designed to accommodate water dependent industrial development along the Sacramento River. These are defined as:</p> <ul style="list-style-type: none"> <li>a) Waterfront storage facilities – Ship cargo storage handling facilities immediately contiguous and with a functional relationship to a berthing facility;</li> <li>b) Waterfront manufacturing or processing facilities – Manufacturing or processing operations which require frontage on navigable waters to receive raw materials and/or to distribute processed materials by ship;</li> </ul>

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**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
	<p>c) Water-using facilities – Power plants and desalinization plants requiring large quantities of water for intake and waste assimilation;</p> <p>d) Support facilities – Uses in addition to those described above which are required to support the operation of a permitted waterfront use; and</p> <p>e) Associated manufacturing or processing uses – Those uses which must be in proximity to a demonstrated water-dependent manufacturing or processing use.</p> <p>Industrial development shall be located and developed in a manner that protects significant marshland and wetland habitats and the water quality of the area. Wetland resources may be enhanced or restored, provided that the viability of the site for industrial development is preserved.</p>
<p>UI Urban Industrial 0–0.3 FAR</p>	<p>Provides for industrial areas within cities’ municipal service areas. Uses include both limited and general industrial uses.</p> <p>The densities provided to the left are approximate ranges found within Solano County city general plans. Refer to the appropriate city general plan for specific applicable industrial designations and FAR ranges.</p>
<p><b>Special Purpose Areas</b></p>	
<p>JSA Joint Study Area</p> <p>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 indicates that Highway Commercial development of the property may occur through County approval and subject to City of Vacaville Gateway Design Standards.</p>
<p>SP Specific Project Area</p> <p>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 are not fully defined in the General Plan and are subject to additional planning studies.</p> <p>The following areas are identified as Specific Project Areas on the land use diagram:</p> <ul style="list-style-type: none"> <li>▪ Middle Green Valley – Uses consistent with Residential, Natural Resource, or Agricultural</li> </ul>

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**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
	<p>designations. Specific Plan required.</p> <ul style="list-style-type: none"> <li>▪ Lambie Industrial Park – Uses consistent with the General Industrial designation. Specific Plan or Policy Plan Overlay required.</li> <li>▪ 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.</li> </ul>
<p>UPA Urban Project Area</p> <p>Density and intensity vary by project area</p>	<p>Reflects city-designated master plan, specific plan, or other future plan areas. This designation is applied to these areas to reflect the current city designation for this area. Once specific land uses have been applied to these areas by the cities, the County will amend the General Plan to reflect such changes.</p> <p>These areas include:</p> <ul style="list-style-type: none"> <li>▪ Rio Vista Army Base Reuse Area</li> <li>▪ Rio Vista Study Area</li> <li>▪ Fairfield Train Station Area</li> <li>▪ Fairfield Nelson Hill</li> </ul>
<b>Overlays</b>	
<p>VFS Vacaville-Fairfield-Solano Greenbelt Overlay</p>	<p>Identifies the area of Solano County subject to the Vacaville-Fairfield-Solano Greenbelt Authority agreement. This overlay identifies the area between Vacaville and Fairfield to provide a permanent separation between the urban areas of Fairfield and Vacaville and maintain the area in agriculture and open space uses consistent with the provisions of the agreement.</p>
<p>TRA Travis Reserve Area</p>	<p>Protects the land within the overlay for continued agriculture, grazing, and non-avian habitat uses until a military or airport use is proposed. No residential uses will be permitted. Provides for future expansion of Travis Air Force Base and support facilities for the base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.</p>
<p>ARO Agricultural Reserve Overlay</p>	<p>Encourages private landowners to voluntarily participate in agricultural conservation easements. This overlay incorporates current agricultural conservation easements, where feasible, and establishes new methods of acquiring land conservation easements that encourage cooperation by landowners.</p> <p>The overlay district will be established as an agricultural mitigation bank for development projects subject to</p>

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**Table LU-5  
General Plan Land Use Designations**

Designation and Density or Intensity	Description
	County and city agricultural mitigation programs. Projects having a significant impact on valued agricultural resources in other areas of the county or participating cities would be able to mitigate this impact by paying in-lieu fees used to purchase agricultural conservation easements from landowners in the overlay area. Conservation easements would be held by the County or relevant land trusts, and the landowner would maintain ownership and management control.
TCO Tri-City/County Cooperative Planning Area	Identifies the area of Solano County subject to the Tri-City and County Cooperative Plan. The cooperative plan is incorporated within the General Plan as a special policy document and the County will defer to the cooperative plan in this area.
RCO Resource Conservation Overlay	Identifies and protects areas of the county with special resource management needs. This designation recognizes the presence of certain important natural resources in the county while maintaining the validity of underlying land use designations. The overlay protects resources by (1) requiring study of potential effects if development is proposed in these locations, and (2) providing mitigation to support urban development in cities.  Resources to be protected through this overlay are those identified through technical studies as the highest priority areas within the habitat conservation planning process. Conservation measures used to achieve the County's resource goals vary based on the targeted resource. Removal of a Resource Conservation Overlay from a subject property may be possible through a General Plan amendment.
Notes: du/ac = dwelling units per acre; FAR = floor-area ratio	

Three areas are designated as Specific Project Areas. These areas were chosen for this designation because the County will be using a specific plan or policy plan overlay to guide the type, location, and density of development in these areas. These three areas are listed in Table LU-6 which shows the current expected estimated build-out of these areas.

**Table LU-6  
Specific Project Areas**

Land Use Categories/ General Plan Designations	Proposed General Plan 2030			
	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	-	-	1,296,346
<b>Subtotal Specific Project Areas</b>	<b>3,659</b>	<b>400</b>	<b>1,051</b>	<b>1,701,890</b>

\*Development will proceed consistent with the adopted Specific Plan.

## Airport Compatible Land Uses

Solano County contains several locally and regionally important airports. Airports are valuable assets for the movement of people, goods, and for economic development. Along with their benefits, airports have unique land use planning needs. Areas around airports must be developed in a manner that supports continued operation. Airports typically generate noise and light and need airspace for takeoffs and landings. Safety issues around the airport also must be taken into consideration. Airport land use compatibility plans (ALUCPs) help to reduce the potential for land use conflicts between the airports and surrounding uses. State law requires the preparation of ALUCPs that address potential airport and land use conflicts for each public-use and military airport in California. ALUCPs address land use compatibility around airports relative to noise, overflights, safety, and airspace protection. They are not plans for airport development and do not require any changes to current land uses. Rather, state law requires future land use development near airports to be consistent with compatibility criteria included in an ALUCP.

The Solano County Airport Land Use Commission (ALUC) is the agency in Solano County empowered by state law to prepare the ALUCP for airports and heliports in the county. The Solano County ALUC oversees orderly development of airports and adoption of land use measures that minimize public exposure to excessive noise and safety hazards in areas around public and military airports, to the extent that these areas are not already devoted to incompatible uses.

The Solano County ALUC has adopted plans applicable to all current airports in the county as well as to any new airport or heliport (except private-use facilities) that may be proposed in the future. Plans address current airport facilities located throughout the county, including Nut Tree Airport, Rio Vista Municipal Airport, and Travis Air Force Base (AFB).

State law requires local agencies to modify their general plans and any affected specific plans to be consistent with ALUCPs. A general plan must address compatibility planning issues and avoid direct conflicts with compatibility planning criteria. Solano County zoning regulations restrict heights within defined airport flight obstruction areas, which are defined more broadly for military airports than commercial airports in recognition of the mission of Travis AFB.

## Travis Air Force Base

Travis Air Force Base



Travis AFB occupies approximately 7,100 acres of land, with two 11,000-foot runways oriented along the northeast-southwest diagonal away from existing housing developments. Travis AFB is home to the world's largest military airlift unit, the 60th Air Mobility Wing, and the wing's reserve counterpart, the 349th Air Mobility Wing. In 1995, the function of the base was expanded by the addition of air

refueling assets from March AFB. In 2013, the function of the base was further expanded by the construction of an Assault Landing Zone, a short runway used to train military pilots in low altitude tactical approaches, landings, and departures. The U.S. Department of Defense has been using the site for military operations since the early 1940s.

The public is interested in protecting the viability of Travis AFB, and as a part of that effort, in preventing the introduction of incompatible land uses in the vicinity. This change has arisen largely from two factors. One is a heightened awareness of the economic importance of Travis AFB. Secondly, the large number of military base closures in California in recent years, together with the ongoing program of the federal government to eliminate unneeded military bases throughout the country, has raised community concerns about the future of Travis AFB. In light of these factors, the need to ensure long-term land use compatibility between the base and its environs has become a high community priority.

In October 2015, the Solano County ALUC adopted an updated ALUCP for Travis AFB. The Travis ALUCP addresses restrictions on residential development using compatibility zones. Nonresidential development is also addressed by the Travis ALUCP according to the number of people per acre, the noise sensitivity of different land uses and activities, and the potential for development to create safety hazards to airport operations. In December 2013, the Solano County ALUC amended the Travis ALUCP to include an Assault Landing Zone Training Area Overlay, where structures greater than 200 feet in height would be incompatible with operation of the Assault Landing Zone. Figure LU-6 indicates the area in which new development must be compatible with the Travis ALUCP. Various policies of the General Plan relating to new development have been updated to ensure that the General Plan remains consistent with the recommendations made in the Travis ALUCP.

The Travis Air Force Base Sustainability Study Report (Travis SSR), released in April 2018, was a collaborative planning effort by Solano County and the cities of Fairfield, Suisun City, Vacaville, and Vallejo relating to land use regulation, conservation, and natural resource management issues affecting Travis AFB and local communities. Compatibility factors addressed in the Travis SSR include the growing population and pressure

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to develop land, the potential increase of alternative energy development in the vicinity, and the natural and biological resources that surround Travis AFB. Development policies in the General Plan also reflect recommendations made in the Travis SSR.

### Nut Tree Airport

The 4,700-foot runway at the Nut Tree Airport accommodates a variety of aircraft, from light aircraft to corporate jets. The airport property is located within the City of Vacaville, approximately two miles northeast of downtown Vacaville in an area of urban expansion.



Nut Tree Airport

The 1988 ALUCP defines compatibility zones in the area around the Nut Tree Airport (Figure LU-6). Potentially incompatible land uses and land use policies are confined to the jurisdictional area of the City of Vacaville. Figure LU-6 indicates the area in which development must be compatible with the Nut Tree Airport LUCP. Please see the Nut Tree Airport LUCP for additional information governing actions in this area.

### Rio Vista Municipal Airport

The Rio Vista Municipal Airport at Baumann Field is located along the north side of Baumann Road in the northern portion of Rio Vista.



Rio Vista Municipal Airport

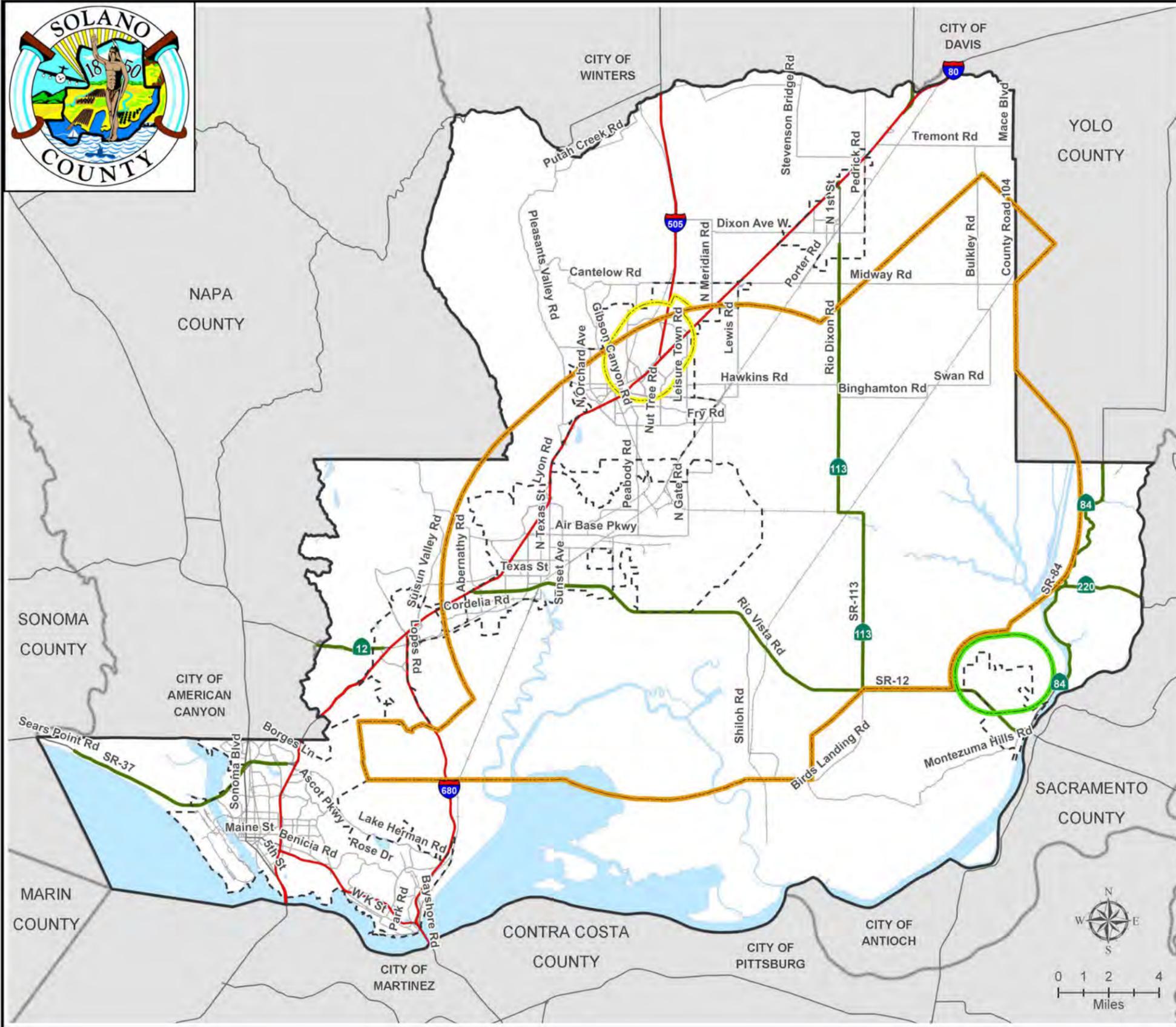
The land use compatibility plan for the Rio Vista Municipal Airport delineates six compatibility zones. Figure LU-6 indicates the area in which development must be compatible with the Rio Vista Municipal Airport LUCP. Please see the Rio Vista Municipal Airport LUCP for additional information governing actions in this area.

### Travis Aero Club

The U.S. Air Force established a flight training center at Travis AFB, on the western portion of the property. The Aero Club has recently moved to the Rio Vista Municipal Airport. Recent Air Force Academy graduates, members of the Air Force ROTC, and others can train and rent aircraft at this location. Land use compatibility issues associated with the Travis Aero Club are governed by the land use compatibility plan for the Rio Vista Municipal Airport.



**Solano County General Plan**  
**Figure LU-6**  
**Airport Influence Areas**



**Airport Influence Areas**

- Nut Tree Airport
- Rio Vista Airport
- Travis Air Force Base

**Basemap Layers**

- Interstates
- State Highways
- Highways
- Major Road
- Railroads
- Major Water Features
- Municipal Service Areas
- Solano County Boundary
- Adjacent Counties

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Figure LU-6 Airport Influence Areas



## Related Plans, Programs, and Agencies

Numerous land use plans, programs and policies are enacted and enforced by state and local agencies. Those that most affect Solano County land use are described below.

### Solano LAFCO

Solano LAFCO is responsible for coordinating changes in local governmental boundaries, including city, agency, and special district boundaries and spheres of influence. This includes establishing boundaries and spheres of influence for each city and special district within Solano County. LAFCO's efforts are directed toward seeing that services are provided efficiently and economically while agricultural and open-space lands are protected.

### City General Plans

Each of Solano County's seven cities has its own general plan, regulating land use and development within the city's boundaries. These general plans, and the associated land use diagrams, are particularly relevant to areas of the unincorporated county which are adjacent or near city boundaries. During the preparation of the General Plan, and as both the County and city general plans undergo amendments during the life cycle of the plans, coordination and compatibility between the County's plan and the individual city plans remains an important goal. In most cases, the County has deferred to city designations within established city spheres of influence.

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

1. Amending the General Plan to restrict redesignation of lands identified as Agriculture or Open Space on the Land Use and Circulation Map through December 31, 2010; and
2. Amending the General Plan to restrict the density of residential and other development of lands designated Agriculture or Open Space through December 31, 2010, preventing large scale residential or mixed use developments outside of municipal areas.

Under the provisions of the Orderly Growth Initiative, a popular vote is required in order to redesignate Agriculture or Open Space lands to another land use category, or to increase the density of development on designated Agriculture or Open Space lands.

## Association of Bay Area Governments

The Association of Bay Area Governments (ABAG) is the regional land use planning agency for the Bay Area, including the counties of Napa, Sonoma, Marin, San Francisco, San Mateo, Santa Clara, Alameda, Contra Costa, and Solano. ABAG is responsible for preparing the Regional Housing Needs Plan allocating regional housing needs through this nine-county area. In addition, as the regional land use planning agency for the Bay Area, ABAG is responsible for describing existing conditions, forecasting changes to the population and economy, and assisting local governments to identify policies that address a changing environment. ABAG prepares demographic and economic projections for the Bay Area on a biennial basis, and supports regional cooperation on issues of development, sustainability, and the environment.

## Solano County Zoning Ordinance

The Solano County zoning ordinance provides a precise plan for land use and development standards within Solano County. General Plan land use designations are associated with zoning districts, which include specific requirements, including setbacks, height limits, development standards. The zoning ordinance must be consistent with the General Plan, and so amendments and updates to the General Plan require corresponding zoning ordinance changes.

## Area Plans

Area plans may be used to provide a greater planning focus on individual areas of a jurisdiction, within the framework of the overall General Plan. Solano County has adopted two area plans to address areas of potential land use change including:

### Collinsville-Montezuma Hills Area Plan and Program

This plan addresses the area around the historic community of Collinsville in the extreme southern portion of the county bordered generally by the Montezuma Slough on the west, Rio Vista on the east, the Sacramento River on the south, and SR 12 on the north. This plan was drafted to analyze the economic, planning, and environmental conditions related to providing for water-dependent industrial development, though this has not occurred to date in this part of the county, despite some development proposals. This plan will be reviewed and updated consistent with the policies and land use proposals developed under the Collinsville Special Study Area.

### White Slough Specific Area Plan

This plan was required by the White Slough Protection and Development Act of 1990 to address habitat preservation, transportation improvements, flood protection, public access, land use change, and sewer line relocation. The planning area is bisected by SR 37 and located adjacent and east of the Napa River/Mare Island area. The plan was jointly adopted by the City of Vallejo and Solano County.

## Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation

The Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation was adopted by Solano County and the cities of Vallejo, Benicia, and Fairfield in 1994 as part of each jurisdiction’s general plan. The plan is intended to guide future land use and park planning for the protection of open space and agricultural resources in an area located south of SR 12 and west of I-680.

### GOALS

Two land use strategies are expressed in the General Plan vision statement:

- Promoting city-centered development consistent with longstanding County policy that *“What is urban shall be municipal”*; and
- Sustaining diverse land uses that define the character and identity of Solano County

The goals and policies of the Land Use chapter are intended to provide a framework for the achievement of the vision.

- 
- LU.G-1:** Preserve and protect the current development pattern of distinct and identifiable cities and communities.
  - LU.G-2:** Encourage a development pattern that first seeks to maintain existing communities, second to develop vacant lands within existing communities presently served by public services, and third to develop lands immediately adjacent to existing communities where services can easily be provided.
  - LU.G-3:** Create sustainable communities with areas for employment, shopping, housing, public facilities and services, and recreation in close proximity to each other.
  - LU.G-4:** Encourage land use development patterns and circulation and transportation systems that promote health and wellness and minimize adverse effects on agriculture and natural resources, energy consumption, and air quality.

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## POLICIES

LU.P-1: Collaborate with cities to guide development to the county's urban centers and promote sustainable development patterns.

LU.P-2: A cornerstone principle of this General Plan is the direction of new urban development and growth toward municipal areas. In furtherance of this central goal, the people of Solano County, by initiative measure, have adopted and affirmed the following provisions to assure the continued preservation of those lands designated "Agriculture", "Watershed", "Marsh", "Park & Recreation", or "Water Bodies & Courses"; Land Use policy LU.P-3 and Agricultural policies AG.P-31, AG.P-32, AG.P-33, AG.P-34, AG.P-35, and AG.P-36. The General Plan may be reorganized, and individual goals and policies may be renumbered or reordered in the course of ongoing updates of the General Plan in accord with the requirements of state law, but the provisions enumerated in this paragraph shall continue to be included in the General Plan until December 31, 2028, unless earlier repealed or amended by the voters of the County.

LU.P-3: The designation of specific lands and water bodies as "Agriculture", "Watershed", "Marsh", "Park & Recreation", or "Water Bodies & Courses" on the Solano County Land Use Diagram, adopted by the Solano County Board of Supervisors on December 19, 1980, and as amended subsequently consistent with Proposition A, and the Orderly Growth Initiative, shall remain in effect until December 31, 2028 except lands designated Agriculture may be re-designated pursuant to the procedure specified in Agricultural Policies AG.P-32 through AG.P-36 (providing for re-designation upon the making of specific findings, or as necessary to comply with state law requirements regarding provision of low and very low income housing, or permitting certain re-designations to open space).

In addition, these agricultural and open space lands may also be redesignated after a final judgment by a court of competent jurisdiction determining that the absence of a redesignation would constitute an unauthorized taking of private property or is otherwise unconstitutional, but only to the minimum geographical extent and intensity of use necessary to avoid such unconstitutional result. Any such redesignation shall be designed to carry out the goals and provisions of this policy to the maximum extent possible.

Further, the precise boundaries of land use designations may be subject to minor adjustment and refinement prior to development, or upon request of an affected

landowner, provided such refinements reflect the overall boundaries indicated on the General Plan Land Use Diagram and are consistent with all other General Plan policies, in particular, the General Plan policies prohibiting piecemeal conversions of agricultural lands to non-agricultural uses.

## Municipal Service Areas

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- LU.P-4: Designate as municipal service areas those areas where future development is to be provided with municipal or urban type services through city annexation.
  - LU.P-5: Coordinate with cities to oversee development of lands within municipal service areas.
  - LU.P-6: Retain existing land uses within municipal service areas until annexed to a city.
  - LU.P-7: Permit temporary land uses and uses consistent with current agricultural zoning on unincorporated lands within municipal service areas that do not conflict with planned land uses until the property is annexed to a city for urban development.
  - LU.P-8: Encourage the annexation of urbanized unincorporated communities within municipal service areas as long as annexation is not contrary to the wishes of a majority of the affected residents.
  - LU.P-9: Within the municipal service area in the Peabody Road area where development has already occurred, allow establishment of uses consistent with existing zoning until annexed to the City of Fairfield.
  - LU.P-10: Within the municipal service areas of the City of Vallejo and the City of Vacaville, allow development within the existing urbanized unincorporated communities under County jurisdiction, consistent with County zoning, where municipal sewer and/or water services are currently available until the communities are annexed to the city.
  - LU.P-11: Within municipal service areas, work with cities to protect and maintain designated urban-agricultural buffers within city jurisdiction compatible with adjoining agricultural uses.
  - LU.P-12: Coordinate with Solano LAFCO and the Cities of Suisun City and Fairfield to ensure continued interim use of the Travis Reserve Area for agriculture and grazing lands, and to reserve the area for future expansion of the air force base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.

## Residential Uses

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- LU.P-13: Provide sufficient residential lands jointly with the cities to meet Solano County's projected housing needs.
- LU.P-14: Establish rural residential development in a manner that preserves rural character and scenic qualities and protects sensitive resources including agricultural lands, creeks, native trees, open spaces, and views.
- 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-17: Encourage clustering of residential development when necessary to preserve agricultural lands, natural resource areas and environmental quality, to provide for the efficient delivery of services and utilities, and to mitigate potential health and safety hazards.
- LU.P-18: Require a variety of housing types (affordable and market-rate) near jobs, services, transit, and other alternative-transportation serving locations (e.g., rideshare lots).
- LU.P-19: Increase residential densities in Traditional Community and Urban Residential areas where new-growth, infill, or reuse opportunities near transit routes or commercial areas exist.

## Commercial and Industrial Uses

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- LU.P-20: Provide sufficient commercial and industrial lands jointly with the cities to meet Solano County's projected employment and economic development needs.
- LU.P-21: Require commercial development to be sited in locations that provide maximum access to the primary consumers of such services and where necessary services and facilities can be provided.
- LU.P-22: Encourage development of commercial uses to use architecture and site design compatible with the rural

character of the surrounding community, the county, and adopted County policies.

- LU.P-23: Locate, design, and site commercial and industrial development, including locations near ferries, rail, and ports, in a manner that minimizes traffic congestion and other negative effects on surrounding residential and agricultural uses.
- LU.P-24: Ensure that commercial and industrial development that occurs adjacent to a city is developed consistent with the development design standards of the adjacent city.
- LU.P-25: Consider the needs of commercial and industrial uses in infrastructure planning decisions.
- LU.P-26: Encourage the location of industrial development in cities that have available labor and necessary facilities and services to support industry.
- LU.P-27: Promote industrial development in the unincorporated county in cases where locating such development near urban areas is not appropriate because of the potential for air pollution, odors, or noise; because such development is related to agriculture; or because the development has other specific unique site requirements that are not feasible or available in cities.
- LU.P-28: Locate and develop industrial uses in a manner that does not conflict with adjacent and surrounding agricultural activities and protects water quality and marshland and wetland habitats.
- LU.P-29: Limit land uses to agriculture-supporting industrial uses in areas located northeast of Dixon that are designated Limited Industrial. Development of this area shall be subject to Development Agreements to address design, drainage and traffic impacts based upon a traffic study conducted for the area. To the extent that the City of Dixon designates lands suitable for these purposes within city limits, the amount of Limited Industrial land designated at this location may be reduced and retained as agriculture.
- LU.P-30: Establish another location within the Fairfield MSA in consultation with the City of Fairfield that can be used to relocate the types of commercial service and industrial uses from the Fairfield Train Station Specific Plan area.

### General Land Use Policies

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- LU.P-31: Require that all development within the airport influence areas of public and military airports complies with the

Airport Land Use Commission compatibility polices and criteria as set forth in the airports' land use compatibility plans.

LU.P-32: Implement land use designations through a compatible zoning ordinance.

LU.P-33: Ensure that the County's circulation plan is compatible with the land use plan described in this chapter of the General Plan.

LU.P-34: Promote patterns of development that encourage physical activity to reduce obesity, cardiovascular disease, asthma, diabetes, or injury; and that contribute to a "sense of place" and emotional well-being.

LU.P-35: Promote land use and design standards that create cleaner air and water and safer streets.

LU.P-36: Promote land use decisions that reduce injuries (pedestrian, bicycle, and motor vehicle crashes), and provide access to healthy food choices, including locally grown fresh fruits and vegetables throughout the county.

LU.P-37: Encourage land use patterns and development that will result in fewer and shorter motor vehicle trips, and make transportation choices like transit, biking, or walking more viable alternatives.

LU.P-38: Assign priority for development countywide to vacant lands where public facilities and services are currently provided.

LU.P-39: Promote live-work uses for professionals, artists, craftspeople and other low impact employment opportunities in Traditional Community areas as long as such uses are compatible with existing community character.

LU.P-40: Allow solar energy generation projects in open space areas where consistent with other uses and values.

## IMPLEMENTATION PROGRAMS

### Regulations

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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.

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: Ongoing

The Limited Industrial area outside of Dixon, as referenced in Policy LU.P-27.



Figure LU-7  
Dixon Limited Industrial Area

*"Planning for a Sustainable Solano County"*

Land Use Chapter

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LU.I-2: Amend the County zoning ordinance to include development standards consistent with the adopted Airport Land Use Compatibility Plans and any subsequent amendments to those plans.

Related Policies: LU.P-31

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

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LU.I-3: Create and adopt Gateway Design Guidelines in consultation with the cities consistent with adopted commercial and industrial guidelines of each city. These guidelines will be applicable to commercial or industrial uses within the unincorporated county area adjacent to an MSA. The guidelines will be developed concurrently with the proposed update to the County Zoning Ordinance. These guidelines will apply to the following areas:

1. I-505 Specific Project Area north of Vacaville;
2. Limited Industrial uses northeast of Dixon;
3. Highway Commercial uses at I-80 and Midway Rd and I-505 and Midway Rd;
4. Service Commercial and Commercial Recreation uses along Midway Road north of Vacaville;
5. Peabody Road area;
6. Old Town Cordelia; and
7. General Industrial uses adjacent to Rio Vista.

Related Policy: LU.P-24

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Create by 2011, concurrent with zoning update

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LU.I-4: Review and update zoning districts consistent with land use designations based on the General Plan/Zoning Consistency Table. (Table LU-7)

Related Policy: LU.P-32

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Amend by 2011; Ongoing

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LU.I.5: Incorporate and implement all mitigation measures required by the Environmental Impact Report as found in the Mitigation, Monitoring, and Reporting Program in Appendix D. Report on the progress of this effort annually to the Board of Supervisors.

Related Policies: All

Agency/Department: Department of Resource Management

Funding Source: As indicated in the MMRP

Time Frame: As indicated in the MMRP; Annually

### Development Review

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LU.I-6: Provide for detailed land planning through the Specific Project Area land use designation and subsequent planning process. Where specific plans and policy plan overlays are required before development in these areas, these plans shall determine:

- resource or hazard areas to be avoided by development;
- techniques to ensure that development is compatible with the character of the surrounding area;
- the amount of land that will be preserved for agriculture and other resources and the methods by which such preservation will be accomplished; and
- plans describing how the proposed development will be provided with adequate levels of water and wastewater service.

The Specific Project Area north of Vacaville (see Figure LU-8) will be subject to a policy plan overlay or specific plan. The intention for this Specific Project Area is to provide space for large scale users that can not be accommodated within city industrial areas and other uses that may not be compatible within city industrial parks consistent with the Limited Industrial designation. Additionally, this plan must include:

1. a 100-foot wide landscaped buffer along I-505 for new uses such that industrial uses or areas are screened from I-505;
2. development requirements to ensure that there are no significant public safety impacts including fire, traffic and emergency medical services;
3. review of alternatives for the provision of water and wastewater in coordination with the City of Vacaville and other agencies; and
4. application of Gateway Design Guidelines to be established by the County (see Program LU.I-3 above).

Prior to preparation of a Specific Plan or Policy Plan, businesses forced to relocate from the Peabody Road area that cannot be relocated within or through annexation to the City of Fairfield and cannot be accommodated in the City of Vacaville may be permitted subject to a development agreement that addresses items 1–4 above.

Related Policies: LU.P-28, SS.P-1 to SS.P-8  
Agency/Department: Department of Resource Management  
Funding Source: Project Applicant; General Fund  
Time Frame: Ongoing







**Figure LU-8**  
**I-505/North Vacaville Specific Project Area**

<p>LU.I-7:</p>	<p>For Specific Project Areas featuring residential development, require specific plans to specify guidelines for cluster development, including minimum and maximum lot sizes, guidance on placement of units to provide maximum use of the remaining portions of land as agriculture or open space, and development standards.</p>
<p>Related Policy:</p>	<p>LU.P-17</p>
<p>Agency/Department:</p>	<p>Department of Resource Management</p>
<p>Funding Source:</p>	<p>Project Applicant; General Fund</p>
<p>Time Frame:</p>	<p>Ongoing</p>

<p>LU.I-8:</p>	<p>Phase future 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</p>
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use. Also give priority to lands where public facilities and services are currently provided.

Related Policy: LU.P-15

Agency/Department: Department of Resource Management

Funding Source: Development fees

Time Frame: Ongoing

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LU.I-9: Permit redesignation of agricultural or open space-designated land only in accordance with the Orderly Growth Initiative, Policy LU-3.

Related Policy: LU.P-3

Agency/Department: Department of Resource Management

Funding Source: Development fees

Time Frame: Ongoing

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LU.I-10: Ensure that development within the airport land use compatibility areas and safety zones of the county's airports complies with noise, height, and safety policies set forth in the airports' land use compatibility plans.

Related Policy: LU.P-31

Agency/Department: Department of Resource Management; Solano County Airport Land Use Commission

Funding Source: Development fees

Time Frame: Ongoing

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LU.I-11: When reviewing development proposals, work with applicants to establish development patterns that result in shorter motor vehicle trips, make alternative transit modes viable, and encourage physical activity.

Related Policies: LU.P-34, LU.P-36, LU.P-37, TC.P-4

Agency/Department: Department of Resource Management

Funding Source: General Fund; Development fees

Time Frame: Ongoing

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LU.I-12: When reviewing development proposals, work with applicants to achieve project and street designs that create cleaner air and water and safer streets, reducing injuries to pedestrians, bicyclists, and motorists from crashes.

Related Policies: LU.P-35, LU.P-36, TC.P-4

Agency/Department: Department of Resource Management

Funding Source: General Fund; Development fees

Time Frame: Ongoing

### Coordination with Other Agencies and Organizations

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LU.I-13: Work with the cities and the Solano Local Agency Formation Commission to conform municipal service areas with sphere of influence lines and clearly define those lands that are expected to be urbanized through annexation.

Work with the cities and the Solano Local Agency Formation Commission to clearly define those lands that are expected to be urbanized through annexation. Lands designated for urbanization should support the goal of compact development and maintaining agricultural lands in agricultural use.

Continue to focus most development within incorporated areas through collaboration with the cities and the Solano Local Agency Formation Commission, municipal service agreements, sphere of influence agreements, and other local agreements.

Related Policies: LU.P-1, LU.P-2, LU.P-3, LU.P-4, LU.P-5, LU.P-8, LU.P-12, LU.P-13, LU.P-20

Agency/Department: Department of Resource Management; Solano LAFCO; Cities

Funding Source: General Fund

Time Frame: Ongoing

**Land Use Chapter**

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LU.I-14: Continue to provide cities the opportunity to review, comment on, and coordinate land use proposals and decisions within a city's municipal service area and surrounding areas.

Related Policies: LU.P-6, LU.P-7, LU.P-9, LU.P-10

Agency/Department: Department of Resource Management; Cities

Funding Source: Development fees; General Fund

Time Frame: Ongoing

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LU.I-15: Review land use updates and amendments to city general plans and consider amending County land use classifications and municipal service areas to incorporate city land use changes as appropriate.

Related Policies: LU.P-5, LU.P-7, LU.P-9

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

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LU.I-16: Work with cities to protect and maintain designated urban-agricultural buffers within their jurisdictions compatible with adjoining agriculture uses.

Related Policy: LU.P-11

Agency/Department: Department of Resource Management; Agriculture Commissioner; Solano County cities

Funding Source: General Fund

Time Frame: Ongoing

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LU.I-17: Work with cities and the Solano Local Agency Formation Commission to ensure interim use of the Travis Reserve Area as agriculture and grazing lands, and to reserve sufficient land within the Reserve to accommodate future expansion of the air force base and support facilities or commercial aviation use.

Related Policy: LU.P-12

Agency/Department: Department of Resource Management; Travis Air Force Base; Solano County Airport Land Use Commission; Solano LAFCO; cities

Funding Source: General Fund

Time Frame: Ongoing

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LU.I-18: Work with cities to ensure that sufficient land is designated for residential, commercial, and industrial uses to meet the county's projected housing, employment, and economic development needs.

Related Policies: LU.P-13, LU.P-20, LU.P-38

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

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LU.I-19: Coordinate with the Metropolitan Transportation Commission, Solano Transportation Authority and the California Department of Transportation to ensure that transportation planning and improvement programs are consistent with this chapter.

Related Policy: LU.P-33

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

## SPECIAL STUDY AREAS

As part of the General Plan update process, special community participation programs were conducted in four special study areas. These four areas (Middle Green Valley, Suisun Valley, Old Town Cordelia, and Collinsville) face unique planning issues. The process of planning for special study areas focused attention on each area's particular issues and concerns. Goals and policies were established for each area based on the input from the community.



Facilitated discussions helped community members reach agreement on special study area land use alternatives.

A brief discussion of the planning issues, community involvement process, General Plan outcomes, and goals and policies follows for each special study area. The goals and policies associated with each area—including those that pertain to issues discussed in other chapters of the plan—are included below. In some cases, policies developed for one of the special study areas were adopted for the county as a whole. In these cases, the special study area policies are presented below, and similar or identical policies applying to the county as a whole appear elsewhere in the General Plan.

### Middle Green Valley

The Middle Green Valley area is located north of the Fairfield city limits along Green Valley Road. As shown on Figure SS-1, it is nestled on the edge of the western hills with a mixture of cultivated agricultural land on the valley floor and grazing land in the hills, sandwiched between residential developments in upper Green Valley and the city of Fairfield. The area is valued for its rural character and scenic qualities.

### Community Involvement Process

Six public workshops were held during the spring and summer of 2007 as part of a resident-driven planning process for the Middle Green Valley Special Study Area. During the six workshops, input from residents was used to develop goals and policies, and draft land use plans. These items were subsequently reviewed with the Citizens' Advisory Committee, Planning Commission and the Board of Supervisors.



# Solano County General Plan

## Figure SS-1

### Special Study Area Locations

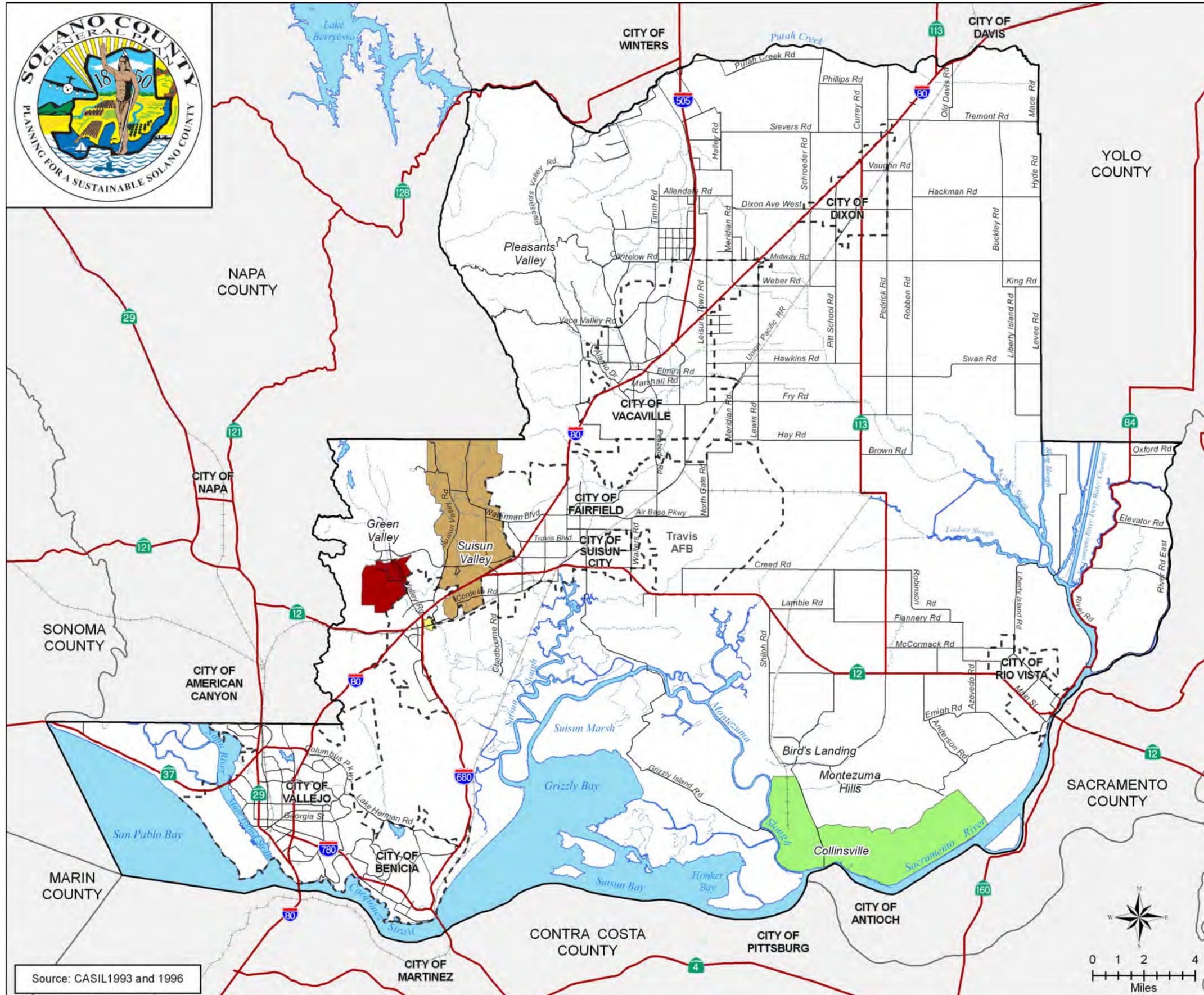
#### Legend

##### Special Study Areas (SSAs)

- Collinsville
- Middle Green Valley
- Old Town Cordelia
- Suisun Valley

##### Basemap Layers

- Roadways
- Highways
- Railroads
- Streams and Creeks
- Major Water Features
- Municipal Service Areas
- Adjacent Counties



Source: CASIL1993 and 1996



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Figure SS-1 Special Study Area Locations



## Middle Green Valley Plan

In Middle Green Valley, the community process focused on finding a solution that would resolve several issues, including maintaining character, serving development with water and wastewater services, protecting resources, and keeping agriculture viable while deciding how or whether to grow and maintaining equality among landowners and residents.

### Character

Starting at the first meeting, many people discussed how important it was to maintain the unique character of Middle Green Valley. This was later called "rural" character. There seemed to be a general consensus that the valley's character should be maintained and much of the discussion focused on what this rural character was and what steps should be taken to protect it.

### Water and Wastewater

At many of the meetings, water and sewer issues were discussed. There was a general concern regarding whether new development would be served by wells and septic systems or whether new development would be served by public water and sewer services. The capacity and suitability of on-site water and septic systems versus public water and wastewater systems was also discussed.

### Resource Conservation/Protection

Many attendees considered Middle Green Valley to be rich in resources and, if additional development were to be considered, they wanted to ensure that some resources would be protected. Resources sited as important to the community included habitat areas, views of the hills and agricultural land in the valley, good farming soil, and water.

### Viability of Agriculture

Another issue discussed throughout the process was the viability of farming and ranching in the Middle Green Valley area. Comments were made regarding the quality of farmland, the ability of producing economically sustainable yields of crops, and how to aid farmers to continue farming.

### How to Grow

Many of the issues brought up by attendees included the question of whether Middle Green Valley should accommodate more development and how much development. Opinions ranged widely, with some participants commenting that Middle Green Valley is a logical place for the county to grow while others commenting that the valley is a special area and should have no additional growth.

### Property Rights and Equal Treatment

Another issue that was discussed throughout the process was landowners' property rights, equitable consideration of those rights, and their expectations of the County. Comments were made on how important it was to some that they be allowed to develop while others felt that increased development was not a right. Another set of comments asked

that all landowners in the study area be treated equally if land use designations are changed.

### 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 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 approximate sending and receiving areas for Middle Green Valley, using a Transfer of Development Rights program. As described in Implementation program SS.I-1, the Middle Green Valley Specific Plan has been developed and adopted 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 provided a framework for implementing the vision of a rural community with compatible residential development.

#### Goal

**SS.G-1: Protect and maintain the rural character of Middle Green Valley while allowing opportunities for compatible residential development to occur.**

#### Policies

SS.P-1: Maintain the rural character of Middle Green Valley while still allowing development to be guided into areas screened from Green Valley Road because of natural contours in the land, woodland vegetation, and/or riparian vegetation. Locate upland development in areas screened by landforms or vegetation.

SS.P-2: Balance the protection of resources in Middle Green Valley (e.g. view sheds, oak woodlands, riparian habitat, sustainable agricultural use) while allowing development to occur.

SS.P-3: Allow for the migration and movement of wildlife.

SS.P-4: Provide a variety of incentives and techniques to encourage property owners to preserve natural and visual resources, in addition to the transfer of development rights.

SS.P-5: Encourage cluster residential development through incentives to property owners in hillside and valley floor areas that can support residential uses with least affect on resources, steep slopes, or very high wildfire hazard areas.

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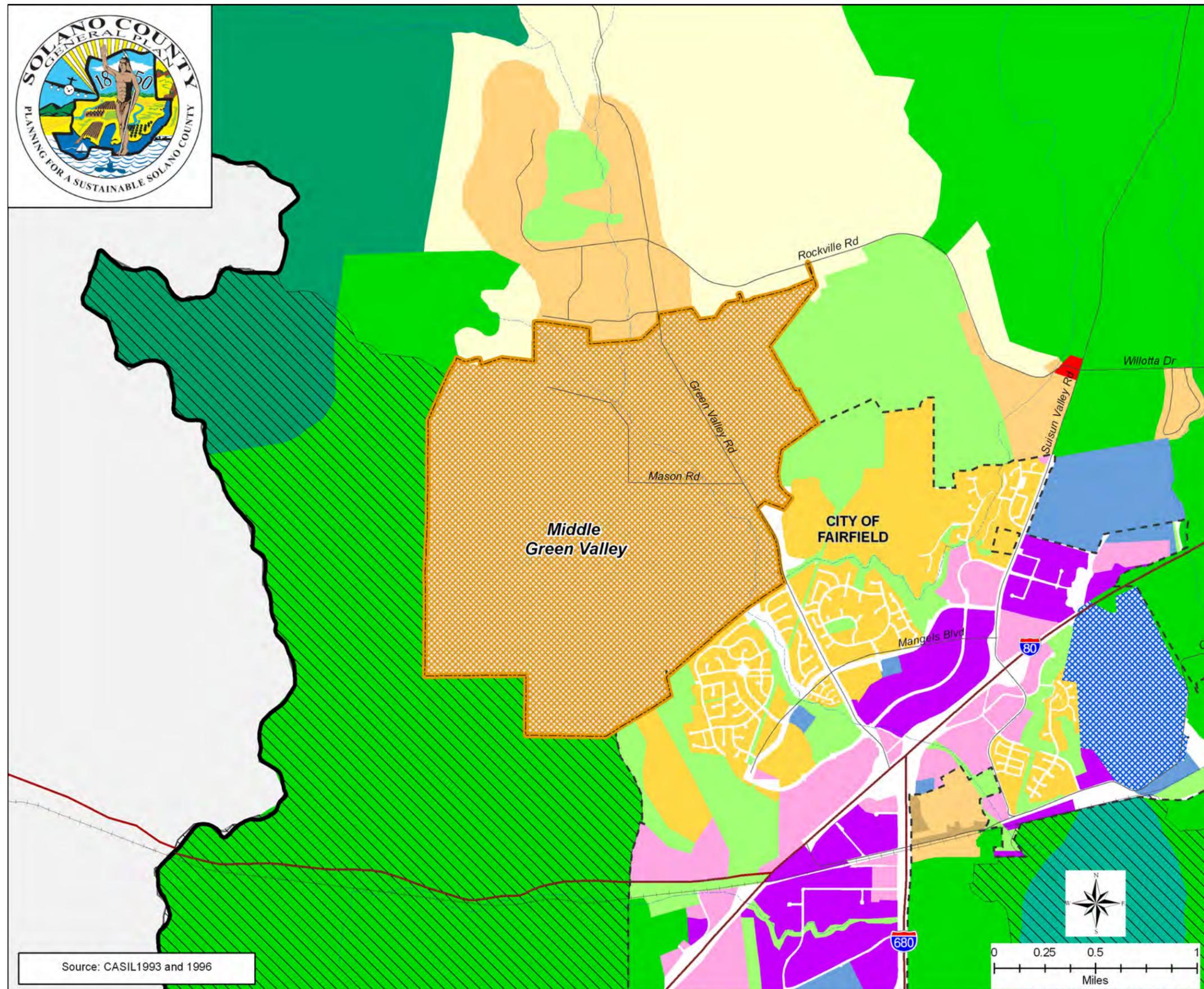
# Solano County General Plan

## Figure SS-2

### Middle Green Valley SSA Land Use Diagram

#### Legend

- Middle Green Valley SSA
- General Plan Land Use Designations**
- Natural Resource Designations**
  - Park and Recreation
  - Marsh
- Agricultural Designations**
  - Watershed
  - Agriculture
- Public Designations**
  - Public/Quasi-Public
- Residential Designations**
  - Rural Residential
  - Traditional Community - Residential
  - Traditional Community - Mixed Use
  - Urban Residential
- Commercial Designations**
  - Neighborhood Commercial
  - Urban Commercial
- Industrial Designations**
  - Urban Industrial
- Special Purpose Areas**
  - Specific Project Area
  - Urban Project Area
- Overlays**
  - Resource Conservation Overlay
- Basemap Layers**
  - Roadways
  - Highways
  - Railroads
  - Streams and Creeks
  - Major Water Features
  - Municipal Service Areas
  - Adjacent Counties



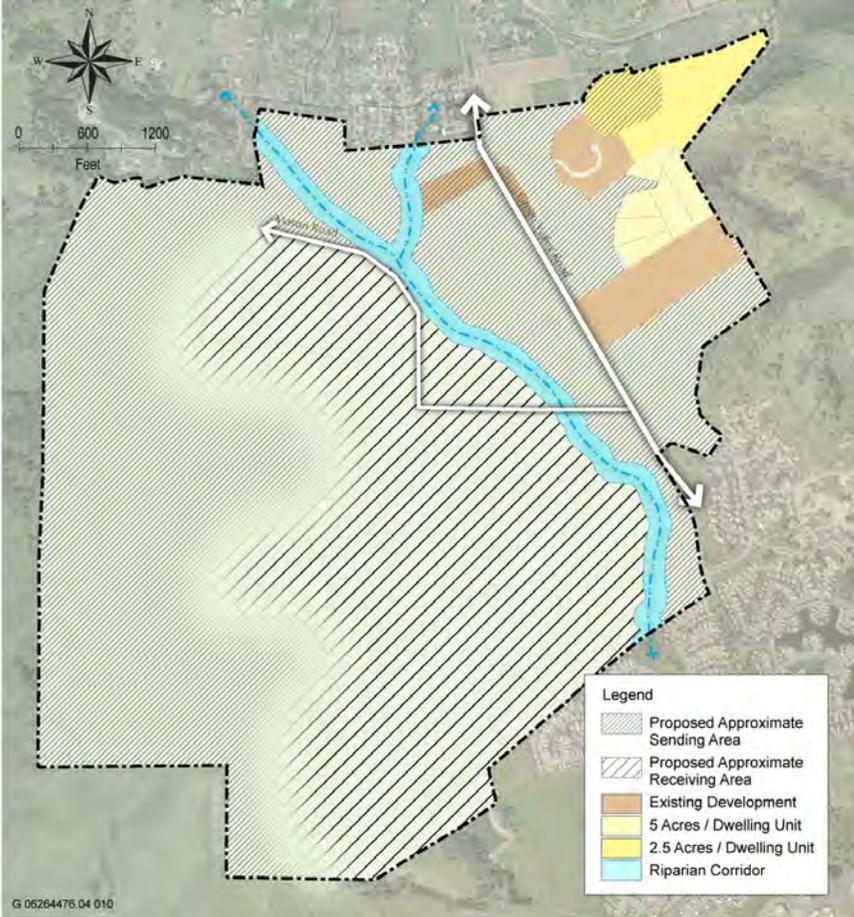
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Figure SS-2 Middle Green Valley SSA Land Use Diagram





**Figure SS-3  
Middle Green Valley Conceptual Land Use Plan**

- SS.P-6: In accordance with balancing the protection of resources described in these policies, adopt a program that provides residential development credits to property owners who voluntarily forego or limit development on their lands. The transfer of development rights program should focus incentives on land in areas to be preserved.
  
- SS.P-7: Implement these policies through the Middle Green Valley Specific Plan.
  
- SS.P-8: Create additional methods to assist landowners who choose to continue farming, such as, but not limited to:
  - enforcing the right-to-farm act and educating residents on the act; and
  - investigating mechanisms for providing farmers with economic assistance to ensure agricultural viability.

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## Implementation Programs

### Regulations

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SS.I-1:

The Middle Green Valley Specific Plan has been adopted to implement these policies for Middle Green Valley. That plan specifies:

- the area covered by the plan;
- techniques to ensure development is compatible with the rural character of Middle Green Valley and surrounding areas. Such techniques should include design guidelines and development standards;
- guidelines for cluster development, including minimum and maximum lot sizes, development standards, and density bonus credits for clustered development;
- the details of a transfer of development rights program (with an implementing ordinance), including: the designation of areas where development is preferred, creating appropriate and equitable re-zoning, clustering of housing, and determining the ratio of credits to property owners who voluntarily forego development;
- the number of units and/or credits, with or without clustering, that will provide incentives for all landowners in the area to participate in a market driven transfer of development rights program, based on 400 units, subject to further study;
- the location and dimensions of a wildlife corridor ("green corridor");
- the maximum number of units any property owner can develop, with or without clustering;
- the techniques to be applied voluntarily by property owners that ensure permanent protection and maintenance of resources/views on lands to remain undeveloped; and
- the details of how the development would be served with water and wastewater service. Attempt to secure public water and wastewater service through a cooperative effort of property owners, residents, the County, and the City of Fairfield.

Property owners shall receive a minimum development credit for the number of primary dwelling units that would be allowed under the land use designations under the 1980 General Plan. For land designated as Agriculture, the number of units/credits would be one per 20 acres and for land designated Rural Residential the number of units/credits would be one per 5 acres.

Related Policies: SS.P-1, SS.P-2, SS.P-3, SS.P-4, SS.P-5, SS.P-6, SS.P-7, SS.P-8

Agency/Department: Department of Resource Management

Funding Source: General Fund; Grant funds

Time Frame: Initiate Specific Plan process January 2009

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SS.I-2: Establish a Middle Green Valley Citizens Advisory Committee.

Related Policies SS.P-1, SS.P-2, SS.P-3, SS.P-4, SS.P-5, SS.P-6, SS.P-7, SS.P-8

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: September 2008

### Suisun Valley

Suisun Valley is located between of Fairfield and Cordelia, east of the Napa Hills, and south of the Napa County border (see Figure SS-1). Most land in this area is in agricultural use, producing grapes for wine, small grains, or other fruit crops. Three intersections in this area contain commercial establishments: Mankas Corners, Rockville Corners, and Rockville Road/I-80.

Limited tourism-supporting commercial uses (such as restaurants galleries, and wine tasting rooms) currently exist in the area. The majority of land in this area is currently under Williamson Act contracts, and falls under the County's Orderly Growth Initiative, restricting land use changes for agriculturally-designated lands. Based on the growth controls and Williamson Act conditions, there is limited potential for the wineries to include ancillary tourism-related uses on their properties.

## Community Involvement Process

Five community meetings were held during the spring and summer of 2007 as part of a resident-driven planning process for the Suisun Valley Special Study Area. During the five workshops, resident input was used to develop goals, policies, and draft land use plans. These items were subsequently reviewed with the Citizens' Advisory Committee, Planning Commission and the Board of Supervisors. In addition, goals and policies developed for the Suisun Valley area were incorporated into the Agriculture chapter to be applied in several additional Solano County agricultural regions. The main issues discussed during these meetings were maintaining agricultural character, improving agricultural production and income, the creation of agricultural tourist centers, and providing infrastructure to support proposed uses.

### Maintain Agricultural Character

From the first workshop forward, residents expressed a strong desire to maintain the agricultural character of the valley. Participants thought that appropriate zoning and prevention of incompatible uses were important in achieving this goal. Many residents wanted a vision for the character of the area to be created. Farmers in the valley stated that a viable agricultural economy was critical to the success of this goal.

### Improve Agricultural Production/Income

A variety of comments addressed the need to help agriculture and agriculture-related businesses become more profitable. Emphasis was placed on the County's role in reducing barriers that currently prevent farms from being more profitable. Primary among these comments was a desire to process crops grown off-site into finished products. Participants felt that agricultural processing should be allowed whether the ingredients were grown on the property or grown elsewhere. Participants also expressed an opinion that processing should be allowed without a conditional use permit. Some participants wanted the County to initiate economic programs for farming such as low-interest financing.

### Agricultural Tourist Centers

There was significant agreement among the group that agricultural tourism would be critical to the future viability of agriculture in the valley. Participants requested that additional uses be allowed on lands designated for agriculture. Participants also agreed that the creation of small tourist-oriented centers within the valley would help attract tourists and provide additional opportunities to market local products.

### Infrastructure

Participants expressed concern that infrastructure in Suisun Valley is not adequate in its current state and would need to be improved before increased numbers of tourists could be accommodated. Participants stated that roads in the valley do not adequately support agricultural truck traffic. Additionally, Abernathy Road was identified as subject to frequent flooding. Concern about increases in traffic on valley roads that would accompany tourism was also raised.

Suisun Valley Land Use Plan

Vintage Café at Manka's Corner in the Suisun Valley.



Suisun Valley will serve as a destination for those visitors interested in local wine production and local produce. Commercial land use designations are expanded in several Neighborhood Agricultural Centers in Suisun Valley. These Neighborhood Agricultural Centers will allow for additional commercial uses in eight areas: Mankas Corner, Rockville Corner, Morrison Road, Gomer School, Rockville Road east of Abernathy Road, North Connector at

Abernathy Road, Iwama Market, and Cordelia Road at Thomasson Lane. Even with these changes in designation, additional commercial development will be limited based on the number of parcels with Williamson Act contracts. Figure SS-4, the Suisun Valley Land Use Diagram, illustrates the location of these Neighborhood Activity Centers with asterisks. Outside of the Neighborhood Activity Centers, the Suisun Valley is designated for agricultural use, pursuant to standards established in the Agriculture chapter.

Agricultural land in Suisun Valley



**Goal and Policies**

A goal and policies were developed based on the community vision for Suisun Valley. The goal and policies provide a framework for implementing the future vision of a string of Neighborhood Agricultural Centers in a rural agricultural community.

**Goal**

**SS.G-2: Preserve and enhance the landscape and economy of the Suisun Valley as a rural agricultural community.**

**Policies**

SS.P-9: Preserve agricultural production as the principal use of the Valley's farmlands.

SS.P-10: Establish neighborhood agricultural centers that expand agri-tourism in the Valley.

SS.P-11: Ensure that future development fits the scale of the Valley's rural and agricultural context.

SS.P-12: Limit minimum agricultural parcel sizes in the Suisun Valley to encourage viable agricultural and ranching use. New

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**Land Use Chapter**

parcels shall not be created which are smaller than 20 acres in size.

- SS.P-13: Allow farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site.
- SS.P-14: Support programs that promote the branding and identity of Suisun Valley products.
- SS.P-15: Streamline permit processing for agricultural uses.
- SS.P-16: Develop design guidelines to promote community character and facilitate tourism within neighborhood agricultural/tourist centers.
- SS.P-17: Explore infrastructure alternatives for individual agricultural neighborhood centers in order to accommodate new commercial and tourist uses.
- SS.P-18: Work with local residents to find a suitable location for a public gathering place for community activities, including farmer's markets and seasonal festivals.

**Implementation Programs**

**Regulations**

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SS.I-3: Preserve agricultural production as the principal use of the Valley's farmlands using such tools as minimum parcel sizes, establishment of neighborhood agricultural centers, and streamlined permit processing.

Related Policies: SS.P-9, SS.P-10, SS.P-12, SS.P-15

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

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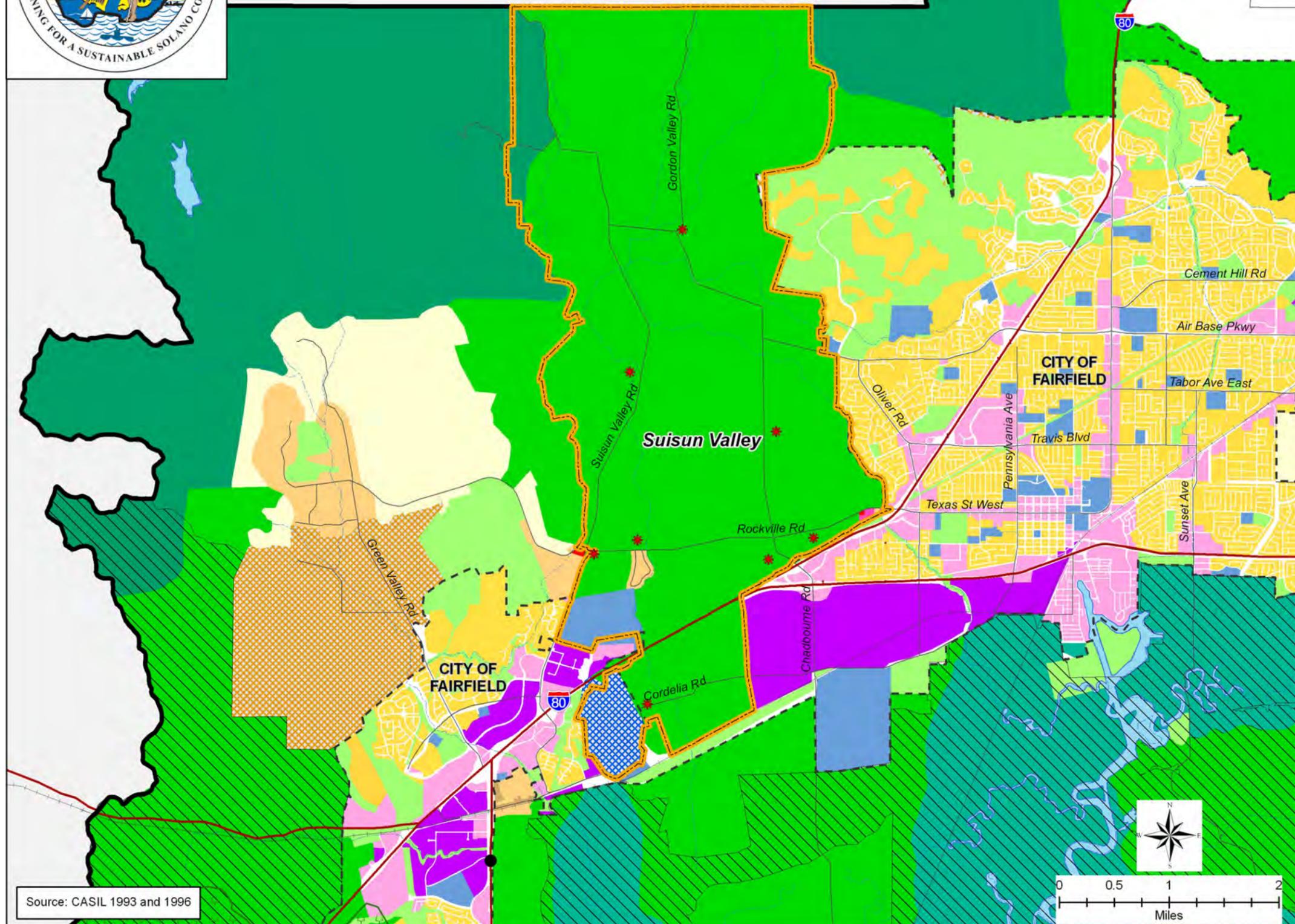
SS.I-4: Use zoning and development standards to ensure that future development fits the scale of the Valley's rural and agricultural context. Enact zoning and development standards allowing farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site.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



# Solano County General Plan

## Figure SS-4

### Suisun Valley SSA Land Use Diagram



#### Legend

- Suisun Valley SSA
- General Plan Land Use Designations
- Natural Resource Designations
  - Water Bodies and Courses
  - Park and Recreation
  - Marsh
- Agricultural Designations
  - Watershed
  - Agriculture
- Public Designations
  - Public/Quasi-Public
- Residential Designations
  - Rural Residential
  - Traditional Community - Residential
  - Traditional Community - Mixed Use
  - Urban Residential
- Commercial Designations
  - \* Neighborhood Agricultural/Tourist Center
  - Service Commercial
  - Highway Commercial
  - Urban Commercial
- Industrial Designations
  - General Industrial
  - Urban Industrial
- Special Purpose Areas
  - Specific Project Areas
- Overlays
  - Tri-City/County Cooperative Planning Area
  - Resource Conservation Overlay
- Basemap Layers
  - Roadways
  - Highways
  - Railroads
  - Streams and Creeks
  - Major Water Features
  - Municipal Service Areas
  - Adjacent Counties

Source: CASIL 1993 and 1996

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Figure SS-4 Suisun Valley SSA Land Use Diagram

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Related Policies: SS.P-11, SS.P-13, SS.P-16

Agency/Department: Department of Resource Management

Funding Source: General Fund; Suisun Valley Fund

Time Frame: Ongoing

**Ongoing Planning Efforts, Public Outreach, and Education**

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SS.I-5: As part of the County’s economic development program, support programs that promote the branding and identity of Suisun Valley products.

Related Policy: SS.P-14

Agency/Department: Department of Resource Management

Funding Source: Suisun Valley Fund

Time Frame: Ongoing

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SS.I-6: Work with local residents to find a suitable location for a public gathering place for community activities, including farmers’ markets and seasonal festivals. Explore infrastructure alternatives for individual agricultural neighborhood centers to accommodate new commercial and tourist uses.

Related Policies: SS.P-17, SS.P-18

Agency/Department: Department of Resource Management

Funding Source: Suisun Valley Fund

Time Frame: Ongoing

**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-8 is not meant to identify all permitted uses, conditionally permitted uses, or prohibited uses within each designation. A complete list of permitted and conditionally permitted uses is incorporated in the Zoning Ordinance, as described in Program SS.I-4.

Table LU-8  
Desired Uses in the Suisun Valley Special Study Area

Allowed Uses	Agriculture–Suisun Valley Region	Neighborhood Agricultural/Tourism Center
<b>Agricultural Land Uses</b>		
Crop production, including orchards and vineyards	▲	▲
Agricultural accessory structures	▲	▲
Agricultural processing facilities	▲	▲
Animal facilities and operations		
Grazing	▲	▲
Stable, private	▲	▲
Wind turbine generators, noncommercial (over 100 feet)	▲	
Storage/maintenance of agricultural equipment/supplies	▲	▲
<b>Tourism Uses</b>		
Roadside stands	▲	▲
Restaurant/café	#	▲
Bakery	#	▲
Winery and tasting facilities	#	▲
Local products store*		▲
Bed and breakfast (≤10 rooms)	#	▲
Hotel (≤30 rooms)		▲
Resort	●	
Gallery	#	▲
<b>Commercial and Service Uses</b>		
Agricultural trucking services and facilities		**
Service station		**
Nursery	▲	
Farm/ranch supply store		▲
Storage/sale of agricultural service products (fertilizer, fuel)	▲	▲
Custom farm services (e.g., hay baling)	▲	
Farm equipment fabrication and repair	▲	**
Farm equipment sales		**
<b>Residential Uses</b>		
Single-family dwelling (and accessory unit)	▲	▲
Agricultural employee housing	▲	▲
Farm labor housing (seasonal labor camp)	▲	
Home-based businesses	▲	▲
<b>Recreation, Education, and Public Assembly Uses</b>		
Agricultural education/demonstration farms	▲	
Special events facilities (e.g., weddings)	▲	▲
Public service facility	▲	▲

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**Table LU-8  
Desired Uses in the Suisun Valley Special Study Area**

Allowed Uses	Agriculture–Suisun Valley Region	Neighborhood Agricultural/Tourism Center
<b>Other Uses</b>		
Cemetery	▲	
Signs—commercial and real estate	▲	▲

- ▲ Indicates use is allowed within land use designation
- \* Local products stores are defined as stores that sell food, beverages, textiles, and crafts that are grown, collected, or produced in the local area.
- \*\* Only allowed in the Neighborhood Agricultural Center located at the North Connector/Abernathy Road near Interstate 80.
- # Allowed as ancillary use to agriculture on same property.
- Subject to discretionary review.

### Collinsville

Existing uses in the Collinsville area include energy production and grazing.



The Collinsville Special Study Area includes about 8,500 acres located in the extreme southeastern portion of Solano County. Located south of SR 12 approximately 10 miles southwest of Rio Vista and 15 miles southeast of Travis AFB and Fairfield, Collinsville is bordered on the south and southwest by the Sacramento River and on the west by Montezuma Slough and Suisun Marsh.

Current land uses in Collinsville include natural resources land, utility operations, publicly owned open land, residences, wind farms, and agricultural lands. Dry farming, which rotates between grain and grazing sheep, is the major agricultural practice in this area. Much of the land used for dry farming is also used for production of wind energy.

Pacific Gas and Electric Company and the Sacramento Municipal Utility District both own large tracts of land in the Collinsville area. A cluster of fewer than 20 homes is located in the southern portion of the area along Collinsville Road. Another cluster of homes and businesses serving the local area is located in Birds Landing, at the northern edge of the area, where Collinsville and Birds Landing Roads intersect.

### Community Involvement Process

Five public workshops were held to shape the land use plan, including policies and implementation programs for Collinsville. These items were subsequently reviewed with the Citizens' Advisory Committee, Planning Commission and the Board of Supervisors. The issues summarized below were recurring points of discussion that resonated throughout each of the workshops.

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### **Maintain Residential Character of Collinsville and Birds Landing**

Starting at the first workshop, many residents expressed a desire to keep Collinsville, and to a lesser extent Birds Landing, as they are right now. There was less discussion of Birds Landing due to more limited attendance from residents of that portion of the study area. Discussion of residential uses and designations often became confusing due to the fact that the current General Plan and Zoning designations for the Collinsville town site are inconsistent with the land uses actually found there. Most of the resident participants who reiterated that they wanted to 'keep it the way it is' were referring to the existing land uses, but a smaller number of residents were actually referring to either the General Plan designation (Commercial Recreation in Collinsville) or the Zoning designation (Extensive Agricultural in Collinsville).

### **Industrial Uses**

There was extensive discussion of industrial development in the Collinsville area. This was initially focused on a single proposal for industrial development on land that was formerly owned by Dow Chemical and is currently owned by the Sacramento Municipal Utility District (SMUD). As the workshops continued, representatives of the Pacific Gas and Electric Company and SMUD attended workshops, and comments in writing were submitted by landowners, which expanded the conversation to industrial uses in general and the types of industrial uses that should be permitted.

### **Marsh and Other Natural Resources**

The condition of the Suisun marsh and other natural resource areas within the study area was discussed frequently. Many residents commented that they liked living in an area with so many natural resources and would like to see them restored and preserved, rather than developed.

### **Infrastructure/Roadways**

There was discussion of two infrastructure issues. The first was provision of septic for the existing homes in Collinsville. The second was traffic impacts that could result from industrial development.

## **Collinsville Land Use Plan**

Based on the community input from the public workshops, the land use plan for Collinsville is intended to maintain the residential character of Collinsville and Birds Landing, retain the possibility for future industrial development outside of the existing community, and protect the condition of Suisun Marsh and other natural resource areas.

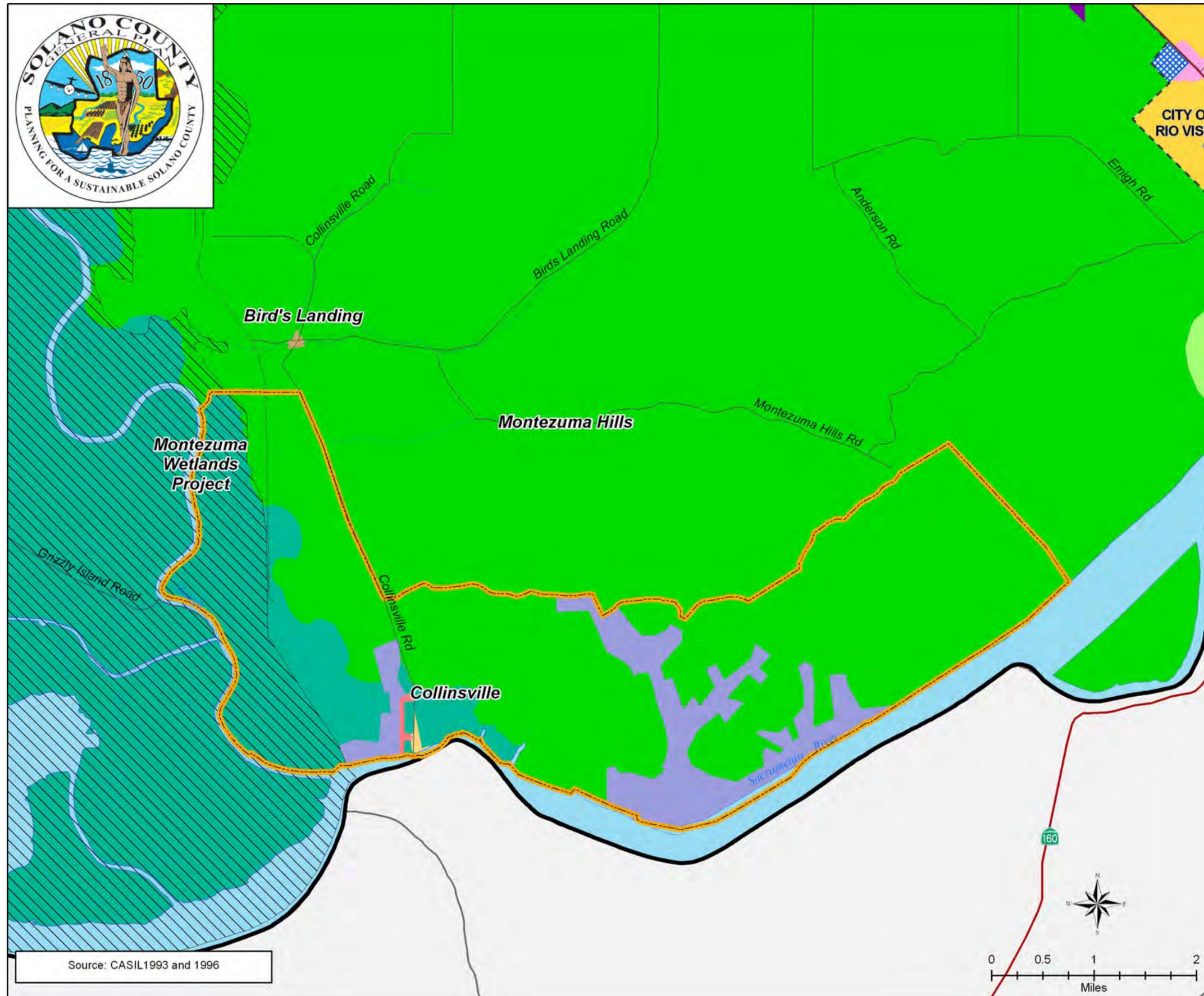
Extensive changes were made to the land use designations found in the 1979 *Collinsville–Montezuma Hills Area Plan and Program*; however, the focus will remain on providing land for industrial uses that rely on the Collinsville area's unique access to the Sacramento River and wind resources, with a focus on production of renewable energy. Expanded focus is given to maintaining and enhancing the current traditional communities of Collinsville and Birds Landing and ensuring that uses in other parts of the study area are compatible with those communities. The land use diagram for Collinsville is presented in Figure SS-5.



# Solano County General Plan

Figure SS-5

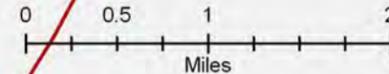
## Collinsville SSA Land Use Diagram



### Legend

- Collinsville SSA
- General Plan Land Use Designations**
- Natural Resource Designations**
  - Water Bodies and Courses
  - Park and Recreation
  - Marsh
- Agricultural Designations**
  - Agriculture
- Residential Designations**
  - Traditional Community - Residential
  - Traditional Community - Mixed Use
  - Urban Residential
- Commercial Designations**
  - Commercial Recreation
  - Urban Commercial
- Industrial Designations**
  - General Industrial
  - Water Dependent Industrial
  - Urban Industrial
- Special Purpose Areas**
  - Urban Project Area
- Overlays**
  - Resource Conservation Overlay
- Basemap Layers**
  - Roadways
  - Highways
  - Railroads
  - Streams and Creeks
  - Major Water Features
  - Municipal Service Areas

Source: CASIL1993 and 1996



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Figure SS-5 Collinsville SSA Land Use Diagram



**Goal and Policies**

The following goal and policies were developed based on community input and along with the land use diagram will be used to review proposals for new development in the Collinsville-Montezuma Hills Area.

**Goal**

---

**SS.G-3: Protect and maintain the historic communities of Birds Landing and Collinsville while continuing to provide opportunities for industrial development that are compatible with the Collinsville area.**

**Policies**

---

- SS.P-19: Support the continued commercial use of existing commercial parcels in Birds Landing.
- SS.P-20: Explore historic preservation for historic buildings located within the study area.
- SS.P-21: Preserve the residential character of the Collinsville town site; ensure that any future nonresidential uses are compatible with the residential character and that an adequate buffer is established between residential and nonresidential uses.
- SS.P-22: Preserve and enhance residential and commercial uses in Birds Landing.
- SS.P-23: Focus on renewable energy, other than wind energy, in the development of Water Dependent Industrial uses.
- SS.P-24: Provide adequate circulation for new industrial development in the Water Dependent Industrial land use designation, and protect circulation for adjacent, nonindustrial land uses, including agricultural and other local traffic.
- SS.P-25: Support the development of Commercial Recreation uses in designated portions of the Collinsville town site.
- SS.P-26: Maintain and support the expansion of neighborhood commercial uses appropriate for the traditional community in Birds Landing.
- SS.P-27: Protect existing historic communities from floodwaters by supporting the ongoing maintenance of levees and other flood control mechanisms.

## Implementation Programs

### Funding, Physical Improvements, and Capital Projects

SS.I-8: Evaluate the circulation system within the Water Dependent Industrial area and upgrade it when necessitated by industrial development to ensure that industrial and nonindustrial uses, particularly agriculture, can coexist in the area. Future industrial development will be required to mitigate possible traffic impacts, including impacts of construction traffic. If a new industrial roadway is developed, consider an alternative to the current alignment shown in the 1979 Collinsville–Montezuma Hills Area Plan and Program, including an alternative to avoid extension of the industrial roadway through the City of Rio Vista. Protect the agricultural function of existing roadways.

Related Policy: SS.P-24

Agency/Department: Department of Resource Management

Funding Source: Development fees; General Fund

Time Frame: Ongoing

---

SS.I-9: Explore additional funding mechanisms for levees to protect the Collinsville town site. Protect existing, historic communities from floodwaters by supporting the ongoing maintenance of levees and other flood control mechanisms.

Related Policy: SS.P -27

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

### Ongoing Planning Efforts, Public Outreach, and Education

SS.I-10: Evaluate potentially historic buildings and develop a program to protect those that are of local, state, or national importance.

Related Policies: SS.P-23

Agency/Department: Department of Resource Management

Funding Source: Grant funds; General Fund

Time Frame: Ongoing

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SS.I-11: Work with property owners to establish appropriate businesses in the Commercial Recreation area of the Collinsville town site; maintain an open dialogue with neighboring residents to ensure that the uses are sufficiently buffered from residential uses. Ensure separation between residential uses and any future commercial or marina activities to the west of Collinsville.

Related Policies: SS.P-21, SS.P-25

Agency/Department: Department of Resource Management

Funding Source: General Fund; Development fees

Time Frame: Ongoing

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SS.I-12: Work with business and property owners to provide support for neighborhood-serving commercial uses in Birds Landing, including investigating the possibility of providing low-interest loans or other assistance for business upkeep and development. Maintain and support the expansion of Neighborhood Commercial uses appropriate for the traditional community in Birds Landing. Ensure that the Birds Landing Hunt Club can continue in its present use.

Related Policies: SS.P-22, SS.P-26

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

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SS.I-13: Promote the development of commercial grid-level solar energy production and battery storage in the Collinsville area. Renewable energy should be considered in the development of the Water Dependent Industrial area. Maintain an agricultural or marsh buffer between homes in Collinsville and any future industrial uses to mitigate visual impacts, glare, noise, and particulates.

Related Policy: SS.P-23

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

## Old Town Cordelia

Old Town Cordelia is located in central Solano County in an unincorporated area of the County, located just outside of the Fairfield city limits (Figure SS-6). Cordelia is and has historically been located at the crossroads of several important transportation routes. It is located near the head of Cordelia Slough (also known as Green Valley Creek), a navigable waterway that leads to Suisun Bay; on the main line of the Union Pacific Railroad (formerly the Southern Pacific Railroad); and next to the junction of three highways—Interstate 80 (I-80) running east-west, Interstate 680 (I-680) running north-south, and SR 12.



Cordelia Slough runs through Old Town Cordelia

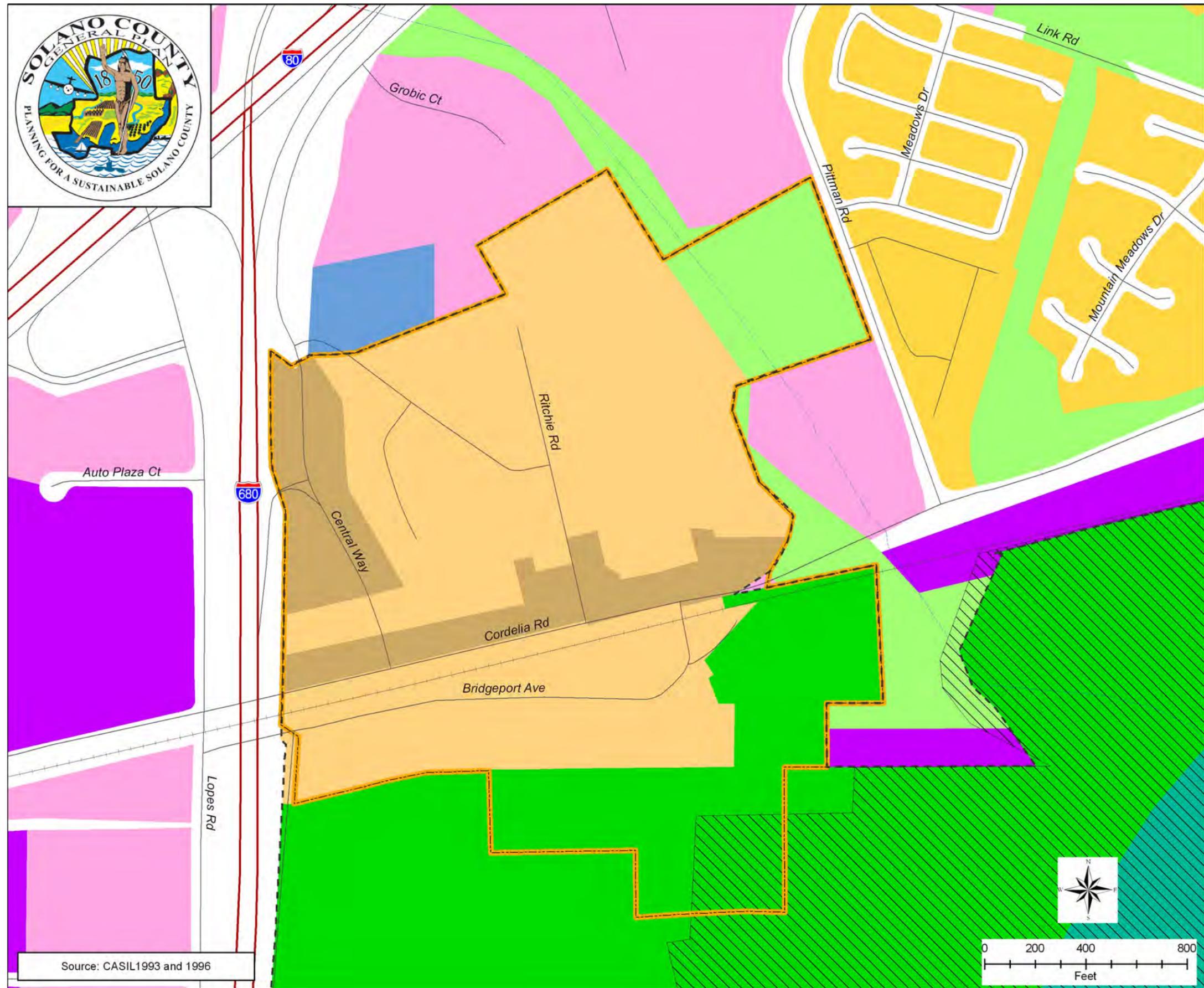
Old Town Cordelia is situated between the wetlands of the Suisun Marsh and the agricultural lands of the Green Valley. The town is clearly defined at its western boundary by I-680, which also serves as a visual and physical barrier for the community. Cordelia is surrounded by the city of Fairfield on its northern, western, and eastern boundaries, and Suisun Marsh lies just south of the community. The California Department of Transportation conducted an inventory and evaluation of Old Town Cordelia in 1988 and determined that the historic district met the criteria to be listed in the National Register of Historic Places. Thirty-three structures—24 single-family residences, three farmsteads, and six commercial or civic structures—from the period of 1870–1934 were identified as contributing to the district's historic significance.



# Solano County General Plan

## Figure SS-6

### Old Town Cordelia SSA Land Use Diagram



#### Legend

- Cordelia SSA
- General Plan Land Use Designations**
- Natural Resource Designations**
- Park and Recreation
- Marsh
- Agricultural Designations**
- Agriculture
- Public Designations**
- Public/Quasi-Public
- Residential Designations**
- Traditional Community - Residential
- Traditional Community - Mixed Use
- Urban Residential
- Commercial Designations**
- Urban Commercial
- Industrial Designations**
- Urban Industrial
- Overlays**
- Resource Conservation Overlay
- Basemap Layers**
- Roadways
- Railroads
- Streams and Creeks
- Major Water Features
- Municipal Service Areas

Source: CASIL1993 and 1996

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Figure SS-6 Old Town Cordelia SSA Land Use Diagram



## Community Involvement Process

Three community meetings were held in Cordelia in summer 2007. Based on the input received at these three meetings, goals, policies, and a recommended land use diagram were established for Cordelia. The recommended land use diagram was further refined by the Planning Commission and Board of Supervisors. The goal and policies are described below, and the land uses are shown in Figure SS-6. During the course of the three community workshops for Old Town Cordelia the following were recurring themes.

### Traffic

There was general consensus in the community that more action needed to be taken to address large volumes of cut-through traffic and speeding that is occurring, especially on Cordelia Road and Bridgeport Avenue. The community expressed concerns about safety and the desire to maintain the community's small town, rural-residential character and quality of life. The community also expressed interest in having traffic undulations or other traffic calming designs installed in the neighborhood that would cut down traffic speeds and the amount of cut-through traffic within the community.

### Flooding

Concerns regarding flooding and how to prevent future flooding occurrences were expressed. Residents attributed the frequency of flooding to the new developments that have been taking place in Fairfield and to urban runoff originating from the I-680 freeway. Sources of local flooding were thought to be from the Jameson Canyon Creek, the Green Valley Creek, and Dan Wilson Creek. Residents emphasized the necessity for all new future development to manage its own water flows to pre-existing condition levels. There was also concern regarding the decreased depth of the Green Valley Creek channel over time and its future carrying capacity. Residents also asked the County to modernize and improve the existing drainage infrastructure systems.

### Historic Preservation/Loss of Significant Historic Structures

The historic identity of Old Town Cordelia was a quality of the community that most residents valued and wanted to preserve and enhance. Disappointment was expressed regarding the loss of the old elementary school, which many residents attended, and the lack of action on the part of the County to preserve the old school site. The community was also interested in finding out what resources could be made available to assist owners with the maintenance and upkeep of their historic homes and wanted to learn more about the pros and cons of establishing Old Town Cordelia as a historic district and the other historic preservation options that may be considered. Suggestions included having more community events to celebrate the history of the community and the idea of a historic walking path with interpretative signs and plaques to educate and share that history with the community. The abandoned middle school site in the north-west quadrant of the community was also suggested as a potential historic site. Former students of the school indicated that the gymnasium building was built by the hands of the students themselves.

### Streetscape and Bike Trail Improvements

Questions arose regarding a proposed bike trail improvement project on Cordelia Road that the County had won a planning grant from the Metropolitan Transportation Commission to study. The community had mixed reactions regarding the potential benefits of the bike trail. Residents liked the idea of the streetscape improvements that would result from the trail improvements at Cordelia Road, but also expressed an interest in seeing similar streetscape improvements on Bridgeport Avenue and other streets in the community.

### Potential Future Uses, Growth and Development

When asked about future land uses, the community favored maintaining the current rural residential character but had mixed opinions about the amount and nature of future commercial development they thought would be appropriate and viable for Old Town Cordelia.



### Goals and Policies

The following goal and policies were developed based on community input. These policies and programs, in combination with the land use diagram will be used to evaluate and direct the County's planning and capital improvements within Old Town Cordelia.

#### Goal

---

**SS.G-4: Protect and maintain the historic community of Cordelia while providing opportunities for appropriate future development.**

#### Policies

---

**SS.P-28:** Prevent the loss of significant historic buildings and structures and support incentives that encourage individual property owners to preserve the historic character of Old Town Cordelia properties and to learn about the history of the town.

**SS.P-29:** Ensure that any future development is appropriately designed and scaled to fit in with the community's historic context.

- SS.P-30: Support plans and policies that reduce the traffic impacts on Old Town Cordelia.
- SS.P-31: Work with local residents, the City of Fairfield, water agencies, and the Fairfield Unified School District to complete improvements to infrastructure, recreational facilities, and other public facilities in Old Town Cordelia, including flood prevention infrastructure, a neighborhood park, and streetscape improvements and street furniture.
- SS.P-32: Work with the City of Fairfield and other water and resource agencies to monitor recurring flooding in Old Town Cordelia and the performance of Cordelia Slough to determine whether it is functioning and will continue to function at a safe carrying capacity.

**Implementation Programs**

**Funding, Physical Improvements, and Capital Projects**

SS.I-14: Support plans and policies that reduce the traffic impacts on Old Town Cordelia. Ensure that future improvements to regional roadways avoid additional traffic impacts on Old Town Cordelia by diverting traffic to alternate routes. Encourage the use of traffic calming features on Cordelia Road and Bridgeport Avenue that slow or divert pass-through traffic, but do not compromise public safety or emergency access. Provide for convenient and appropriately scaled local neighborhood services and family-oriented commercial uses without creating additional traffic or parking needs.

Related Policy: SS.P-30

Agency/Department: Department of Resource Management

Funding Source: General Fund; Grant funds

Time Frame: Ongoing

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SS.I-15: Work with local residents, the City of Fairfield, water agencies, resource agencies, and the Fairfield Unified School District to complete improvements to infrastructure and public facilities in Old Town Cordelia, including flood prevention infrastructure, a neighborhood park (possibly on the site of the former Green Valley Middle School), and streetscape improvements and street furniture, and to enhance the community’s recreational resources. Work with the water agencies to monitor recurring flooding in Old Town Cordelia and the

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performance of Cordelia Slough to determine whether it is functioning and will continue to function at a safe carrying capacity. Work with resource agencies to resolve current and future sediment loads, downstream flooding issues, and silt deposits on properties and in sloughs downstream to protect fish and wildlife resources, downstream habitat, and property. Work with the school district to determine desirable future uses for the vacant former Green Valley Middle School site.

Related Policies: SS.P-31, SS.P-32

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

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SS.I-16: Design a uniform system of signage and street furniture emphasizing a historic theme and/or using traditional materials and forms from Old Town Cordelia. In coordination with streetscape improvements, signs and street furniture should be compatible with their surroundings and opportunities for outdoor dining should be encouraged.

Related Policies: SS.P-29, SS.P-31

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

**Ongoing Planning Efforts, Public Outreach, and Education**

SS.I-17: Work with the community to study the potential for new infill standards, design guidelines, and/or economic incentives to ensure that any future development is appropriately designed and scaled to fit in with the community's historic context.

Related Policy: SS.P-29

Agency/Department: Department of Resource Management

Funding Source: General Fund; Grant funds

Time Frame: Ongoing

---

SS.I-18: Prevent the loss of significant historic buildings and structures and study incentives that encourage individual property owners to preserve the historic character of Old Town Cordelia.

Related Policy: SS.P-28

Agency/Department: Department of Resource Management

Funding Source: General Fund; Grant funds

Time Frame: Ongoing

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