

RESOLUTION NO. 2023 – _____

**RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS
AMENDING THE SOLANO COUNTY GENERAL PLAN TO UPDATE
THE COUNTY'S DEVELOPMENT AND UTILITY PROVISION POLICIES
FOR PROPERTIES WITHIN A DESIGNATED MUNICIPAL SERVICE
AREA (MSA), AND OTHER NON-SUBSTANTIVE UPDATES (G-23-03)**

WHEREAS, on October 12, 2023, the Solano County Airport Land Use Commission reviewed General Plan Amendment G-23-03 and determined the amendments were consistent with adopted airport land use compatibility plans; and

WHEREAS, on October 19, 2023, the Solano County Planning Commission, after proper notice, conducted a public hearing to consider General Plan Amendment G-23-03; and

WHEREAS, the Planning Commission did not make a recommendation on the proposed amendment that was supported by a majority of the full membership of the Commission, although two members recommended that the amendment be adopted, one member recommended that it be rejected, and two members were absent; and

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

WHEREAS, the Board of Supervisors has reviewed the report of the Department of Resource Management and heard testimony relative to the project at the duly noticed public hearing held on December 5, 2023; and

WHEREAS, the Board of Supervisors has considered the report of the Planning Commission and the inability of the Commission to make either an affirmative or negative recommendation, the determination of the Solano County Airport Land Use Commission, the staff report, and all letters, comments, and testimony submitted to the Board in public hearing; and

WHEREAS, General Plan Amendment G-23-03 does not substantially amend the Solano County General Plan; it further implements the Residential, Commercial and Industrial land use designations applied to unincorporated territory within Municipal Service Areas, as depicted on the General Plan Land Use Diagram that was ratified by Solano County voters through Measure T in November 2008, but it does not alter the purpose or intent of those existing non-agricultural land use designations; and

WHEREAS, the General Plan Amendment is exempt from the California Environmental Quality Act common sense exemption and Class 8 categorical exemptions described in sections 15061(b)(3) and 15308, respectively, of the CEQA Guidelines; and

WHEREAS, the proposed amendment would not cause the Solano County General Plan to be internally inconsistent and would in fact correct potentially ambiguous policies regarding development within Municipal Service Area; and

WHEREAS, the proposed amendment would be beneficial to the people of Solano County; and

WHEREAS, the Board of Supervisors, after public notice and public hearing, has determined that the Solano County General Plan should be amended as described in Exhibit A, attached hereto.

RESOLVED, the Solano County Board of Supervisors does hereby amend the Solano County General Plan as described in Exhibit A, attached hereto.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on December 5, 2023 by the following vote:

AYES:	Supervisors	_____
NOES:	Supervisors	_____
EXCUSED:	Supervisors	_____

JOHN M. VASQUEZ, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: _____
Alicia Draves, Chief Deputy Clerk

EXHIBIT A

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

Chapter 1

Pages IN-12–13

PLANNING PROCESS

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

Orderly Growth Initiative

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

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

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

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

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

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

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

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

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

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

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

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Hearings

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

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

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

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

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

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Development Strategy

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

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

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

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

Chapter 2

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The unincorporated area of the county includes approximately ~~773~~ 756 square miles (~~494,437~~484,001 acres). Approximately ~~88,022~~98,458 acres of the county, or ~~14~~ 16.9 percent of the total land area, is in cities (Table LU-1). Solano County's cities include Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. Because of Solano County's commitment to focus development within urban areas, about 95 percent of the county's population lives in ~~the~~ cities. In 2000, ~~only~~ 19,322 of Solano County's 394,542 residents lived in the unincorporated area. By 2020, the county's total population had increased to 453,491 but the population of the unincorporated area had increased to only 19,492.

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

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

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

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Land Use Diagram

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

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

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

Land Use Diversity

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

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

Measuring Land Use Density and Intensity

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

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

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Municipal Service Areas

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

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

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

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

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

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

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

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

Land Use Designations

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

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

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

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

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

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

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

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

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

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

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

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: ~~Amend by 2011;~~ Ongoing

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Middle Green Valley Land Use Plan

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

Goal and Policies

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

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

Page LU-58

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

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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. ~~Update the County Zoning Ordinance to incorporate and codify the desired uses identified in Table LU-4.~~ Enact zoning and development standards allowing farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site. Develop design guidelines to promote community character and facilitate tourism within neighborhood agricultural centers.

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Desired Uses

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

Chapter 3

Page AG-8

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

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

Green Valley	20 acres	Provides for agricultural production. A future <u>The Middle Green Valley</u> Specific Plan required for Middle Green Valley will <u>provides</u> further detail <u>details regarding</u> desired agricultural uses and lot sizes.
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AG.P-16: Minimize potential conflicts between agricultural and residential uses by encouraging the use of urban-agricultural buffers within ~~city~~ Municipal Service Areas between residential uses and agricultural lands.

Chapter 8

Page PF-1

INTRODUCTION

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

Page PF-4

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

Page PF-6

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

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

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

Table LU-1
Cities in the County (2023)

Cities	Acreage	Percent of Total County Area
Benicia	9,034	1.6%
Dixon	4,634	0.8%
Fairfield	26,756	4.6%
Rio Vista	4,424	0.8%
Suisun City	2,629	0.5%
Vacaville	19,123	3.3%
Vallejo	31,859	5.5%
TOTAL Incorporated areas	98,458	16.9%
TOTAL Unincorporated areas	484,001	83.1%
TOTAL County Area	582,392	100.0%

Table LU-3

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

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

Table LU-6
Specific Project Areas

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

*Development will proceed consistent with the adopted Specific Plan

Table LU-7

General Plan Designations	General Plan/Zoning Consistency Table																												Zoning Overlays								
	Zoning Districts																																				
	P	MP-250	W-160	A-SM-160	A-SM-80	A-160	A-80	A-40	A-20	A-SV-20	ATC	ATC-NC	RR-10	RR-5	RR-2½	R-TC-1AC	R-TC-20	R-TC-15	R-TC-10	R-TC-6	R-TC-5&4	R-TC-D	R-TC-MF	R-TC-MU	CN	CR	CR-L	CS	CH	MG-3	MG-½	ML	I-AS	I-WD	RC-O	PP-O	TRA-O
Natural Resources Designations																																					
Park & Recreation	X	O	O	O	O	O	O	O	O																										X	O	
Marsh		X																																	X		
Agricultural Designations																																					
Watershed			X																																X		
Agriculture				O	O	X	X	X	X	X																								X	O	X	
Public Designations				O		O	O	O	O																												
Residential Designations																																					
Rural Residential						#	#	#	#			X	X	X																					O		
Traditional Community-Residential														O	X	X	X	X	X	X	X	X	X														
Traditional Community-Mixed Use																X	X	X	X	X	X	X	X														
Urban Residential						#	#	#	#							X*	X*	X*	X*	X*	X*	X*	X*														
Commercial Designations																																					
Neighborhood Commercial																								X													
Neighborhood Agriculture Tourist Center									#	#	#	X	X													X	X										
Commercial Recreation																									X	X											
Service Commercial									#	#																			X								
Highway Commercial									#																										O		
Urban Commercial						#	#	#	#																			X*	X*								
Industrial Designation																																					
General Industrial						#																									X	X			O		
Limited Industrial							#	#																								X	X				
Water Dependent Industrial						#																															
Urban Industrial						#	#	#	#																							X					
Special Purpose Areas																																					
Specific Project Areas						#	#	#	#																											O	

- X- Zoning is consistent with the General Plan.
- O- Zoning is consistent if proposed use is found to be consistent with the goals, policies and programs of the General Plan.
- #- Consistent when used as a holding zone in specified areas.
- *- If Development is consistent with City annexation plans
- (blank)- Inconsistent