

RESOLUTION NO. 2020 - 86

RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE LANDS OF MORGAN PROJECT AND AMENDING THE SOLANO COUNTY GENERAL PLAN TO REMOVE THE SPECIFIC PROJECT AREA DESIGNATION FROM THE MORGAN PROPERTY AND REDESIGNATE PORTIONS OF THE PROPERTY TO RURAL RESIDENTIAL AND AGRICULTURE (APPLICATION NO. GP-18-01)

Whereas, the Morgan Property is a 310.5-acre property located at the southwest corner of Cantelow and Gibson Canyon Road, within the unincorporated area north of Vacaville (APN: 105-110-070, -100, -440, & -450; 105-160-130; 105-170-150 & -010); and

Whereas, the Solano County General Plan has applied the following three land use designations to the Property: Agriculture (approx. 201 ac.), Rural Residential (approx. 21 ac.), and Specific Project Area (approx. 89 ac.); and

Whereas, the property owner, Bill Morgan, has proposed the Lands of Morgan Project, consisting of the following three applications: 1) amend the General Plan to redesignate the Specific Project Area portion of the Property as a combination of Agriculture and Rural Residential, and to redesignate a portion of the Rural Residential area of the Property to Agriculture, as shown on the figure attached hereto as Exhibit A (GP-18-01); 2) rezone portions of the Property from Exclusive Agricultural 20-acre minimum (A-20) to Rural Residential 2.5-acre minimum (RR-2.5), Rural Residential 5-acre minimum (RR-5), and Rural Residential 10-acre minimum (RR-10) (Z-18-01); and 3) subdivide the Property into 19 lots (S-18-02); and

Whereas, a Mitigated Negative Declaration reflecting the County's independent judgment and analysis has been prepared and circulated to evaluate the potential environmental impacts of the Lands of Morgan Project; and

Whereas, the Board of Supervisors has considered the Mitigated Negative Declaration, together with any comments received during the public review process and hearing, and finds that there is no substantial evidence the proposed project will have a significant effect on the environment, that all mitigation measures described in the Mitigated Negative Declaration have been incorporated into Project, and that monitoring compliance with those mitigation measures will be conducted as described in the Mitigation Monitoring and Reporting Program prepared for the Project; and

Whereas, approval of General Plan Amendment No. G-18-01, will be beneficial to the citizens of Solano County.

Resolved, the Solano County Board of Supervisors adopts the Mitigated Negative Declaration for the Lands of Morgan Project and designates the Department of Resource Management as the custodian of the County's record of proceedings for this project.

Resolved, the Solano County Board of Supervisors adopts General Plan Amendment No. G-18-01, consisting of the following amendments to Chapter 2 of the Solano County General Plan:

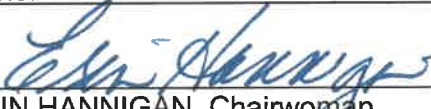
- Figure LU-1 is amended to incorporate the changes in land use designations for the Morgan Property as shown in Exhibit A;
- Tables LU-3, LU-4, and LU-6 are updated to reflect the changes in acres, dwelling units, population, and nonresidential square feet resulting from the above-described changes in land use designations on the Morgan Property;

- Table LU-5 is amended to delete the bullet point regarding Pippo Ranch in the description of the Specific Project Area land use designation; and
- The text at the top of page LU-26 is amended as follows (deletions in ~~strikeout~~; additions in underline):

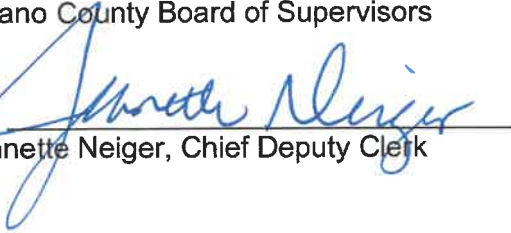
~~Four~~ Three areas are designated as Specific Project Areas. These areas ~~were chosen for~~ have this designation because the County ~~anticipates using~~ will use a specific plan or policy plan to guide the type, location, and density of development in these areas. These ~~four~~ three areas are listed in Table LU-6, which shows the ~~current expected~~ an approximate estimated build-out of these areas. More specific information on the build-out level of these specific project areas is or will be available when in the specific plans are completed or policy plans prepared for these areas.

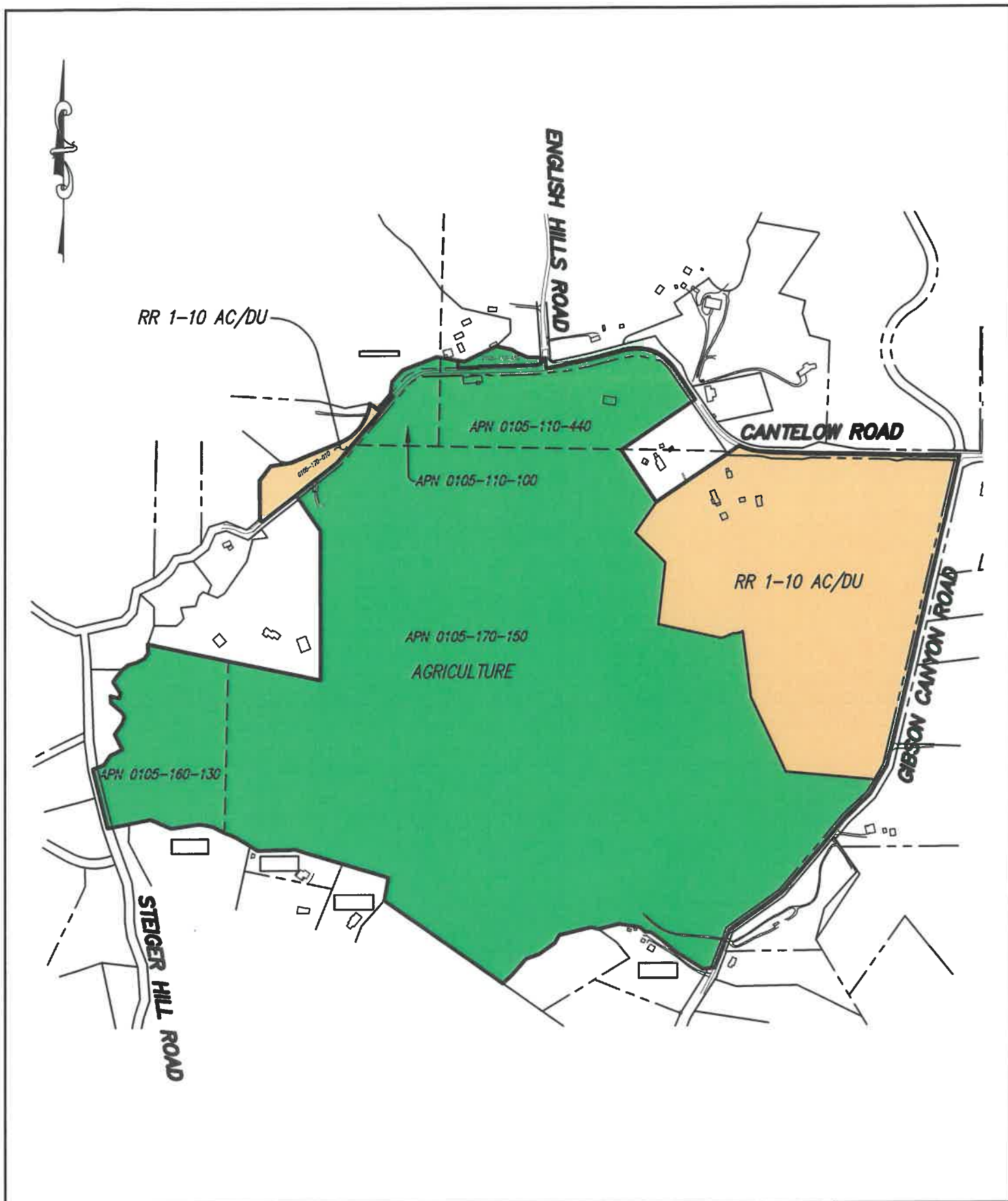
Passed and adopted by the Solano County Board of Supervisors at its regular meeting on May 12, 2020, by the following vote:

AYES:	SUPERVISORS	<u>Hannigan, Brown, Spering, Vasquez and Thomson</u>
NOES:	SUPERVISORS	<u>None.</u>
EXCUSED:	SUPERVISORS	<u>None.</u>


ERIN HANNIGAN, Chairwoman
Solano County Board of Supervisors

ATTEST:
BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

By: 
Jeanette Neiger, Chief Deputy Clerk



FCE

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GENERAL PLAN AMENDMENT LANDS OF MORGAN SOLANO COUNTY

SCALE: 1"=800'

DATE: 12/19/19

DWG: 07-045

JOB NO: 07-045

DRAWN BY: AJH/NRF

CHECKED BY: BDF