

Item #

File #



Policy Plan Overlay PP-17-01

Canon Partners, LLC

Solano County Board of Supervisors
November 13, 2018
Department of Resource Management

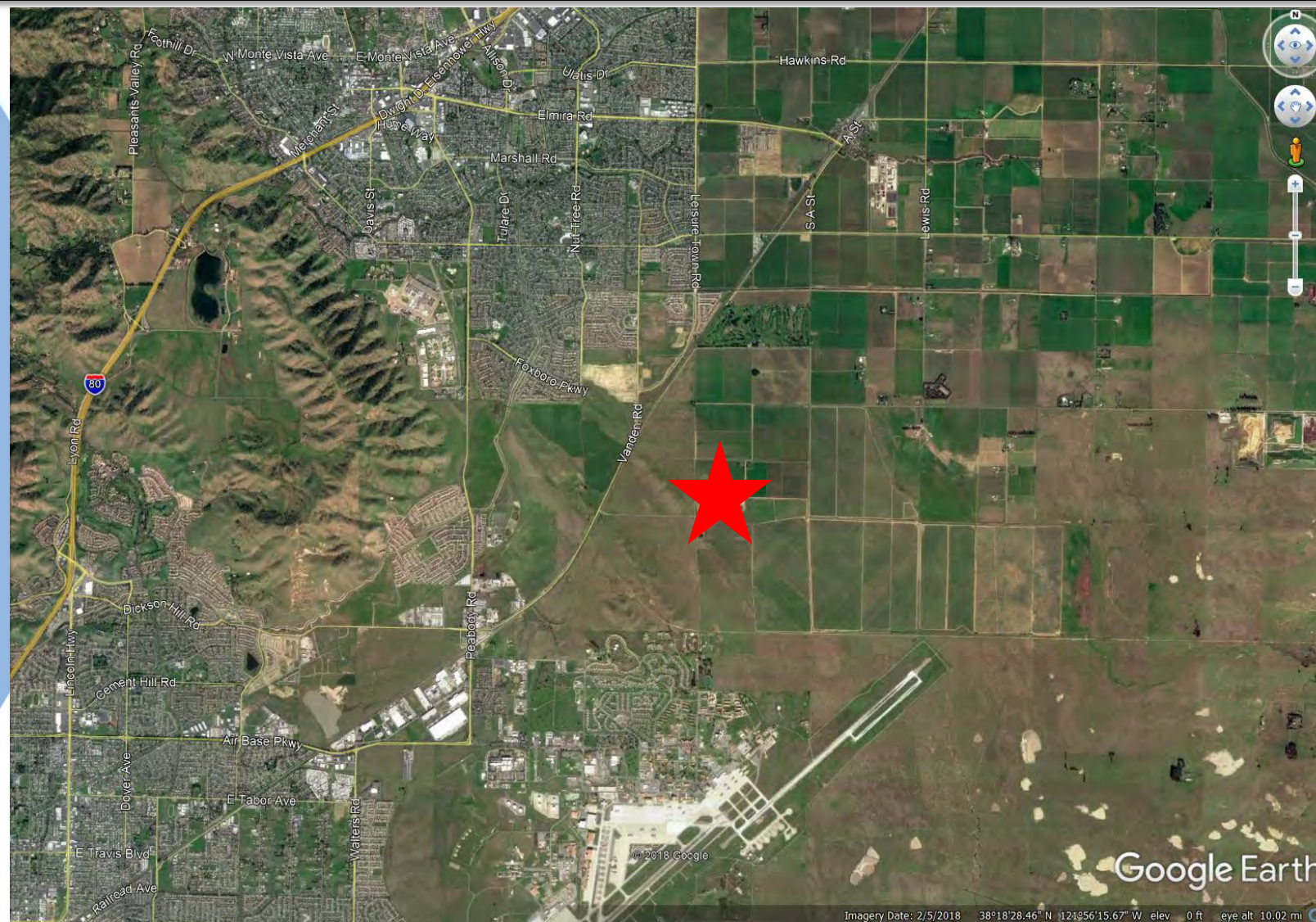


Project Overview & Objective

- **Designate Policy Plan Overlay**
 - Facilitate Transitional uses displaced by Fairfield Train Station Specific Plan
 - 83.5 acres of 302 acre property
 - Establish Land Use & Development Standards
 - Limited term expiring December 31, 2028



Project Vicinity

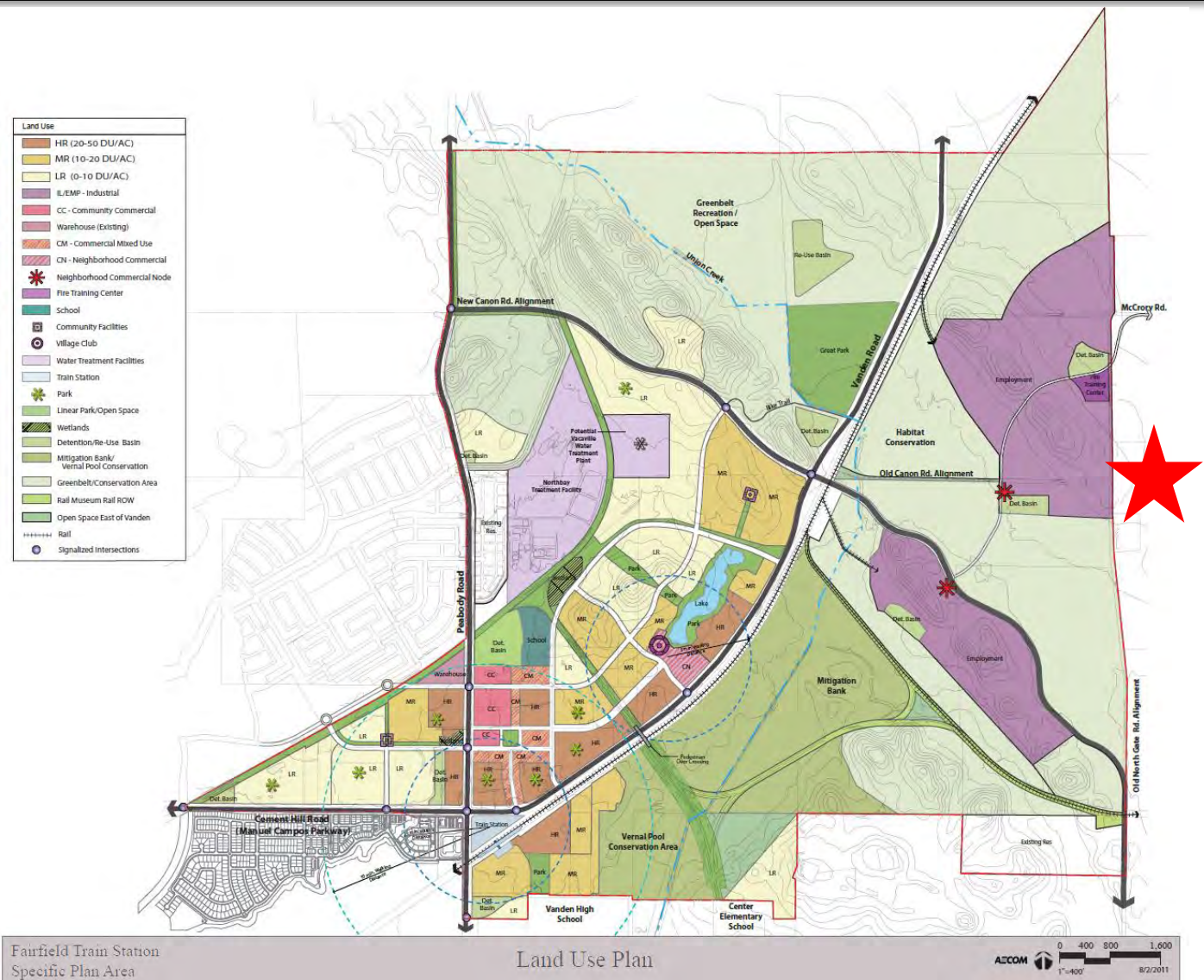


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Fairfield Train Station Specific Plan Area





Existing & Proposed Land Uses

■ Existing Use:

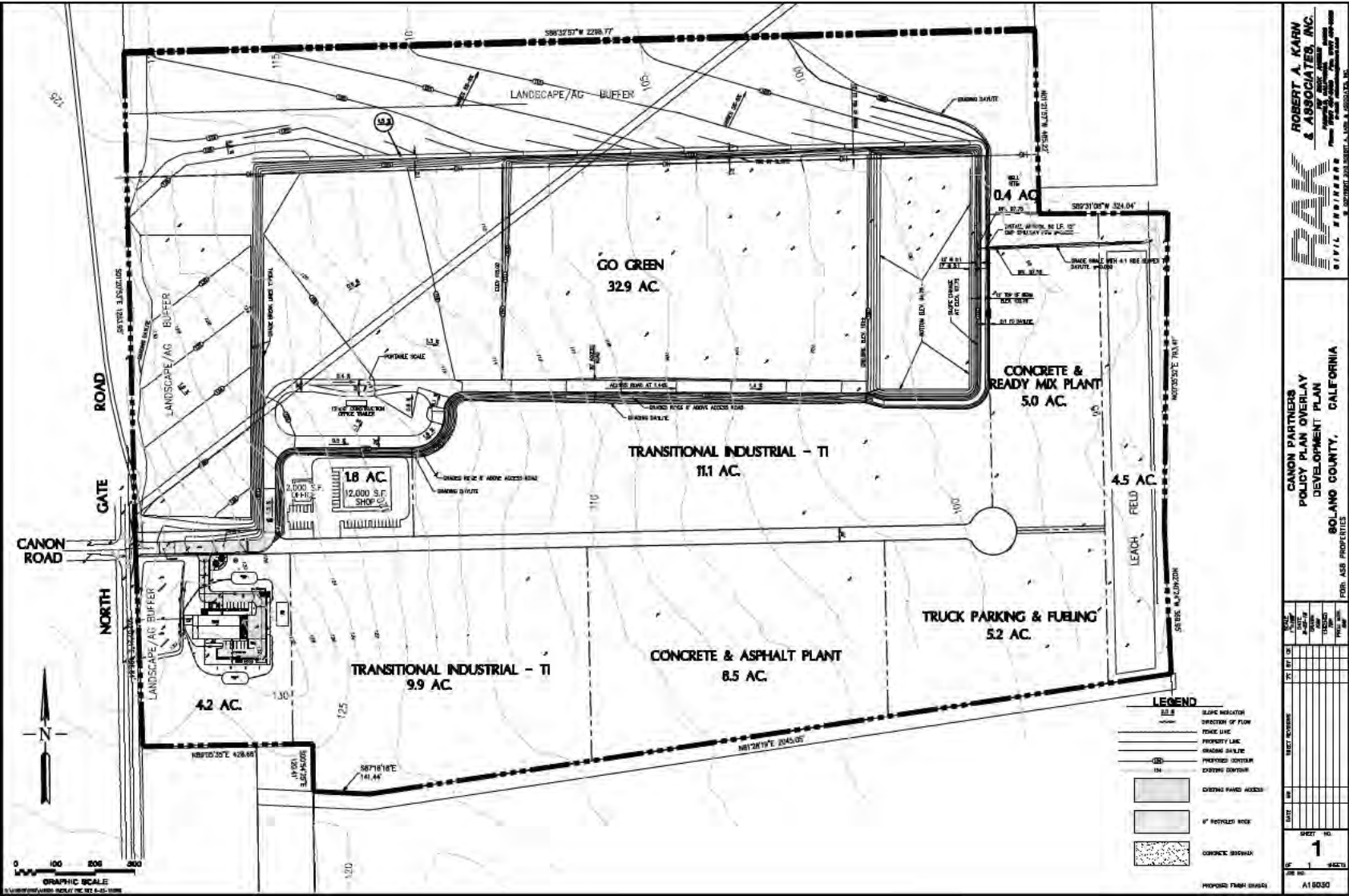
- Go Green Asphalt Inc. – Construction debris recycling facility est. in 2016 on 33 acres.

■ Proposed Uses:

- Bubbling Well Pet Memorial Park – Animal cremation services on 4.2 acres
- Transitional commercial & industrial – 5 to 10 acre lease areas



Development Plan PP-17-01





View South – Vehicle Access





View Southwest – Retention Pond



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View North – Buffer Area



08/24/2018



View Northeast – Go Green Facility





Environmental Review - CEQA

- Draft Initial Study and Mitigated Negative Declaration "IS/MND" prepared by Resource Management pursuant to the California Environmental Quality Act
- Circulated and made available for public review and comment from May 29, 2018 through June 27, 2018
- The IS/MND identified certain potentially significant impacts together with the proposed mitigations to reduce the impacts to less than significant along with other impacts determined to be less than significant



Department Recommendation

As recommended by the Solano County Planning Commission, the Department recommends that the Board of Supervisors:

- Adopt the Mitigated Negative Declaration prepared by the Dept. of Resource Management pursuant to the California Environmental Quality Act, and
- Adopt the ordinance enacting Policy Plan Overlay PP-17-01 that includes land use and development standards and the site development plan