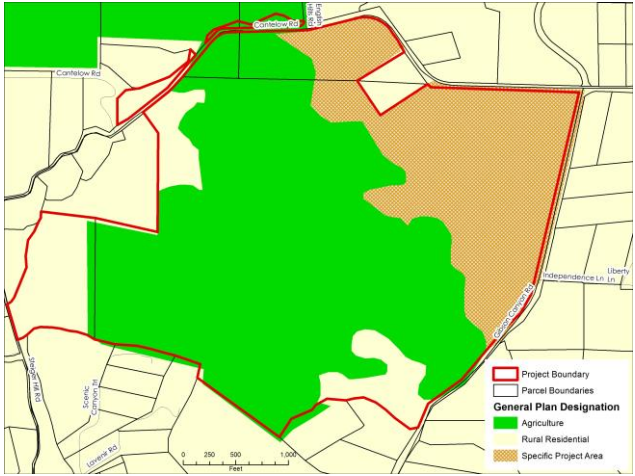
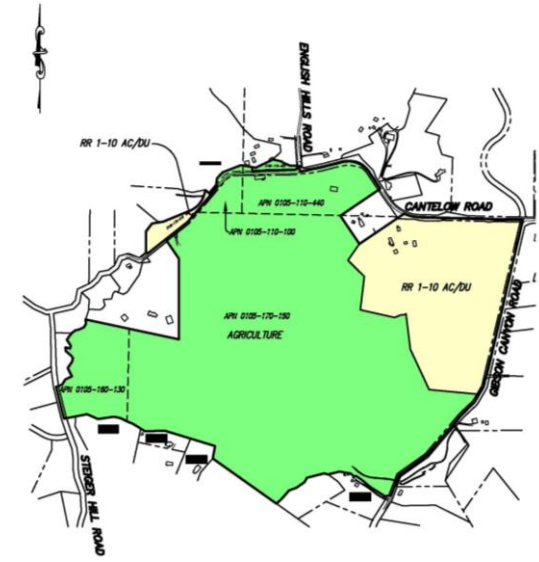


CURRENT GENERAL PLAN LAND USE DESIGNATIONS



PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



Current GP Land Use Designation	Acres	Proposed Land Use Designation	Acres
Specific Project Area	65.8	Rural Residential	64.1
Specific Project Area	22.73	Agriculture	24.43
	88.53		88.53
Rural Residential	18.2	Agriculture	18.2
Rural Residential	2.9	Rural Residential	2.9
Agriculture	200.87	Agriculture	200.87
	310.5		310.5
		Total Proposed	
		Rural Residential	67
		Agriculture	243.5
			310.5

APN 0105-170-010 TO BE
REZONED FROM A20 TO RR2.5

ENGLISH HILLS ROAD

APN 0105-110-440

CANTELOW ROAD

APN 0105-110-100

PTN OF APN 0105-170-150
TO BE REZONED FROM A20
TO RR10

APN 0105-170-150
A-20 TO REMAIN

GIBSON
CANYON CT.

PTN OF APN
0105-170-150
TO BE REZONED
FROM A20 TO
RR5

GIBSON CANYON ROAD

TURKEY HOLLOW CT.

APN 0105-160-130

STEIGER HILL ROAD

FCE

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Civil Engineering Land Surveying Planning

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**REZONING EXHIBIT
LANDS OF MORGAN
SOLANO COUNTY**

SCALE: 1"=800'

DATE: 12/18/19

DWG: 07-045

JOB NO: 07-045

DRAWN BY: AJH/NRF

CHECKED BY: BDF

**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>
UI Urban Industrial 0–0.3 FAR	<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>
Special Purpose Areas	
JSA Joint Study Area Density and intensity to be determined	<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, development of the property may occur through County approval subject to Gateway Design Standards.</p>
SP Specific Project Area Density and intensity vary by project area	<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 fully defined and will be subject to future planning studies. Planned densities and intensities for each area are assumed for purposes of evaluating the environmental impacts associated with future</p>

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

Designation and Density or Intensity	Description
	<p>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. ▪ Lambie Industrial Park – Uses consistent with the General Industrial designation. Specific Plan 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. ▪ Pippen 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.
<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"> ▪ Rio Vista Army Base Reuse Area ▪ Rio Vista Study Area ▪ Fairfield Train Station Area ▪ Fairfield Nelson Hill
Overlays	
<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>