

# **SOLANO COUNTY PLANNING COMMISSION**

## **RESOLUTION NO. \_\_\_\_**

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**WHEREAS**, the Solano County Planning Commission has considered the Morgan Subdivision Project (Application No.: GP-18-01, Z-18-01 and S-18-02), which proposes to do the following if approved: 1) create 19 lots on 310.5 acres of land located at the southwest corner of Cantelow and Gibson Canyon Road, within the unincorporated portion of Vacaville (APN: 105-110-070, -100, -440, & -450; 105-160-130; 105-170-150 & -010), 2) amend the General Plan land use designations on a portion of the subject property from Specific Project Area to Agriculture and Rural Residential, and 3) rezone portions of the subject 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); and

**WHEREAS**, the Commission has reviewed the report of the Department of Resource Management and the proposed Mitigated Negative Declaration, and heard testimony relative to the project at the duly noticed public hearing held on February 20, 2020; and

**WHEREAS**, on projects involving a general plan amendment or a rezoning of property from one zoning district to another, the Planning Commission is an advisory agency to the Board of Supervisors and the Commission is required to render a written recommendation to the Board, giving its reasons for the recommendation and describing the relationship of the proposed zoning amendment to the General Plan; and

**WHEREAS**, on projects involving a proposed tentative subdivision map, the Planning Commission is an advisory agency to the Board of Supervisors and the Commission is required to render a written report to the Board; and

**WHEREAS**, this resolution, together with the staff reports prepared by the Department of Resource Management and the minutes of the Planning Commission's proceedings, constitute the Commissions' written recommendation and report to the Board of Supervisors on the Morgan Subdivision Project; and

**WHEREAS**, after due consideration, the Planning Commission has made the following findings in regard to the project:

1. The proposed Mitigated Negative Declaration has been completed in compliance with CEQA;
2. The proposed General Plan Amendment would not cause the Solano County General Plan to be internally inconsistent;
3. The proposed rezoning is consistent with the Solano County General Plan, as proposed to be amended; and

4. The proposed subdivision is consistent with the Solano County General Plan, as proposed to be amended.

**RESOLVED**, that the Solano County Planning Commission recommends to the Solano County Board of Supervisors that the Morgan Subdivision Project be approved. Specifically, the Planning Commission recommends that the Board of Supervisors take the following actions with respect to the project:

1. ADOPT the Mitigated Negative Declaration;
2. ADOPT the proposed amendments (GP-18-01) to the Solano County General Plan;
3. ADOPT the zoning amendments proposed in Rezoning Petition No. Z-18-01; and
4. ADOPT the recommended findings and APPROVE Major Subdivision Application No. S-18-02, subject to the recommended conditions of approval and contingent upon the general plan amendment and zoning amendments taking effect.

**RESOLVED**, that the Planning Commission directs the Department of Resource Management to make all necessary corrections and changes to the Department's recommended findings and conditions of approval, as well as to the proposed tentative map, to ensure all documents presented to the Board of Supervisors are internally consistent and reflect the direction given by the Commission at its public hearing.

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I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on February 20, 2020, by the following vote:

AYES:	Commissioners	_____
		_____
NOES:	Commissioners	_____
ABSTAIN:	Commissioners	_____
ABSENT:	Commissioners	_____

By: \_\_\_\_\_  
Bill Emlen, Secretary