

August 5, 2008

RECOMMENDED CHANGES TO 2008 DRAFT GENERAL PLAN TEXT

This document includes all of the proposed text, policy and program changes to the 2008 Draft General Plan that have been presented to date along with changes in response to Board comment and direction during the public hearings. They include recommendations of the Planning Commission, Agricultural Advisory Committee, and Airport Land Use Commission; recommendations in response to city comments; and other staff recommendations in response to public comments and the Draft and Final Environmental Impact Report (EIR). The corrections from the May 6, 2008 Errata Sheet for the 2008 Draft General Plan have also been included.

The changes reflected in this document as approved by the Board will be incorporated into the 2008 Draft General Plan for create the Final 2008 General Plan document. This will result in some changes to the numbering of some of the policies and programs and tables and figures and other formatting changes.

General Changes

- Check the sourcing and titles for all figures.
- Update all maps and tables with new land use changes.
- Renumber figures, tables, policies, and programs as needed to incorporate changes.
- Include new policies into programs under “related policies”

Title Page

A duplicate name was removed from the list of Citizen’s Advisory Committee members and a spelling correction was made to a consultant’s name.

CHAPTER 1 INTRODUCTION

Page IN-16, Replace description under the header “Draft General Plan Open Houses”:

~~Interactive public open houses will be conducted following the publication for the draft General Plan to obtain public input on important policies and programs of the General Plan.~~

EXHIBIT 2

~~Further description will be added following completion of open houses.~~

Public open houses were conducted in five locations around the County during the month of April 2008. The open houses provided the public an opportunity to learn more about the draft General Plan. The open houses included informational displays and maps on various topics so the public could gather information and ask questions about the draft General Plan. Opportunities for submitting written public comments on the draft General Plan were also provided.

Page IN-16, Replace description under the header “Hearings”:

~~Both the Planning Commission and Board of Supervisors will conduct several public hearings for the General Plan.~~

On May 22 and May 29, 2008, the Planning Commission conducted noticed public hearings on the draft General Plan. On Jun 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.

Further description will be added following completion of public hearings.

CHAPTER 2 LAND USE

Page LU-6, last paragraph under “Land Use Diagram” create new second paragraph:

Within the municipal service areas shown on the land use diagram, the urban land use designations generally reflect city general plans for informational purposes only. Reference should be made to individual city general plans for more specific land use designations and development policies.

Page LU-7, Figure LU-1, modify note as follows:

Note: Within Municipal Service Areas, the urban land use designations generally reflect city general plans for informational purposes only. Reference should be made to individual city general plans for more specific land use designation and development polices.

Page LU-11, Table LU-3; Page LU-16, Table LU-4:

The Non Residential Square Feet subtotals for Commercial, Industrial, and Total Unincorporated Area did not include Urban Commercial or Urban Industrial. These tables were changed to show the correct subtotals.

Pages LU-11, 16, 25; Tables LU-3, 4, and 6:

Amend tables according to new land use changes

Page LU-12, First paragraph:

A municipal service area (MSA) defines the area of a city's current and/or future jurisdictional responsibility. Within the MSA, a city must provide the necessary services to support urban land uses specified by the County General Plan policies and land use diagram. Figure LU-3 shows an example of how MSAs ~~would be used to delineate city planned growth areas.~~ MSAs reflect city planned urban growth areas and are based on County 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.

Page LU-12, Last Paragraph:

Within MSAs, future development of urban land uses is to be facilitated and served through city annexation. Current land uses within MSAs may continue under County jurisdiction until the land is annexed to the city for conversion to urban uses. A change in land in land use of unincorporated lands within MSAs should be permitted only for ~~temporary agricultural~~ uses which do not conflict with planned land uses until annexed for urban development. Unincorporated lands within the MSAs that will continue in agriculture use until annexed to a city for urban development are shown in Figure LU-X.

Page LU-14 add Figure LU-X:

This figure reflects the ongoing agricultural land uses within the MSAs until properties are annexed to a city for urban development. Figure is attached.

Page LU-15, Fourth paragraph:

An MSA ~~shall be~~ 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.

Page LU-19, Table LU-5, Limited Industrial Designation description, modify first paragraph:

Provides for industrial operations of a relatively low intensity and low polluting character. Such uses include industrial operations, ~~large-scale administrative facilities,~~ scientific and research institutions, warehousing and distribution, and specialized light manufacturing and assembly operations with few or no off-site effects. Outdoor storage and activities associated with the primary use are also permitted. Industrial park development should be focused within city industrial areas.

Page LU-21, Table LU-5, amend Specific Project Area description, as follows:

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 development of these areas pursuant to implementation of the General Plan.

The following areas are identified as Specific Project Areas on the land use diagram:

- ~~Fairfield Train Station Area (within MSA)~~
- ~~Fairfield Nelson Hill (within MSA)~~
- 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.
- Pippo 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.

- ~~Rio Vista Army Base Reuse Area (within MSA)~~
- ~~Rio Vista Study Area (within MSA)~~

Page LU-21, Table LU-5, Under Special Purpose Areas, create Urban Project Area description, as follows:

Urban Project Area (UPA)

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.

These areas include:

- Rio Vista Army Base Reuse Area
- Rio Vista Study Area
- Fairfield Train Station Area
- Fairfield Nelson Hill

Page LU-21, Table LU-5, Under Special Purpose Areas, add “Joint Study Area” with the following text:

Joint Study Area

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.

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.

Page LU-24, Table LU-5, Under “Overlays”, add a new Vacaville-Fairfield-Solano Greenbelt Overlay designation with the following description:

Vacaville-Fairfield-Solano Greenbelt Overlay

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.

Page LU-24, Table LU-5, Under “Overlays”:

Delete WRO Wind Energy Resource Overlay description

Page LU-33, amend Land Use Goal LU.G-3:

LU.G-3: Create sustainable communities with areas for employment, shopping, housing, public facilities and services, and recreation in close proximity to each other.

Page LU-34 Amend polices LU.P-2 and LU.P-3 consistent with Ordinance to amend the 1994 Orderly Growth Initiative

LU.P-2: A cornerstone principle of this General Plan is the direction of new urban development and growth toward municipal areas. In furtherance of this central goal, the people of Solano County, by initiative measure, have adopted and affirmed the following provisions to assure the continued preservation of those lands designated ~~“Intensive Agriculture,” “Extensive Agriculture,”~~ “Agriculture,” ~~“Watershed,” “Marsh,” “Park & Recreation,” or “Water Bodies & Courses”;~~ Development Strategy Policy No. 17; Land Use Policy LU.P-3; Agricultural Policies AG.P-31, AG.P-32, AG.P-33, AG.P-34, AG.P-35, and AG.P-36. Agricultural Lands Policies Nos. 9, 10, 11, 12 and 13; and Watershed Lands Policy No. 2. The General Plan may be reorganized, and individual goals and policies may be renumbered or reordered in the course of ongoing updates of the General Plan in accord with the requirements of state law, but the provisions enumerated in this paragraph shall continue to be included in the General Plan until December 31, ~~2040~~2028, unless earlier repealed or amended by the voters of the County.

LU.P-3: The designation of specific lands and water bodies as ~~“Extensive Agriculture,” “Intensive Agriculture,” “Agriculture,” “Watershed,” “Marsh,” “Park & Recreation,” or “Water Bodies & Courses”~~ on the Solano County Land Use ~~and Circulation map~~Diagram, adopted by the Solano County Board of Supervisors on December 19, 1980, ~~as readopted and reaffirmed by the voters of Solano County in Proposition A in June 1984, and as amended subsequently consistent with Proposition A,~~ and the Orderly Growth Initiative, shall remain

in effect until December 31, 2010~~2028~~ except lands designated Agriculture may be re-designated pursuant to the procedure specified in ~~the Land Use and Circulation Element, Chapter III, Agriculture Land Use Policies Nos. 10 through 13~~ in Agricultural Policies AG.P-32 through AG.P-36 (providing for re-designation upon the making of specific findings, or as necessary to comply with state law requirements regarding provision of low and very low income housing, or permitting certain re-designations to open space).

In addition, these agricultural and open space lands may also be re-designated after a final judgment by a court of competent jurisdiction determining that the absence of a re-designation would constitute an unauthorized taking of private property or is otherwise unconstitutional, but only to the minimum geographical extent and intensity of use necessary to avoid such unconstitutional result. Any such re-designation shall be designed to carry out the goals and provisions of this policy to the maximum extent possible.

Further, the precise boundaries of land use designations may be subject to minor adjustment and refinement prior to development, or upon request of an affected landowner, provided such refinements reflect the overall boundaries indicated on the General Plan Land Use Diagram and are consistent with all other General Plan policies, in particular, the General Plan policies prohibiting piecemeal conversions of agricultural lands to non-agricultural uses.

Page LU-35, Policy LU.P-7:

LU.P-7: Permit temporary land uses and uses consistent with ~~the~~ current agricultural zoning on unincorporated lands within municipal service areas that do not conflict with planned land uses until the property is annexed to a city for urban development.

Page LU-35, Policy LU.P-9:

LU.P-9: Within the municipal service area in the Peabody Road area where development has already occurred ~~and annexation does not appear likely within the foreseeable future~~, allow establishment of ~~temporary~~ temporary uses consistent with existing zoning with approval of a use permit until annexed to the City of Fairfield.

Page LU-36, Add new policies under “Residential Uses”:

LU.P-A3: Require a variety of housing types (affordable and market-rate) near jobs, services, transit, and other alternative-transportation serving locations (e.g., rideshare lots).

LU.P-A4: Increase residential densities in Traditional Communities where new-growth, infill, or reuse opportunities near transit routes or commercial areas exist.

Page LU-36, amend Policy LU.P-12:

LU.P-12: Coordinate with Solano LAFCO and the Cities of Suisun City and Fairfield to ensure continued interim use of the Travis Reserve Area for agriculture and grazing lands, and to reserve the area for future expansion of the air force base ~~or general aviation use.~~ If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.

Page LU-36, Policy LU.P-19:

LU.P-19: Require ~~Locate~~-commercial development to be sited in locations that provide maximum access to the primary consumers of such services and where necessary services and facilities can be provided.

Page LU-37, Amend Policy LU.P-27:

LU.P-27: Limit land uses to agriculture-supporting industrial uses in areas located northeast of Dixon that are designated Limited Industrial. Development of this area shall be subject to Development Agreements to address design, drainage and traffic impacts based upon a traffic study conducted for the area. To the extent that the City of Dixon designates lands suitable for these purposes within city limits, the amount of Limited Industrial land designated at this location may be reduced and retained as agriculture.

Page LU-37, Amend Policy LU.P-29:

LU.P-29: Require that all development within the airport land use compatibility areas/safety zones of the airports complies with the Airport Land Use Commission ~~height, noise and safety compatibility~~ polices and criteria as set forth in the airports' land use compatibility plans.

Page LU-38, Add new policy under “General Land Use Policies”:

LU.I-A5: Allow solar energy generation projects in open space areas where consistent with other uses and values.

Page LU-38, Program LU.I-1 add the following:

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-6) to industrial uses that support agriculture. Prohibit “truck stops” on Highway Commercial designated lands adjacent to the Vacaville-Dixon Greenbelt.

Page LU-39, add new Program LU.I-X, under “Regulations”:

LU.I.X: _____ Incorporate and implement all mitigation measures required by the Environmental Impact Report as found in the Mitigation, Monitoring, and Reporting Program in Appendix D. Report on the progress of this effort annually to the Board of Supervisors.

Related Policies _____ All _____

Agency/Department _____ Department of Resource Management

Funding Source: _____ As indicated in the MMRP

Time Frame: _____ As indicated in the MMRP; Annually

Page LU:39, Amend Program LU.I-2: Add need paragraph at end of program description:

The Specific Project Area north of Vacaville (see Figure LU-6a) will be subject to a policy plan overlay or specific plan. The intention for this Specific Project Area is to provide space for large scale users that can not be accommodated within city industrial areas and other uses that may not be compatible within city industrial parks consistent with the Limited Industrial designation. Additionally, this plan must include:

1. a 100-foot wide landscaped buffer along I-505 for new uses such that industrial uses or areas are screened from I-505;
2. development requirements to ensure that there are no significant public safety impacts including fire, traffic and emergency medical services;
3. review of alternatives for the provision of water and wastewater in coordination with the City of Vacaville and other agencies; and
4. application of Gateway Design Guidelines to be established by the County (see Program LU.I-1a above).

Prior to preparation of a Specific Plan or Policy Plan, businesses forced to relocate from the Peobody Road area that cannot be

relocated within or through annexation to the City of Fairfield and cannot be accommodated in the City of Vacaville may be permitted subject to a development agreement that address items 1-4 above.

Page LU-39, modify Program LU.I-1 related policies:

Related Policies: LU.P-14, LU.P-16, LU.P-19, LU.P-20, LU.P-21, LU.P-23, LU.P-22, LU.P-24, LU.P-25, LU.P-26, LU.P-27, LU.P-28, LU.P-30, LU.P-A3, LU.P-A4

Page LU-39, add new Implementation Program as follows:

LU.I-1a: Amend the County zoning code to include development standards consistent with the adopted Airport Land Use Plans.

Related Policies LU.P-29

Agency/Department Department of Resource Management

Funding Source: General Fund

Time Frame: 2008

Page LU-39, Add Program LU.I-1a under “Regulations” heading:

Create and adopt Gateway Design Guidelines in consultation with the cities consistent with adopted commercial and industrial guidelines of each city. These guidelines will be applicable to commercial or industrial uses within the unincorporated County area adjacent to an MSA. The guidelines will be developed concurrently with the proposed update to the County Zoning Code. These guidelines will apply to the following areas:

1. I-505 Specific Project Area north of Vacaville;
2. Limited Industrial uses northeast of Dixon;
3. Highway Commercial uses at I-80 and Midway Rd and I-505 and Midway Rd;
4. Service Commercial and Commercial Recreation uses along Midway Road north of Vacaville;
5. Peabody Road area;
6. Old Town Cordelia; and
7. Limited Industrial uses adjacent to Rio Vista.

Related Policy: LU.P-22

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Create by 2011, concurrent with zoning update

Page LU-39, add new Program LU.I-1b under “Regulations” heading:

LU.I-1b: Review and update zoning districts consistent with land use designations based on the following General Plan/Zoning Consistency Table. (Table Attached)

Related Policies LU.P-30

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Amend by 2011: Ongoing

Page LU-39, Amend Program LU.I-2:

LU.I-2: Provide for detailed land planning through the Specific Project Area land use designation and subsequent planning process. Where specific plans and policy plan overlays are required before development in these areas, these plans shall determine:

- resource or hazard areas to be avoided by development;
- techniques to ensure that development is compatible with the character of the surrounding area;
- the amount of land that will be preserved for agriculture and other resources and the methods by which such preservation will be accomplished; and
- plans describing how the proposed development will be provided with adequate levels of water and wastewater service.

The Specific Project Area north of Vacaville (see Figure LU-6a) will be subject to a policy plan overlay or specific plan. The intention for this Specific Project Area is to provide space for large scale users that can not be accommodated within city industrial areas and other uses that may not be compatible within city industrial parks consistent with the Limited Industrial designation. Additionally, this plan must include:

1. 100-foot wide landscaped buffer along I-505 for new uses such that industrial uses or areas are screened from I-505;
2. development requirements to ensure that there are no significant public safety impacts including fire, traffic and emergency medical services;
3. review of alternatives for the provision of water and wastewater in coordination with the City of Vacaville and other agencies; and
4. application of Gateway Design Guidelines to be established by the County (see Program LU.I-1a above).

Formatted: Bullets and Numbering

Prior to preparation of a Specific Plan or Policy Plan, business forced to relocate from the Peobody Road area that can not be relocated within or through annexation to the City of Fairfield and can not be accommodated in the City of Vacaville may be permitted subject to a development agreement that address items 1-4 above.

Page LU-52, Amend Middle Green Valley program SS.I-1 to add the following at end of program bullets:

- Property owners shall receive a minimum development credit for the number of primary dwelling units that would be allowed under the land use designations under the 1980 General Plan. For land designated as Agriculture, the number of units/credits would be one per 20 acres and for land designated Rural Residential the number of units/credits would be one per 5 acres.

Page LU-53, amended program SS.I-1:

Time Frame: Initiate Specific Plan process January 2009

Page LU-53, add new program SS.I-1.a under “Coordination with Other Agencies and Organizations”:

SS.I-1.a: Establish a Middle Green Valley Specific Plan Advisory Committee (Program to be expanded based on Board direction)

Related Policies SS.P-1, SS.P-2, SS.P-3, SS.P-4, SS.P-5, SS.P-6, SS.P-7, SS.P-8

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: September 2008

Page LU-67, Amend Program SS.I-7:

SS.I-7: Evaluate the circulation system within the Water Dependent Industrial area and upgrade it when necessitated by industrial development to ensure that industrial and nonindustrial uses, particularly agriculture, can coexist in the area. Future industrial development will be required to mitigate possible traffic impacts, including impacts of construction traffic. If a new industrial roadway is developed, consider an alternative to the current alignment shown in the 1979 Collinsville-Montezuma Hills Area Plan and Program including an alternative to avoid extension of the industrial roadway through the City of Rio Vista. Protect the agricultural function of existing roadways.

Page LU-73, amend Policy SS.P-32:

SS.P-32: Work with the City of Fairfield and other water and resource agencies to monitor recurring flooding in Old Town Cordelia and the performance of Cordelia Slough to determine whether it is functioning and will continue to function at a safe carrying capacity.

Page LU-74, Program SS.I-14:

SS.I-14: Work with local residents, the City of Fairfield, water agencies, resource agencies, and the Fairfield Unified School District to complete improvements to infrastructure and public facilities in Old Town Cordelia, including flood prevention infrastructure, a neighborhood park (possibly on the site of the former Green Valley Middle School), and streetscape improvements and street furniture, and to enhance the community's recreational resources. Work with the water agencies to monitor recurring flooding in Old Town Cordelia and the performance of Cordelia Slough to determine whether it is functioning and will continue to function at a safe carrying capacity. Work with resource agencies to resolve current and future sediment loads, downstream flooding issues, and silt deposits on properties and in sloughs downstream to protect fish and wildlife resources, downstream habitat, and property. Work with the school district to determine desirable future uses for the vacant former Green Valley Middle School site.

CHAPTER 3 AGRICULTURE

Page AG-19, Figure AG-4:

The label on the figure's legend for Dixon Ridge was corrected for consistency with text.

The label for Pleasants, Vaca, and Lagoon Valleys was corrected for consistency with text.

Page AG-21, Table AG-3, amend general uses for Pleasants, Vaca, and Lagoon Valleys:

Provides for agricultural production and facilities to support the sale of produce and tourist services that are ancillary to agricultural production

Page AG-23, amend paragraph under "Montezuma Hills":

The Montezuma Hills region is a mix of grazing land and cropland. Sheep are grazed on the hillsides in a crop rotation system which includes the growing of small grains such as oats and barley and a fallow period. This area is approximately 58,035 acres and is also used for energy production. With high

wind speeds and natural gas deposits, landowners are able to supplement their incomes through productive gas wells and wind turbines. Other energy producing options may also be considered. This area is experiencing some urbanization pressure around Rio Vista as the city begins to expand. Increasing the agricultural value-added component through processing and sales is particularly important in this area.

Page AG-26, Western Hills amended as follows:

The Western Hills region is characterized by grasslands and oak woodlands and mountain plateaus. The steep slopes and soil types currently limit the productive use of this land primarily to grazing. Most of the Western Hills region is in the Watershed land use designation. Minimum lot sizes are shown in Figures AG-7 and AG-8.

Page AG-31, Amend Policies AG.P-31, AG.P-32 and AG.P-33 consistent with Ordinance to amend 1994 Orderly Growth Initiative:

AG.P-31: Define parcel size of Agriculture Lands designated lands Intensive Agriculture or Extensive Agriculture based on the "Agricultural Regions" section as described in this chapter and presented in Table AG-3.

the following criteria:

~~(a) within the "Intensive Agriculture" land use designation, the maximum permitted residential density is one dwelling unit per eighty (80) acres, except that if a landowner demonstrates that a particular parcel is capable of highly productive agricultural use such as orchard and vineyard lands, then a maximum permitted residential density of one dwelling unit per forty (40) acres may be applied. Within the "Extensive Agriculture" designation For Agricultural lands that are not cultivable or irrigated within the designation, the maximum permitted residential density is one dwelling unit per one hundred and sixty (160) acres. However, in non-essential agricultural areas which have limited viability for agricultural uses agricultural regions identified within this section of the General Plan as having special requirements, a maximum permitted residential density of one dwelling unit per twenty (20) acres is permitted.~~

~~(b) Notwithstanding the preceding paragraph, o~~

One residence and a permitted secondary unit may be built on a lot of record existing as of January 1, 1984,

designated "Agriculture" provided however that (i) the owner demonstrates compliance with all other applicable County requirements, and (ii) before such exemption is granted, the lot has first been merged with contiguous parcels to the maximum extent possible consistent with state law.

AG.P-32: ~~Lands within the "Agriculture" designations shown on the Land Use Diagram and Circulation Map adopted by the Board of Supervisors December 19, 1980 as readopted and reaffirm by the voters of Solano County in Proposition A in June, 1984, and as amended subsequent consistent with Proposition A, may be re-designated to a more intensive agricultural designation, or to a rural residential designation (with a maximum density of one unit per 2.5 to 10 acres) if and only if the Board of Supervisors makes each of the following findings:~~

- (a) That the approval will not constitute part of, or encourage, a piece-meal conversion of a larger agricultural area to residential or other non-agricultural uses, and will not alter the stability of land use patterns in the area;
- (b) That no land proposed for re-designation is ~~P~~prime agricultural land as defined pursuant to California Government Code Section 51201~~(e)~~ (the California Land Conservation Act of 1965, also known as the Williamson Act);
- (c) That the subject land is unsuitable for agriculture due to terrain, adverse soil conditions, drainage, flooding, parcel size or other physical factors, such that it has no substantial market or rental value under the "Agriculture" designation;
- (d) That the use and density proposed are compatible with agricultural uses and will not interfere with accepted farming practices;
- (e) That the land is immediately adjacent to existing comparably developed areas and the applicant for the re-designation has provided substantial evidence that the Fire District, School District, County Sheriff, ~~and County Transportation Resource Management Department~~ the area road system, and the proposed water supplier have adequate capacity to accommodate the development and provide it with adequate public services; and

- (f) That annexation to a city or incorporation is not appropriate or possible based on the following factors: nearby cities' designated sphere of influence boundaries, cities' general plan growth limits and projections, and comprehensive annexation plans.

All re-designations pursuant to this policy shall be limited to a maximum of 160 acres for any one landowner in any calendar year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.

AG.P-33: To comply with state law regarding the provision of low- and very-low income housing as those terms are or may be defined by state law, lands within the "Agriculture" designations on the Land Use Diagram and ~~Circulation Map~~ may be changed to a residential designation. No more than 50 acres of land may be re-designated for this purpose in any calendar year. Such re-designation may be made only upon each of the following findings:

- (a) The findings stated in subparagraphs (e) and (f) in AG.P-32 above are met;
- (b) Use of the land re-designated under this policy will be limited to a low- and very-low income housing development, pursuant to a legally valid Housing Element of this General Plan;
- (c) There is no existing residential designated land available for the low- and very-low income housing; and
- (d) The re-designation of lands, and construction of low- and very-low income housing on those lands, is required to comply with state law requirements for provision of such housing.

Page AG-34, modify Program AG.I-1:

AG.I-1: Create and adopt a farmland conversion mitigation program and ordinance. Require compensation for loss of agricultural land. Establish appropriate mitigation ratios for the program or utilize a graduated mitigation mechanism. The mitigation ratio shall be a minimum of 4:1.5:1 (4.5 acres of farmland protected through mitigation for each acre of farmland converted). The program shall not present regulatory

barriers to agritourism, agricultural services, and agricultural processing in regions and within land use designations where such uses are permitted and encouraged. The program shall also establish mitigation within the same agricultural region as the proposed development project, or within the Agricultural Reserve Overlay district, as a preferred strategy. The program shall incorporate a fee option, and shall provide an exemption for farmworker housing. Mitigation lands shall be of similar agricultural quality to the lands being converted.

Page AG-40, AG.I-14:

The program had referenced Table AG-2. This was corrected to reference AG-3. The corrected page is attached.

CHAPTER 4 RESOURCES

Page RS-4, last paragraph, second sentence:

For example, floodplains present a hazard to human lives and structures but often contain valued habitat for diverse species.

Page RS-15, modify Figure RS-1 to show wildlife corridor in Tri-City/County Area:

Figure Attached

Page PS-17, modify Figure RS-2 to show Resource Conservation Overlay areas north of Vacaville:

Figure Attached

Page RS-20, Program RS.I-8:

RS.I-8: Require the planting of shade and roadside trees in development projects for aesthetic, air quality and other associated benefits. Encourage the use of native tree species, especially native oaks. Create development standards to ensure appropriate placement care, and maintenance. The County shall evaluate the feasibility of planting of roadside trees as part of major County road improvement projects.

Page RS-20, Program RS.I-10, amend program as follows:

RS.I-10: Develop an agricultural riparian incentive program that encourages farmers and ranchers and other landowners to maintain or create riparian habitat along streams, creeks, canals, and wetlands. Collaborate with other agencies and organizations (Including, but not limited to Solano Land Trust, RCD, Department of Fish and Game, Central Valley

Regional Water Quality Control Board (RWQCB), Farm Bureau, Bay Delta Authority, Ducks Unlimited, Sierra Club, Audubon Society) to develop funding mechanisms, including grant funds, to support long-term riparian conservation and restoration efforts. The program should fund wildlife compatible fencing of sensitive riparian areas. The program should also develop strategies to pay farmers and ranchers for habitat protection. Strategies could include payment for ecosystems services provided, purchase of conservation easements, or fee simple purchase of riparian areas.

Page RS-24, Suisun Marsh Policies, amend second paragraph as follows:

The Primary Management Area as established in the Suisun Preservation Act of 1977 is shown in ~~Figure RS-4~~ Figure RS-X. This area consists of tidal marshes, seasonal marshes, managed wetlands and lowland grasslands. It is the intent for this area to remain in its existing marsh and related uses as provided for in the Suisun Marsh Local Protection ~~Plan~~ Program. The Secondary Management Area established in the 1977 Act and shown in Figure RS-X is designated for agricultural use. This area consists of upland grasslands and agriculture lands and serves as a significant buffer to the wetland areas. The Secondary Management Area is designed to assure retention of upland areas adjacent to the marsh in uses compatible with its protection as provided for in the Suisun Marsh Local Protection Plan. The County has applied Marsh Preservation and Limited Agricultural zoning districts to the Primary and Secondary Management Areas, consistent with the General Plan.

Page RS-24 New Figure RS-X

Add Figure RS-X as shown in attached showing Suisun Marsh and Delta areas.

Page RS-25 Amend new second paragraph as recommended by the Planning Commission as follows:

Under the Suisun Marsh Local Protection Program, all public and private management and development activities with the Primary and Secondary Management areas of the Suisun Marsh shall be consistent with the policies and provisions of the Suisun Marsh Protection Plan as adopted by the San Francisco Bay Conservation and Development Commission. The Marsh designation in the Water Related Industry Reserve area, a part of the secondary management area of the Suisun Marsh Protection Plan, will be managed in the same fashion as if it were a part of the primary management area of the Suisun Marsh Protection Plan.

Page RS-27, amend Policy RS.P-25 as follows:

RS.P-25: Support long-term viability of commercial agricultural and discourage inappropriate development of agricultural lands

within the Delta. Prohibit new residential, commercial and industrial uses inconsistent with the Land Use and Resource Management Plan for the Primary Zone of the Delta. ~~RS.P-35 Promote continued recreational use of the land and waters of the Delta, including fishing and boating; ensure needed recreational facilities are constructed, maintained, and supervised; protect landowners from unauthorized recreational uses on private lands; and maximize dwindling public funds for recreation by promoting public private partnerships and multiple uses of Delta lands consistent with the Land Use and Resource Management Plan for the Primary Zone of the Delta.~~

Page RS-27, add new Policy RS.P-25a as follows:

RS.P-25a: Promote continued recreational use of the land and waters of the Delta, including fishing and boating; ensure needed recreational facilities are constructed, maintained, and supervised; protect landowners from unauthorized recreational uses on private lands; and maximize dwindling public funds for recreation by promoting public private partnerships and multiple uses of Delta lands consistent with the Land Use and Resource Management Plan for the Primary Zone of the Delta.

Page RS-33, amend Policy RS.P-33 as follows:

RS.P-33: The County shall preserve, for future use, areas with important mineral resources by preventing residential, commercial, and industrial development that would be incompatible with mining practices to the extent feasible.

Page RS-50, final paragraph and following, amend as follows:

~~The County has identified Wind Resource Overlay identifies the Collinsville-Montezuma Hills south of Highway 12 as the primary wind resource area in the county, as shown in Figure RS-5~~ Noncommercial accessory wind turbine installations are allowed with a building permit in any agricultural or natural resource zoning district. These types of installations are defined as less than 100 feet in height, with a total rated power output of 100 kilowatts or less. The guidelines and standards found within the General Plan implementation programs are directed at commercial, nonaccessory wind turbine installations. Agricultural lands within the county are particularly appropriate for wind harvesting as turbines generally do not interfere with daily agricultural operations and can provide additional revenue on these properties.

Wind energy development is inappropriate in certain areas of the county, in order to protect public health and safety and natural resources. These areas are urban areas, the Suisun Marsh Primary Management Area, the

Stebbins Cold Canyon Natural Area, San Pablo Bay National Wildlife Refuge, and the Jepson Prairie preserve owned by the ~~Nature Conservancy~~Solano Land Trust.

In other areas of the county, wind energy development will be processed under the normal use permit procedure. Additional documentation may be required due to lack of existing data. Wind energy development, depending on size and location of the project, may require both wind resource verification and an environmental impact report to meet CEQA requirements. ~~Within the Wind Resource Overlay, additional wind resource verification would not be required for wind energy permit applications.~~ The County incorporates by reference the most up-to-date mapping of wind resource areas available from the California Energy Commission, or subsequent agency, into the General Plan. Applicants seeking permits for commercial wind turbine installations shall be required to demonstrate that the wind resource in their area is adequate using the mapping, wind studies and technology current to their permit application. Any future development of wind energy must be consistent with Airport Land Use Plans and air operations of Travis Air Force Base and the Rio Vista Airport.

Page RS-51, Remove Figure RS-5:

Remove Wind Energy Resource Overlay diagram

Page RS-55, Policy RS.P-53:

RS.P-53: Reduce Solano County's reliance on fossil fuels for ~~private~~ transportation and ~~other~~ energy ~~production~~ consuming activities.

Page RS-55, Policy RS.P-55:

RS.P-55: Provide information, marketing, training, and education to support reduced energy consumption, the use of alternative and renewable energy sources, ~~and~~ green building practices, recycling, and responsible purchasing.

Page RS-56, Add program under "Funding, Physical Improvements, and Capital Projects" heading:

RS.I-F: Partner with community services agencies to fund energy efficiency projects, including heating, ventilation, air conditioning, lighting, water heating equipment, insulation, and weatherization for low-income residents.

Related Policies: RS.P-48, RS.P-49, RS.P-58

Agency/Department: Department Resource Management

Funding Source: General Fund, community services agencies

Time Frame: Ongoing

Page RS-56, Add programs under “Funding, Physical Improvements, and Capital Projects” heading:

RS.I-I: Execute an Energy Savings Performance Contract with a private entity to retrofit public buildings. This type of contract allows the private entity to fund all energy improvements in exchange for a share of the energy savings over a period of time.

Related Policies: RS.P-48, RS.P-50, RS.P-58

Agency/Department: Department Resource Management

Funding Source: General Fund

Time Frame: Ongoing

Page RS-57, amend Program RS.I-37 as follows:

RS.I-37: Amend and maintain the zoning ordinance to guide the siting of commercial, nonaccessory wind turbine installations. Include the following standards into the ordinance:

Require a minimum setback of 1,000 feet or three times total turbine height, whichever is greater, from a dwelling unit, residential building site, or land zoned for residential uses.

Require a minimum setback of three times total turbine height from any zoning district (other than residential) which does not allow wind turbines.

Require a minimum setback of three times total turbine height from any property line, public roadway, transmission facility, or railroad. This minimum setback may be waived in the case of wind farms located on adjacent parcels, provided an agreement has been reached between the neighboring property owners.

Require a setback of 1/4 mile from the right-of-way of any scenic roadway.

In the Cordelia Hills, wind energy development shall be set back to those areas which are beyond the sight of existing residential neighborhoods and areas planned for residential development, and setback to areas beyond view from I-80 and I-680. No turbine shall be sited within this zone.

Define noncommercial wind energy generators as "wind-driven machines" that convert wind energy into production of electrical power for the primary purpose of on-site use and not for resale, that are 100 feet or less in height, and that have a total rated power output of 100 kilowatts or less.

Establish a procedure for plan check and testing of wind electric generators prior to use permit or building permit approval. Certification of all detailed plans for electrical systems, electrical substations, support towers, and foundations by California licensed professional engineers shall be required. Performance testing of wind turbine generators shall be required to ensure against catastrophic failure.

Include commercial wind turbine development as a permitted ~~an allowable~~-use in the following zone districts:

- Exclusive Agricultural (A)
- Limited Agricultural (A-L)
- Water-Dependent Industrial (I-WD)
- Limited Manufacturing (M-L)
- General Manufacturing (M-G)
- Watershed and Conservation (W)

Non-commercial wind energy development shall be allowed in districts as currently provided for in the ordinance.

Page RS-57, amend program RS.I-38 as recommended, including FEIR program RS.I-FF:

RS.I-38: ~~Develop and implement financially and technically feasible green building standards, including standards that exceed Title 24 state energy efficiency requirements for residential and commercial buildings by at least 20 percent, and comply with the guidelines for the California Energy Star Homes Program. Adopt energy efficiency standards for new and remodeled residential, commercial, and industrial buildings that exceed the state's minimum standards, including requiring all new commercial, industrial and institutional buildings to use energy-efficient lighting that reduces electricity use by 20% more than Title 24 requirements.~~ Require all new and remodeled residential, commercial, industrial, institutional, and civic construction to exceed current (2008) Title 24 state energy-efficiency requirements by at least 20%, and require that all new residential homes and major renovations comply with the guidelines for the California Energy Star Homes Program. If the state

increases the requirements of Title 24, examine the feasibility of increasing County energy efficiency requirements. Adopt an energy efficiency ordinance that requires upgrades as a condition of issuing permits for substantial remodels or additions. Require disclosure of the energy consumption of a home during the sale or lease of a residence or building.

Page RS-58, modify existing program RS.I-41 using FEIR recommended program RS.I-B:

RS.I-41: Require that all new County buildings and major renovations and additions achieve LEED certification or meet equivalent performance standards. Build all future County buildings in accordance with standards that could achieve LEED certification. A LEED Silver certification level and reduced operational costs are preferred outcomes.

Page RS-59, Program RS.I-44:

RS.I-44: Require residential development of more than six units to participate in the California Energy Commission's New Solar Homes Partnership. Require new construction or major renovation of commercial and industrial buildings over 10,000 square feet in size to incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs. Commercial buildings shall incorporate renewable energy generation to provide at least 20% of the project's needs.

Page RS-59, Program RS.I-45:

RS.I-45: Require all new residences to the use of Energy Star rated appliances and the most energy-efficient Energy Star rated water heaters and air conditioning systems that are feasible in the construction of new homes, in all substantial remodels when appliances are being replaced, and in any case where a permit is needed to install or replace appliances (e.g., water heaters, air conditioning).

Page RS-59, Add program under "Development Review" heading:

RS.I-C: Require the design and orientation of all buildings to maximize passive solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, and promote effective use of daylight. Orientation should optimize opportunities for on-site solar generation.

Related Policies: RS.P-48, RS.P-50, RS.P-55, RS.P-58

Agency/Department: Department Resource Management

Funding Source: General Fund

Time Frame: Ongoing

Page RS-59, Add program under “Development Review” heading, modify text slightly from FEIR recommendation:

RS.I-H: Where feasible, include appropriate facilities in new buildings to support the use of low/zero carbon fueled vehicles. This may include charging stations for electric vehicles which use green electricity sources.

Related Policies: RS.P-49, RS.P-53, RS.P-58

Agency/Department: Department Resource Management

Funding Source: General Fund

Time Frame: Ongoing

Page RS-59, Modify existing program RS.I-46 using FEIR recommended program RS.I-AA:

RS.I-46: Require all commercial, institutional, and industrial development to reduce potential urban heat island effect by using US EPA - Energy Star rated roofing materials and light colored paint, light colored paving materials for internal roads and parking, and use shade trees to shade south and west sides of new or renovated buildings and to achieve a minimum of 50% shading for all parking lots surfaces. Continue to ensure compliance with existing state building requirements for energy-conserving roofing materials on nonresidential buildings in new construction and reroofing. Amend the County zoning ordinance to encompass these requirements.

Page RS-59, Modify existing program RS.I-44 using FEIR recommended program RS.I-BB:

RS.I-44: Require residential development of more than six units to participate in the California Energy Commission’s New Solar Homes Partnership and to construct LEED-certified units or meet equivalent performance standards. For new affordable housing projects, performance standards shall be established pursuant to the requirements of the funding source(s). Require new construction or major renovation of commercial and industrial buildings over 10,000 square feet in size to incorporate renewable energy generation to provide the maximum feasible amount of the project’s energy needs.

Page RS-62, RS.I-48, delete fifth bullet to reflect current CEQA requirements:

- ~~○ Requirements of CEQA shall be met through the public notice and hearing process for negative declarations.~~

Page RS-63, Modify existing program RS.I-49 using FEIR recommended program RS.I-D:

~~Promote Adopt a County “green building program.” by adopting and supporting LEED principles in construction of public and private buildings and providing incentives for private property owners seeking LEED certification. Require all new and remodeled renovated commercial, and office, and institutional buildings located outside city MSAs over 10,000 square feet in size to meet achieve LEED certification, or meet equivalent performance standards. Defer to City building and energy efficiency standards for areas located within city MSAs. Amend the County zoning ordinance to encompass these green building requirements. Provide permitting-related and other incentives for building projects that exceed the County’s energy efficiency standards by greater than 5%.~~

Page RS-64, amend Program RS.I-50:

- RS.I-50: Require the use of landscaping and site design techniques in development projects that minimize energy use. This may include designing landscaping to shield or expose structures to maximize energy conservation or acquisition and taking advantage of orientation, sun-shade patterns, prevailing winds, landscaping, and sunscreens. Amend development standards to require such techniques.

Page RS-64, amend Implementation Program RS.I-51 as follows:

Review studies and reports and incorporate recommended standards and guidelines to reduce bird and bat mortality rates. These guidelines may include new technology or alternative siting of turbines. The standards and guidelines shall incorporate the California Energy Commission’s Guidelines for Reducing Impacts to Birds and Bats from Wind Energy Development or any superseding guidelines and recommendations of the energy and wildlife resource agencies for wind power projects.

Page RS-65, Add Program under “Ongoing Planning Efforts, Public Outreach and Education” heading:

- RS.I-E: Require energy and water efficiency audits for new construction or substantial remodels of commercial, industrial, and institutional buildings. Examine existing usage and potential reductions related to heating, ventilation, air conditioning, lighting, water heater equipment, insulation, weatherization, and water usage by buildings and

landscaping. Require energy and water audits of all County buildings.

Related Policies: RS.P-49, RS.P-53, RS.P-58

Agency/Department: Department Resource Management

Funding Source: General Fund

Time Frame: Ongoing

CHAPTER 5 PUBLIC HEALTH AND SAFETY

Page HS-2:

The paragraph under the title "Purpose" erroneously referred to requirements found within the Governor's Office of Planning and Research general plan guidelines. This was corrected to reference the state law requirements for general plans.

Page HS-17, Program HS.I-7:

HS.I-7: During project review, ~~encourage~~ require the use of stormwater management techniques in developed upstream watershed areas that protect low-lying areas from flooding and incorporate appropriate measures into the development review process to mitigate flooding and prevent erosion in and around County ditches.

Page HS-41, Figure HS-9 title:

Correct figure title spelling "Wildland Fire Hazard Areas".

Page HS-60, amend first bullet:

- o Integrating land uses such as retail, office, residential, open space, ~~and schools, and child care~~ allows people to easily accomplish basic needs using active transportation such as bicycling or walking rather than having to drive for every trip.

Page HS-73, amend Program HS.I-55 as follows:

Require development proposals that introduce new significant sources of toxic air pollutants to prepare a health risk assessment as required under the Air Toxics "Hot Spots" Act (AB2588, 1987) and, based on the results of the assessment, establish appropriate land use buffer zones around those areas posing substantial health risks.

Page HS-73, Program HS.I-54:

HS.I-54: ~~Consider-Adopt~~ a trip reduction ordinance and ~~incentives to encourage employers to increase~~ encourage employers to develop practices that reduce employees' vehicle trips such

~~as telecommuting, provide provision of bicycle facilities, and access shuttles to public transit for employees, including County employees.~~

Page HS-74, Add Program under “Ongoing Planning Efforts, Public Outreach and Education” heading:

RS.I-G: Require environmentally responsible government purchasing. Require or give preference to the purchase of products that reduce or eliminate indirect greenhouse gas emissions (e.g., giving preference to recycled products over products made from virgin materials).

Related Policies: HS.P-47

Agency/Department: Department Resource Management

Funding Source: General Fund

Page HS-77, modify first paragraph:

The County’s noise policies and implementation programs were created to support the County’s vision to create a place where people can live, work, and play in close proximity. To successfully integrate these lifestyle needs, noise sources need to be designed, developed, and maintained in a way that does not affect residential neighborhoods, schools, hospitals, places of worship, and other noise-sensitive land uses. For the purposes of this chapter, noise-sensitive land uses include schools, hospitals, rest homes, long-term care, mental care facilities, and residences. Industrial and commercial land uses may cause noise but are essential for economic growth. Through careful planning, these land uses can continue to operate and grow to support the economy of the county.

Page HS-80, Table HS-2; Table HS-3, Page HS-81; Table HS-4, Page HS-82; Table HS-5, Page HS-82:

Several noise tables were updated to more clearly state the County’s proposed noise standards. Tables HS-4 and HS-5 were replaced by Table HS-4 (table attached)

Page HS-91, update Figure HS-17 Travis AFB Noise Contours:

Update with new figure as attached.

Page HS-98, HS.I-67:

This program was changed to reflect the new table HS-4.

Page HS-104, Amend Program HS.I-73:

HS.I-73: Develop and adopt a climate action plan for Solano County. It is the intent of Solano County to coordinate and seek participation from all cities in preparation of a countywide baseline study and in preparation and implementation of the Climate Action Plan (CAP).

The Climate Action Plan will have two primary objectives, which include: (a) reduce total greenhouse gas emissions in the county to 20 percent below 1990 levels by 2020, (b) create adaptation strategies to address the impacts of climate change on the county such as sea level rise, increased risk of flooding, diminished water supplies, public health, and local agricultural-based economy. The CAP will contain the following chapters:

Climate Change and Solano County—The first chapter of the CAP will outline the county’s rationale and motivation for taking a leadership role in addressing climate change and developing and implementing the CAP. The chapter will provide a brief overview of the science behind climate change, describe the potential impacts climate change may create in Solano County, and outline state policy mandates to reduce GHG emissions.

Baseline GHG Emissions Inventory and Forecast—In this chapter the county will calculate GHG emissions for the base year 1990, forecast emissions in 2020 under a business as usual scenario, and will describe the GHG reductions necessary to achieve the county’s adopted target. The County will make best efforts to evaluate all reasonable sources of GHG emissions. The chapter will identify GHG emissions and target levels per sector. Sectors to be described in the inventory will include municipal operations, residential, commercial, industrial buildings, motor vehicles, agriculture, and waste. This inventory and forecast shall provide a benchmark for planning and monitoring progress in government operations and the community. The GHG inventory ~~will~~ shall be conducted using a methodology consistent with that used by other local governments and will be completed within 1 year after the effective date of adoption of the General Plan.

GHG Emissions Policies and Measures—This chapter will describe the policies and measures that are necessary to reduce GHG emissions in the county and achieve the reduction target. Policies and measures will be created with public input from all stakeholders. Each measure will be enforceable, include a timeline, describe financing

mechanisms, and assign responsibility to relevant agencies and departments. In addition to direct GHG reduction measures, the chapter will incorporate public education efforts to raise awareness on the importance of minimizing GHG emissions and methods for reducing emissions from individuals's lifestyles. ~~Policies and programs relevant to climate change contained in the 2008 General Plan will be included within the CAP. Policies, benchmarks, and measures will be reevaluated according to current State law and guidance each time the general plan is updated. These policies and measures will be developed within 2 years after the effective date of adoption of the General Plan. The effectiveness of policies and measures will be evaluated annually and will be modified as necessary to achieve the County's reduction goals.~~

As the CAP is to be implemented over a period of several years, it is likely that the scientific and state and federal policy framework surrounding climate change measures will evolve. The CAP will adapt its policies, measures, and programs to ensure successful GHG emissions reduction, protection of the county, and compliance with regulations.

Protection and Adaptation Strategies—The fourth chapter of the CAP will describe strategies, policies and measures that will be used to protect the county from and facilitate adaptation to the potential effects of climate change. Potential effects to be evaluated include, but are not limited to, sea level rise, saltwater intrusion, increased frequency and magnitude of flooding, diminished water supply, increased wildfire risk, habitat loss, and possible impacts to public health and the local economy, including agriculture. Each measure will include a timeline, describe financing mechanisms, and assign responsibility to relevant agencies and departments.

County and state concerns regarding sea level rise and its associated impacts led to the development of an SLRSP. The SLRSP has been included as an implementation measure in the 2008 General Plan (See Program HS.I-1). ~~The SLRSP is to be contained within the CAP after the CAP is adopted.~~

Benchmarks and Next Steps—In conclusion, the CAP will identify benchmarks, monitoring procedures and other steps needed to ensure the county achieves its GHG reduction, protection, and adaptation goals. Monitoring and verifying progress on the GHG emissions reduction measures will be conducted on an ~~ongoing~~ annual basis. Monitoring will

provide important feedback that can be used to demonstrate overall progress toward emissions reduction targets and improve measures over time.

Benchmarks will be established to serve as intermediate goals and to motivate compliance with county and sector level reduction targets. While additional benchmarks will be created during CAP development, the following emissions reductions benchmarks will be included:

- Overall emissions reductions of at least 10 percent below 1990 levels by 2015.
- Overall emissions reductions of at least 20 percent below 1990 levels by 2020.
- Reductions of total countywide energy consumption of at least 2 percent per year to achieve a minimum 20 percent reduction by 2020.

Benchmarks for strategic responses to climate change impacts should be based on the expected timescale of the specific impact and will be established during the development of individual strategic plans.

The CAP will consider Community Choice Aggregation programs as part of its implementation.

~~As the CAP is to be implemented over a period of several years, it is likely that knowledge surrounding climate change and implementation measures will evolve. The CAP will contain provisions to evaluate measures in order to ensure successful GHG emissions reduction and protection of the county.~~

CAP Relationship to the General Plan—Implementation strategies identified in the CAP will be incorporated as implementation measures of the General Plan through amendment within 1 year of completion. Revisions to CAP policies and measures and subordinate strategic programs may require further General Plan amendments.

CHAPTER 6 ECONOMIC DEVELOPMENT

Page ED-3, under “Planning Context”, amend third bullet:

- Actions designed to affect the economic environment of the county, including support for education, child care and job training; and

Page ED-9, under “Labor Force”, Add new sentence between sentence 4 and 5:

Supporting child care near or accessible to jobs also is important.

Page ED-10, amend Collinsville description to reflect map changes:

Water-dependent industrial is a potential long-term use within this area, particularly to the east of Collinsville and buffered from the existing community. Approximately ~~6,800~~1470 acres of land are designated for this use on the land use diagram. ~~An additional 2,900 acres are in reserve for future expansion of these uses.~~ Other future uses include environmental education and recreation uses associated with Collinsville location on the Delta. Existing infrastructure, including inadequate industrial transportation, is a key limiting factor for any future development of this area.

Page ED-11, amend Figure ED-2:

Amend Figure ED-2 to correspond to commercial and industrial designations on the land use diagram as adopted by the Board of Supervisors and to exclude areas located within MSAs (Figure Attached)

Page ED-15, Amend Goal ED.G-1:

ED.G-1: Maintain and improve the County’s strong, diversified economic base and provide for a wide range of employment opportunities and support services, such as job training and child care.

Page ED-17 Amend Policy ED.P-12:

ED.P-12: Collaborate with cities; school districts and private schools; health-care providers and child care advocates; and cultural, recreational, and park resource providers to provide services that contribute to a high quality of life and help attract economic opportunities to the county.

Page ED-17, amend Program ED.I-2:

ED.I-2: Seek feedback on quality-of-life needs during interaction with businesses and non-County agencies. Communicate these needs and collaborate with cities; school districts and private schools; health-care providers and child care advocates; and cultural, recreational, and park resource providers to provide services that contribute to a high quality of life and help attract economic opportunities to the county.

Page ED-20, amend Program ED.I-9:

ED.I-9: Work with the U.S. Department of Defense and Solano County congressional delegation to seek and pursue funding

to support the economic role and mission of Travis Air Force Base. Work with cities and continue to preserve land within the Travis Reserve Area to allow for base expansion ~~or other compatible future use~~. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.

CHAPTER 7 TRANSPORTATION AND CIRCULATION

Page TC-4, Goal TC.G-1:

TC.G-1: Maintain and improve the County's transportation systems to enhance safety, resident access to basic needs, mobility, and convenience.

Page TC-5, Goal TC.G-3:

TC.G-3: Encourage land use patterns that maximize access and mobility options for commuting and other types of trips, and minimize traffic congestion, vehicle miles traveled (VMT), and greenhouse gas emissions carbon footprints.

Page TC-5, Goal TC.G-5:

TC.G-5: Encourage and maintain the safe, convenient transfer of goods and services from agricultural lands and industrial locations to regional and interregional transportation facilities.

Page TC-6 Amend Policy TC.P-2:

TC.P-2: In collaboration with other agencies and cities continue to plan land uses that concentrate major employment and activity centers, and services near transportation systems.

Page TC-6, Policy TC.P-3:

TC.P-3: Establish land use patterns that Facilitate shorter travel distances and non-auto modes of travel other than the automobile, and limit the extent of additional transportation improvements and maintenance that may be needed with a more dispersed land use pattern.

Page TC-7, Policy TC.P-5:

TC.P-5: Fairly attribute to each development the cost of on- and off-site improvements needed for state and county roads and transportation systems to accommodate that development, including the potential use of development impact fees ~~for~~ to generate revenue.

Page TC-7, Program TC.I-1:

TC.I-1: ~~Support proposals by County departments and agencies to sponsor~~ Require the purchase of energy efficient or alternative-fuel County vehicles when fleet upgrades occur.

Page TC-7; Amend Policy TC.P-9 as follows:

TC.P-9: Plan, fund, build, and improve roadways that support agriculture by providing increased connectivity across Interstate 80, including the intersection at Pedrick Road, for farmers and their equipment and by grading and paving unimproved rural roads.

Page TC-8, Add program under “Ongoing Planning Efforts, Public Outreach, and Education” heading:

TC.I-R: Work with the Solano Transportation Agency to offer financing programs for the purchase or lease of vehicles used in employee ridesharing programs.

Related Policies: TC.P-6

Agency/Department: Public Works; Caltrans; Solano Transportation Authority

Funding Source: General Fund; federal and state funds

Time Frame: Ongoing

Page TC-8, Add program under “Ongoing Planning Efforts, Public Outreach, and Education” heading:

TC.I-S: In cooperation with the Solano Transportation Agency, provide public education about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction, trip linking, public transit, biking and walking, vehicle performance and efficiency, low- and zero-emissions vehicles, and ridesharing.

Related Policies: TC.P-6

Agency/Department: Public Works; Solano Transportation Authority

Funding Source: General Fund

Time Frame: Ongoing

Page TC-8, Add program under “Ongoing Planning Efforts, Public Outreach, and Education” heading:

TC.I-T: Work with Solano Transportation Authority to create an online ridesharing program that matches potential carpoolers immediately.

Related Policies: TC.P-6

Agency/Department: Public Works; Solano Transportation Authority

Funding Source: General Fund

Time Frame: Ongoing

Page TC-8, Program TC.I-3:

TC.I-3: Support regular monitoring of the transportation system by the California Department of Transportation and the Solano Transportation Authority with emphasis on studying congested areas to identify the cause, duration, and severity of the congestion, and potential traffic management solutions.

Page TC-8, modify first paragraph in the “Planning Context” section:

Roadways are the primary mode by which most persons and goods are transported in Solano County. Therefore, roadways need to be constructed appropriately to accommodate expected traffic volumes and adjacent land uses, while considering issues of safety, ~~and proper design,~~ and accommodation.

Page TC-9, modify sixth and seventh full paragraphs:

Freeways. Also known as superhighways in the *County’s Road Improvement Standards and Land Development Requirements*, these facilities are designed for limited-access operation without any signalized controls and provide interregional connectivity. All roadway access is limited to ramps.

Solano County has four designated freeways that are operated and maintained by the California Department of Transportation (Caltrans):

Page TC-10, modify first paragraph:

In addition, portions of SR 37 and SR 12 in Solano County are currently designed to freeway or expressway standards, but these sections are not within the unincorporated area.

Page TC-10, add new paragraph prior to “Design of Rural Roads” section as follows:

Routes of Regional Significance. A Route of Regional Significance is a key roadway that meets most of the following criteria: it has significant a traffic volume; it provides an important connection between cities and/or freeways and highways; it provides regional as well as local benefit; it serves as a frontage road or as a reliever route providing an alternative to the use of freeways and highways as a connection between cities; it provides access to significant job concentrations and transit centers in Solano County; it provides an improved emergency response route.

In unincorporated Solano County, in addition to all State freeways and highways there are a number of Solano County roads that have been identified as routes of regional significance. These represent Solano County's most significant roadways, and they will typically be the highest priority for improvement to accommodate the future growth of the County.

Page TC-11, Figure TC-1 was updated to reflect updated road and intersection information:

Figure Attached

Page TC-13, add new paragraph after third paragraph as follows:

Interchanges

Most freeway interchanges in Solano County were designed and constructed in the 1950's and 1960's. In most cases, these interchanges do not meet current standards. In the future, it is likely that many of the interchanges will need substantial improvements to safely accommodate increasing traffic as the County continues to grow. These improvements may include widening, realigning and reconfiguring the interchange and the associated ramps. It may also involve realigning and improving the County roads in the vicinity. The scope and timing of these improvements will depend upon the rate of development in the County, including within the cities. Because of this, although improvements to these interchanges are anticipated, no specific improvements are shown in the General Plan or the Circulation Element.

Page TC-15; Amend Program TC.I-8 as follows:

TC.I-8: Create a comprehensive plan of roadway improvements that support agricultural needs. The plan should include increased connectivity across Interstate 80 for farmers and their equipment, improvement of roads that serve agricultural-tourist centers in Suisun and other interior valleys, and grading and paving of unimproved rural roads that serve agricultural areas throughout the county. The plan should specifically address the Pedrick Road/Interstate 80 interchange area and additional roadway improvements needed to support the Limited Industrial area northeast of Dixon.

Page TC-16, Policy TC.P-16:

TC.P-16: ~~Ensure that~~ Require major retail and employment centers and commercial and industrial centers with high levels of employment are served with to facilitate the provision of adequate public transportation opportunities.

Page TC-18, Policy TC.P-19:

TC.P-19: Work with Solano Transportation Authority to Ddevelop strategies to remove barriers and increase commuter ridership on Amtrak passenger rail, including, but not limited to collector bus services, bicycle and pedestrian routes to

and bicycle parking facilities at stations, and promotional campaigns.

Page TC-18, modify third and fourth paragraphs:

Grade Separations. The proposal for additional rail service through the county will increase interest in constructing grade separations. The need for grade separations will depend on roadway volumes, train lengths and duration of blockage, and overall design and safety issues such as sight distance and speeds. New at-grade crossings of public roads are generally discouraged.

Compatibility with Surrounding Land Uses. Freight rail is often a mode that carries hazardous materials. The trains also sometimes move quickly and can be very difficult to stop. Land use proposals adjacent to rail tracks should consider the needs of rail operations for safety, and speed, and reliability.

Page TC-19, modify existing program TC.I-13 with FEIR recommended program TC.I-L:

TC.I-13: Support continued development of new train stations at Vacaville/Fairfield, Dixon, and Benicia to improve local access to regional rail service. Continue to support cities' efforts to locate higher density transit-oriented developments near the existing Capitol Corridor passenger rail line. Support improved rail access for Travis Air Force Base and Mare Island.

Page TC-20, Policy TC.P-21 is amended as follows:

Monitor the potential for a joint-use agreement with Travis Air Force Base to provide for future development of improved local options for ~~general aviation or~~ commercial aviation. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.

Page TC-23, Program TC.I-17:

TC.I-17: Design, construct, and maintain bicycle routes as described in the Countywide Pedestrian and Bicycle Plan and to ensure that adequate signs and pavement markings are provided.

Page TC-23, Add program under "Development Review" heading:

TC.I-M: Require projects to facilitate bicycle and walking access when feasible. Adopt development standards and design guidelines that support such access.

Related Policies: TC.P-25

Agency/Department: Department of Resource Management

Funding Source: Determined and prioritized by Capital Improvement Program

Time Frame: Determined and prioritized by Capital Improvement Program

Page TC-23, Add program under “Ongoing Planning Efforts, Public Outreach, and Education” heading:

TC.I-N: Continue to participate in the Safe Routes to School program.

Related Policies: TC.P-25

Agency/Department: Department of Resource Management

Funding Source: Determined and prioritized by Capital Improvement Program

Time Frame: Determined and prioritized by Capital Improvement Program

Page TC-23, Add program under “Funding, Physical Improvements, and Capital Projects” heading:

TC.I-O: Ensure that funding priorities for investment in transportation system improvements are consistent with the land use and economic development goals and policies of the General Plan, especially as these relate to transit-supportive development and are consistent with the Regional Transportation Plan.

Related Policies: TC.P-24, TC.P-25, TC.P-26

Agency/Department: Department of Resource Management

Funding Source: Determined and prioritized by Capital Improvement Program

Time Frame: Determined and prioritized by Capital Improvement Program

Page TC-23, Add program under “Development Review” heading:

TC.I-P: Ensure that nonmotorized transportation systems are interconnected ~~and not interrupted by impassible barriers such as freeways,~~ and include amenities such as secure bicycle parking.

Related Policies: TC.P-24, TC.P-25, TC.P-26

Agency/Department: Department of Resource Management

Funding Source: Project Applicant

Time Frame: Determined and prioritized by Capital Improvement Program

Page TC-23, Add program under “Regulations” heading:

TC.I-4a: Adopt road construction standards that account for the needs of pedestrians, bicyclists, and transit.

Related Policies: TC.P-15, TC.P-19, TC.P-24, TC.P-25, TC.P-26

Agency/Department: Public Works; Solano Transportation Authority

Funding Source: General Fund

Time Frame: Ongoing

CHAPTER 8 PUBLIC FACILITIES AND SERVICES

Page PF-2, second paragraph 3rd bullet:

- Promoting equity through access to community facilities and services and the provision of responsive law enforcement and emergency services.

Page PF-3, amend 3rd bullet under “Goals”:

- promoting equity through access to community facilities and services and the provision of responsive law enforcement and emergency services.

Page PF-5, Add Implementation Program PF.I.1b under “Funding, Physical Improvements, and Capital Projects” heading:

PF.I.1a Investigate the feasibility of additional funding mechanisms (such as a CFD) to provide fire, EMS, and other services to unincorporated areas, including rural north Vacaville area, unincorporated areas around the City of Fairfield, and City of Dixon.

Related Policies: PF.P-1, PF.P-2, PF.P-5

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

Page PF-6, Create new program under “Ongoing Planning Efforts, Public Outreach, and Education”:

PF.I-K: Work with the owners and operators of methane-producing facilities (e.g., landfills, dairies, wastewater treatment plants) to establish methane recovery and electricity generation systems.

Related Policies: PF.P-3

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

Page PF-7, amend second Paragraph:

Drinking water treatment services in Solano County are provided by seven water treatment facilities: Vacaville’s Diatomaceous Earth Plant (DE Plant), Vacaville and Fairfield’s North Bay Regional Water Treatment Plant (NBR Plant), Fairfield’s Waterman Treatment Plant, the Suisun-Solano Water Authority’s Cement-Hill Water Treatment Plant, Vallejo’s Green Valley and Fleming Hill Treatment Plants, and Benicia’s water treatment plant. Rio Vista and Dixon are served by groundwater well systems. Vacaville is served via a combination of groundwater wells and water treatment facilities (DE Plant and NBR Plant). Travis Air Force Base treats raw water provided by the City of Vallejo receives treated water from the City of Vallejo.

Page PF-8, amend Policy PF.P-16:

PF.P-16: Provide and manage public water service through public agencies ~~or public utilities~~.

Page PF-10, Program PF.I-8:

PF.I-8: Adopt ordinances that ~~R~~require the use of water-efficient landscaping, water-conserving appliances, and plumbing fixtures.

Page PF-10, amend Program PF.I-10 as follows:

Continue to work with water ~~providers~~ suppliers to ensure adequate future water supply and delivery. Review development proposals and require necessary studies, as appropriate, and water conservation and mitigation measures to ensure adequate water service.

Page PF-11, amend Program PF.I-12 as recommended by the Planning Commission as follows:

Review plans for new development project to ensure that they have provided for water on-site or through a public agency ~~or public utility~~.

Page PF-11, amend Program PF.I-14:

PF.I-14: Encourage water agencies to require water efficiency training and certification for landscape irrigation designers and installers, and property managers. Work with local partners and water ~~agencies~~ suppliers to educate the public about water conservation options, including landscaping, irrigation, low-water appliances, and other measures the public can take to reduce water use. Encourage water ~~purveyors~~ suppliers to provide incentives for customers that use water more efficiently.

Page PF-12, amend Implementation Program PF.I-16 as follows:

PF.I-16: Encourage and assist water ~~agencies~~ suppliers in providing incentives to encourage water conservation or reuse.

Page PF-15, Policy PF.P-21:

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

Page PF-16, Program PF.I-22:

PF.I-22: On-site sewage disposal systems for individual lots and subdivisions may be operated by private property owners. A public agency ~~or public utility~~ shall ~~permit and~~ manage a centralized community sewage disposal systems. If lands proposed to be served by a ~~for~~-community sewage disposal systems are not within the boundaries or service area of an existing public sewage treatment agency ~~or utility~~, the Board of Supervisors shall, as a condition of development, designate a public agency ~~or utility~~ to provide and manage the public sewer service, ~~which may be contracted to a private entity with oversight by the public agency~~. Sewer treatment facilities shall be designated to provide sewer

service to existing developed areas to address health and safety hazards, areas designated for commercial or industrial uses, or areas designated for rural residential development when part of a specific plan or policy plan overlay or planned unit development and areas designated for future development within the General Plan. An analysis of the financial viability to construct, operate, and maintain a proposed community sewage disposal system shall be required.

Page PF-19, amend last paragraph as follows:

The County contracts with many different companies to collect solid waste. The collection companies pick up nonhazardous solid wastes and transport these wastes to a land fill. Non recyclable solid wastes generated in the unincorporated county are disposed of in one of two privately owned landfills: 1) the Potrero Hills Landfill, located near State Route (SR) 12 and Suisun City, and (2) the Hay Road Landfill, located on SR 113 east of Vacaville (see Figure PF-2). The Potrero Hills Landfill is located in the Secondary Management Area of the Suisun Marsh. The Public/Quasi-public land use designation applied to the Potrero Hills Landfill shall be temporary and limited to only a solid waste facility established consistent with Solano County Suisun Marsh Local Protection Program Utilities, Facilities and Transportation policy 4. (Appendix C). All other Public/Quasi-public facilities and uses shall not be permitted at this site. When the Potrero Hills Landfill is closed, the land use designation for this area shall revert to Agriculture. The Potrero Hills Landfill will reach its near-term capacity in 2013, but can may be expanded to reach its long-term capacity in 2049. The Hay Road Landfill has until 2070 before it reaches capacity. Each site shall be restored to its original natural condition consistent with each site's approved closure plan and reclamation plan. Restoration may be phased over the life of the landfill. Other than these two landfills, no other facilities accept solid waste in Solano County.

Page, PF-20, modify Figure PF-2:

Per changes to Portrero Hills Landfill

Page PF-22, Amend Policy PF.P-31:

Policy PF-31: The Public/Quasi-public land use designation applied to the Potrero Hills Landfill is a temporary designation and shall be limited to only a solid waste facility that is established consistent with Solano County Suisun Marsh Local Protection Program and Suisun Marsh Protection Plan. The temporary designation is for the life of a facility, as permitted. Once any portion of the facility is closed, the agricultural land use designation will be restored and in affect.

Page PF-22, amend existing Program PF.I-25 using FEIR recommended program PF.I-L:

PF.I-25: Amend the General Plan following completion of the update of Integrated Waste Management Plan to identify the location of solid waste disposal facilities planned for the future. The Public/Quasi-Public land use designation applied to the Potrero Hills Landfill shall be limited to only a solid waste facility that are established consistent with Solano County's Suisun Marsh Local Protection Program and Suisun Marsh Protection Plan.

Page PF-22, amend Program PF.I-27:

PF.I-27: Expand waste minimization efforts including household recycling, food waste and green waste recycling, business paper recycling, and construction and demolition recycling. Require commercial and industrial recycling. Require building projects to recycle or reuse a minimum of 50% of unused or leftover building materials.

Page PF-25, Add Implementation Program PF.I.30a under "Development Review" heading:

PF.I.30a: Require that future development in the Limited Industrial area northeast of Dixon be consistent with applicable drainage studies and regional drainage plans applicable to the area, in coordination with the City of Dixon, Resource Conservation Districts and other agencies. Prior to development of this area, the applicant shall enter into a development agreement with the County specifying how drainage and traffic impacts would be mitigated. The County shall work in cooperation with the City of Dixon, Resource Conservation Districts and other agencies in determining impacts and mitigation strategies.

Related Policies: LU.P-26, PF.P-33, PF.P-34

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

Page PF-34, amend Program PF.I-46:

Encourage education providers to locate future schools within urban areas to achieve the most efficient use of facilities in particular allowing for the provision of child care and preschool programs.

Page PF-36, amend policy PF.P-47:

PF.P-47: Continue to support joint use of community facilities by various community groups and foster joint use agreements for community facilities with other ~~counties~~agencies.

Appendices

Appendix C

The Collinsville-Montezuma Hills Area was erroneously excluded from Appendix C. (Appendice Attached)

Appendix D

Mitigation Monitoring and Reporting Program to be included as an appendix