



## COUNTY OF SOLANO GENERAL PLAN UPDATE

Department of Resource Management  
675 Texas St., Suite 5500  
Fairfield, CA 94533  
(707) 784-6765 / (707) 784-4805

### **MEMORANDUM:**

**TO:** Solano County Planning Commission

**FROM:** Michael Yankovich, Jim Louie, and Harry Englebright

**DATE:** May 29, 2008

**RE:** Draft 2008 Solano County General Plan

---

At the May 22, 2008, meeting the Planning Commission received an overview of the Draft 2008 Solano County General Plan, considered recommended changes from staff and heard testimony from 18 individuals. The Commission concluded the meeting by closing the public hearing and continuing consideration of the staff recommendations for two areas in order to have an opportunity to hear from the property owners. The property owners have been notified of the Planning Commissions May 29<sup>th</sup> meeting to the Draft General Plan as it affects their property.

The following is a summary of the two areas continued for further consideration by the Commission.

1. Proposed Draft General Plan Rural Residential designation of 190± areas (20 properties) north of Mix Canyon Road, west of Pleasants Valley Road. (See Exhibit G)

Only one property owner out of the 20 property owners submitted a request for re-designation of their property to Rural Residential during the six month window established by the Board of Supervisors. Staff recommended that this area remain designated Agriculture (See Exhibit H). Staff made this recommendation because the area is identified as a marginal ground water area and Solano Irrigation District (SID) can not provide water service to this area.

The Citizens Advisory Committee (CAC) recommended re-designation of this area to Rural Residential. Other requests for re-designations within

the Pleasants/Vaca/Lagoon Valley area were not recommended by the CAC so as to not introduce additional rural residential uses within this agricultural area. The General Plan includes sufficient lands for residential use at other locations to meet the County's projected housing needs.

Attached is a map showing the properties under the proposed Rural Residential designation. Only three of the parcels that are 20, 22.5 and 12.5 acres in size would be affected by the staff recommendation. Approximately seven (7) new parcels could be created in this area with a minimum five (5) acre parcel size. The remaining parcels are too small for further subdivision. Environmental Health staff will be available at the meeting to answer questions concerning water supply.

2. Proposed Draft General Plan Rural Residential designation of 278± acres (APN 105-170-150, 105-110-100 and 105-110-440) southwest of the intersection of Gibson Canyon Road and Cantelow Road. (See Exhibit G)

The CAC did not recommend expanding Rural Residential land uses further west into steeper hill side areas because of limited water availability and increased health and safety hazards. The Planning Commission proposed the re-designation of this property from Agriculture to Rural Residential. In the May 22<sup>nd</sup> Staff Report, staff recommended that only the northeast portion of the 278± areas as shown in Exhibit H be re-designated from Agriculture to Rural Residential.

Another alternative that the Planning Commission may consider is to designate the property a Specific Project Area subject to a Policy Plan Overlay. The southwest portion of the property has a mix of steeper hill side and valley areas. It is also the area with limited ground water supplies based on the hydrologic report prepared for the English Hills Specific Plan (Copy provided under separate cover). Utilizing the Policy Plan Overlay provisions would allow more site specific planning for the developable portion of the property dependent on water availability while protecting the steeper hill side areas consistent with General Plan policies. As part of the Policy Plan the applicant would need to show adequate water supply as provide under Policy PF.P-15 on page PF-8 and Implementation Programs PF.I-6, PF.I-9 and PF.I-11 beginning on page PF-9 in the Draft General Plan.

This alternative would include the following language changes to the Draft General Plan.

Table LU-5, page LU-21, Specific Project Area add, English Hills Area

Implementation Programs, LU.I-3, Page LU-40 amended as follows

For Middle Green Valley Specific Project Areas ~~featuring residential development~~ require a specific plans to specify guidelines for

cluster development, including minimum and maximum lot sizes, guidance on placement of units to provide maximum use of the remaining portions of land as agriculture or open space, and development standards.

Implementation Programs, add new program LU.I-3a, Page LU-40

LU.I-3a For Specific Project Area in English Hills, required a policy plan overlay district to specify the developable area under 15% slope. Based on the land within the developable areas, specify guidelines for minimum and maximum lot sizes and the placement of units. Hill sides over 15% slope shall be retained in open space use.

Related Policies: LU.P-14

Agency Department: Department of Resource Management

Funding Source: Project applicant

Time Frame: Ongoing

The Planning Commission in reviewing the proposed sewer service policy, agreed to consider adding public utilities in addition to public agencies as a service provider. The following recommended changes incorporate the comments received from the Commission. For consistency, similar changes are also proposed for public water service.

### **Sewer and Wastewater**

Page PF-15, Policy PF.P-21

Sewer service 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, policy plan overlay, or planned unit development.

Page PF-16, Implementation Program 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 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, 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

### **Water Service**

Page PF-8, Policy PF.P-16

Provide and manage public water service through public agencies or public utilities.

Page PF-10, Implementation Program PF.I-10

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, Implementation Program PF.I-12

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, Implementation Program PF.I-14

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, Implementation Policy PF.I-16

Encourage and assist water ~~agencies~~ suppliers in providing incentives to encourage water conservation or reuse.