

July 18, 2008

RECOMMENDED CHANGES TO 2008 DRAFT GENERAL PLAN TEXT

The following changes include text, policy and program changes to the 2008 Draft General Plan. These changes presented include the recommendations of the Planning Commission, Airport Land Use Commission, recommendations in response to city comments and other staff recommendations in response to public comments and the Draft Environmental Impact Report (EIR). Additional policy and program changes are being recommended based on the response to comments contained in the Final EIR. These will be provided separately from this document.

CHAPTER 1 INTRODUCTION

No changes

CHAPTER 2 LAND USE

Planning Commission Recommendations

Page LU-12, amend last paragraph, last sentence as follows:

A change 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.

Page LU-35, amend Policy LU.P-7 as follows:

Permit temporary land uses and uses consistent with 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-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

ATTACHMENT A

Agency/Department Department of Resource Management
Funding Source: General Fund
Time Frame: 2008

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

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

Airport Land Use Commission Recommendations

Page LU-36 Policy LU.P-12 is amended as follows:

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-37, Land Use Policy LU-29:

Required 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.

Response to City Comments

Page LU-19, Table LU-5, Limited Industrial Designation description, 1st 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

Under Special Purpose Areas add “Joint Study Area” with the following text.

“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.”

Page LU-22 Add to Specific Project Area list

North Vacaville Limited Industrial Area

Page LU-24, Table LU-5

Add a new Vacaville-Fairfield-Solano Greenbelt Overlay designation with the following description:

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-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 uses consistent with existing zoning with approval of a use permit until annexed to the City of Fairfield.

Page LU-37, Amend Policy 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. 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-39, Add text to implementation program LU.I.1

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. The Specific Project Area north of Vacaville (see Figure LU-6a) will be subject to a policy 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 use 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;
4. application of Gateway Design Guidelines to be established by the County (see Program LU.I-1a below).

Page LU-39, Add Implementation 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-67 Amend Program 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.

Staff Recommendations

Page LU-6, Land Use Diagram, 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, Note

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-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.

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

Provides for future development after adoption of a specific plan. 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
- Lambie Industrial Park – Uses consistent with the General Industrial designation.
- I-505 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.
- Pippo Property Rural Residential – Uses consistent with Rural Residential, Natural Resource, or Agricultural designations
- ~~Rio Vista Army Base Reuse Area (within MSA)~~
- ~~Rio Vista Study Area (within MSA)~~

Page LU-21, Table LU-5, 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.

Pages LU-11, 16, 25; Tables LU-3, 4, 6; amend tables according to new land use changes

CHAPTER 3 AGRICULTURE

Planning Commission Recommendations

No Recommended Changes

Draft EIR

Page AG-34, Program AG.I-1

Mitigation Measure 4.1-4a(1) and 4.1-4b(2) of the Final EIR amends General Plan Program AG.I-1 to establish a minimum mitigation ratio of 1.5:1 or higher for farmland conversion to mitigate the impacts of new nonagricultural uses on adjacent and neighboring agricultural operations.

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.

CHAPTER 4 RESOURCES

Planning Commission Recommendations

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-1~~ 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

Add Figure RS-X as shown in attached Figure RS-X.

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

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

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:

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 Wind Resource Overlay Areas Map identifies the Collinsville-Montezuma Hills as the primary wind resource areas in the county (see ; as shown in Figure RS-5a). These wind resource areas reflect data from the California Energy Commission in coordination with the U.S. Department of Energy. These areas are measured at 50 meters and range from poor (0-12.5mph) to Superb (19.7mph and greater). Solano County has no "Superb" wind resource areas. Areas considered Good, Excellent, Outstanding, and Suberb are most suitable for commercial wind turbine installations.

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. ~~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.~~

Page RS-51, Figure RS-5, Replace figure with Figure RS-5a, showing Wind Resource Areas

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.

Staff Recommendations

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

The Program should fund wildlife compatible fencing of sensitive riparian areas.

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

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.

CHAPTER 5 PUBLIC HEALTH AND SAFETY

Planning Commission Recommendation

Page HS-73, amend Implementation 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.

CHAPTER 6 ECONOMIC DEVELOPMENT

Planning Commission Recommendations

No Recommendations

Airport Land Use Commission

Page ED-20, Program ED.I-9 is amended as follows:

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

Planning Commission Recommendations

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-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.

Airport Land Use Commission

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.

Response to City Comments

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-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.

CHAPTER 8 PUBLIC FACILITIES AND SERVICES

Response to City Comments

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-8; amend Policy PF.P-16 as recommended by the Planning Commission as follows:

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

Page PF-11, amend Implementation 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-15, amend Policy PF.P-21 as recommended by the Planning Commission as follows:

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 or policy plan overlay or planned unit development.

Page PF-16, amend Implementation Program PF.I-22 as recommended by the Planning Commission as follows:

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 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-25, Add Implementation Program PF.I.30a under “Development Review” heading

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 and the Resource Conservation Districts. 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 and Resource Conservation Districts 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

Staff Recommendations

Note: Section on Child Care to be added

Page PF-10, amend Implementation 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 Implementation Program PF.I-14 as follows:

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:

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

Page PF-7, 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)

Page PF-19, amend last paragraph as recommended by the Planning Commission 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 limited to only solid waste facilities that are 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. The Potrero Hills Landfill will reach its near-term capacity in 2013, but can be expanded to reach its long-term capacity in 2049. The Hay Road Landfill has until 2070 before it reaches capacity. ~~Once final capacity is reached,~~ 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-22, New Policy PF-31

The Public/Quasi-public land use designation applied to the Potrero Hills Landfill shall be limited to only solid waste facilities that are established consistent with Solano County Suisun Marsh Local Protection Program and Suisun Marsh Protection Plan.