



AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS

<u>ITEM TITLE</u> Review and comment on the Preliminary Recommendations on Preferred Land Use Diagram and Land Use Goals, Policies and Programs completed by the General Plan Citizens Advisory Committee and County Planning Commission		BOARD MEETING DATE December 11, 2007	AGENDA NUMBER
Dept: Contact: Extension:	Resource Management Michael Yankovich 3159	Supervisorial District Number All	
Published Notice Required?		Yes _____	No <u> X </u>
Public Hearing Required?		Yes _____	No <u> X </u>

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors review and comment on the preliminary recommendations on Preferred Land Use Diagram and Land Use goals, policies and programs prepared by the General Plan Citizens Advisory Committee and County Planning Commission.

SUMMARY:

Staff is requesting comments and direction from the Board of Supervisors on the December 11, 2007 Board of Supervisors Workbook, Land Use Goals, Policies and Programs (Attachment A) and Preferred Land Use Diagram (Attachment B) that has been prepared by the County's consultants which reflect the preliminary recommendations of the General Plan Citizen Advisory Committee (CAC) and the County Planning Commission.

FINANCING:

The General Plan Update is part of the approved budget of the Department of Resource Management and is funded by the County General Fund. The approved budget was for three years FY2005/06 thru FY2007/08. During Fiscal Year 2005/06, the Department spent \$194,830 and Fiscal Year 2006/07, the Department spent \$537,910. There is \$1,297,640 budgeted for the current fiscal year. The current estimate for the project is a total of \$2,030,380 over the three years for staff and consultant assistance.

DISCUSSION:

Background

The following summarizes the process that was utilized by County's General Plan consultant, EDaw, and the General Plan Citizen Advisory Committee in developing the preliminary goals, policies and potential implementation plans which were then presented to the Planning Commission on November 29, 2007, and are now before the Board of Supervisors. The CAC first began by reviewing existing policies and issues out of the County's existing General Plan

documents. The Consultants prepared workbooks for each subject category and included in the workbooks the text from the County General Plan related to the subject, as well as State general plan requirements, along with a section that identified gaps between current County General Plan policies, State requirements, and new background information presented in the Background Reports prepared in 2006 (Background reports were distributed separately in 2006 and are available on the project web site, www.solanocountygeneralplan.net, or at the Department of Resource Management office).

The CAC's review, evaluation and recommendation on land use was a time intensive and complex effort. A CAC subcommittee on Land Use Classification was formed to review and recommend a revised land use classification system as reflected on the "land use designations legend" for the General Plan Land Use Diagram. A description of each land use category is provided in the Land Use Workbook.

To facilitate the CAC's land use review, the County was divided into five geographic regions:

- North Vacaville Area
- Dixon Area
- South Vacaville Area
- Vallejo-Benicia
- Rio Vista Area

Additionally, because of special or unique communities, the Board of Supervisors authorized special study areas for the following areas:

- Cordelia Special Study Area
- Suisun Valley Special Study Area
- Middle Green Valley Special Study Area
- Collinsville Special Study Area

Individual workbooks for the five geographic regions and four special studies areas were reviewed by the CAC at six CAC meetings on August 13, August 27, September 10, September 24, October 15, and October 22. Land use alternatives were presented in each workbook for the CAC's consideration from which the CAC developed a preferred land use alternative. The five geographic region and four special study CAC work books are available for review at the Clerk of the Board's office as part of the background information.

On July 25, 2006, the Board of Supervisors adopted policies and procedures for processing General Plan proposals submitted for consideration during the General Plan update Process. Under the policy, the Board agreed to accept General Plan proposals up to December 1, 2006. Proposals submitted after deadline was to be considered through the public hearing process during the public review of the Draft General Plan. Those property owner proposals submitted by December 1, 2006, were included in the CAC workbooks and considered individually by the CAC as part of their land use review for each geographical area. Property owner proposals within the special study areas were considered as part of the special study area process. (Attachment E).

A composite Land Use Diagram was then prepared by EDAW incorporating the CAC recommendations from the five geographic regions and four special study areas. This land use diagram was reviewed and affirmed with modifications by the CAC at their November 19, 2007 meeting. At the same meeting the CAC reviewed and recommended the Land Use Preliminary Goals, Policies and Programs.

In accordance with CAC bylaws, a minority report was prepared when three or more CAC members disagreed with a majority vote on a particular topic or issue. Fifteen CAC Minority Reports were prepared on Preferred Land Use Alternative Diagram and Land Use Goals, Policies and Programs (Attachment D).

The Planning Commission considered the CAC's recommended Land Use Goals, Policies and Program and Preferred Land Use Diagram at a special meeting on November 29, 2007. The Planning Commission agreed with the majority of the CAC's recommendations with the exception of two areas in the City of Vacaville's Sphere of Influence and specific requests of three property owners (Robert Hall, Daphne Nixon and Donald Pippo) to change the General Plan land use designation of their property. The Commission recommended recognizing all properties within the City of Vacaville's Sphere of Influence by applying the City's general plan designations. As a result, two areas in the Leisure Town Road area of the City's Sphere of Influence north and south of Interstate 80 that were not included in the CAC's recommendations were recommended for inclusion by the Commission.

The Commission also recommended the three property owners land be redesignated. Only Mr. Hall's request was submitted during the Board established time guidelines for property owner requests and, subsequently, considered by the CAC. Ms. Nixon and Mr. Pippo's requests were not submitted during the Board established time guidelines and, therefore, not considered by the CAC. The Planning Commission's modifications and recommendations are reflected in the Workbook and Preferred Land Use Diagram.

It should be noted that June Guidotti expressed some confusion regarding an entry in the South Vacaville Planning Area CAC workbook (page 20 of 31) that was included as background material for the Planning Commission's meeting of November 29, 2007. In Table 2 under Property Owner Request (P13) the entry for Existing GP Designation was Solid Waste and the entry for Proposed Designation was Pyrolysis Plant. These entries were corrected at the CAC meeting when the South Vacaville Planning Area was discussed. The Existing GP Designation was changed to reflect the correct designation of Extensive Agriculture and the Requested/Proposed Designation was corrected to reflect Extensive Agriculture/Solid Waste/Pyrolysis Plant. The CAC made its decisions based on the corrected information. In addition, Mr. William Reustle addressed the CAC prior to its deliberations stating that Ms. Guidotti is requesting her property be changed from agriculture to industrial solid waste (page 2 of 22 of the September 10, 2007 CAC minutes).

Next Steps

The Board's comments along with the comments received from the CAC, TAC and Planning Commission will be incorporated and highlighted in revised draft goals, policies, and proposed implementation plans for review by the CAC as part of the initial draft General Plan. Any additional revisions from the CAC will then be incorporated into the Draft General Plan for public review, scheduled to be released in March 2008.

ALTERNATIVES:

The Board could choose not to provide comments and staff direction on the Preferred Land Use Diagram and preliminary draft goals, policies and potential implementation programs. Staff does not recommend this alternative. It is important at this time to receive Board comments and direction for consideration by the CAC, staff and the consultants in preparing the Notice of Preparation of an Environmental Impact Report and initial draft General Plan.

OTHER AGENCY INVOLVEMENT:

The Preferred Land Use Diagram and Land Use preliminary goals, policies and potential implementation programs have been reviewed by the Citizens Advisory Committee and Planning Commission. The preliminary goals, policies and programs have been submitted to the Technical Advisory Committee (TAC) for review and comment. The County Administrator's Office and County Counsel have reviewed this report and concur with the Department's recommendations.

CAO RECOMMENDATION:

DEPARTMENT HEAD SIGNATURE:

Birgitta E. Corsello, Director
Resource Management

Attachments

- A. December 11, 2007 Supervisors Workbook, Land Use Preliminary Goals, Policies, and Programs
- B. Preferred Land Use Diagram
- C. Five Geographic Region Land Use Diagrams with Key Index
- D. Minority Reports (15)
- E. Inventory of Property Owner G.P. Designation Proposals
- F. Chart with Acreages for Land Use Classifications (This will be provided under separate cover)

Available for Review at the Clerk of the Board's Office

CAC Workbook Land Use Alternatives – North Vacaville Area
CAC Workbook Old Town Cordelia Special Study Area
CAC Workbook Land Use Alternatives – Dixon Area
CAC Workbook Land Use Alternatives – South Vacaville-Fairfield-Suisun City Area
CAC Workbook Suisun Valley Special Study Area
CAC Workbook Land Use Alternatives – Vallejo-Benicia Area
CAC Workbook Middle Green Valley Special Study Area
CAC Workbook Collinsville Special Study Area
CAC workbook Land Use Alternatives – Rio Vista-Southeast County Area
Land Use Classification Subcommittee Final Report

CAC Minutes

August 13, 2007
August 27, 2007
September 10, 2007
September 24, 2007
October 15, 2007
October 22, 2007