

RESPONSES AND RECOMMENDED CHANGES TO THE 2008 DRAFT GENERAL PLAN IN RESPONSE TO CITY COMMENTS

Page LU-7, Figure LU-1

Place a symbol on Pierson Property, Sengo Property and the property north of Rio Vista Airport on the Land Use Diagram and identify in Land Use Diagram Legend as "Joint Study Area."

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-7, Figure LU-1

Change designation for Limited Industrial area east of I-505 to Specific Project Area.

Page LU-7, Figure LU-1

Remove Resource Conservation Overlay designation from Figure LU-1, Land Use Diagram at location south of Scandia Road and northeast of SR-12 located in the City of Suisun City sphere of influence.

Page LU-7, Figure LU-1

Add the Vacaville-Fairfield-Solano Greenbelt to the Land Use Diagram as an overlay similar to the Tri-City and County Cooperative Planning 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-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 activities 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

LU.I.1a Create Gateway Design Guidelines 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-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 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 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 with approval of a use permit until annexed to the City of Fairfield.

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 overlayer 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 overlayer 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 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 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

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.

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.