



**COUNTY OF SOLANO
GENERAL PLAN UPDATE**

SUISUN VALLEY SPECIAL STUDY AREA

General Plan Current Land Use Designations for Suisun Valley Area

Land Use Classifications for Solano County – Alternative 1	
Existing Land Use Designations	Description
<p>Intensive Agriculture 80 acre lots</p>	<p>Lot size minimums for agricultural areas are 160 acres for non-irrigated lands, 80 acres for irrigated lands, or 40 acres for “highly productive” irrigated parcels (as determined). Re-designation is subject to Measure A. Permitted uses include agriculture. Agricultural service uses are limited to those uses where a rural location to service agriculture is necessary.</p>
<p>Extensive Agriculture 160 acre lots (20 acre lots possible in areas with limited agricultural viability)</p>	<p>Lot size minimums for agricultural areas are 160 acres for non-irrigated lands. In non-essential agricultural areas with limited viability for agricultural uses, a maximum permitted density of 1 du per 20 acres may be applied. Re-designation subject to Measure A. Permitted uses include only those compatible with continued agricultural operations, including limited recreational opportunities in designated areas and limited industrial development in the center of the county. Rural residential uses should be confined to designated areas to minimize potential conflicts.</p>
<p>Rural Residential 0.1-0.4 du/acre (2.5-10 acre lots)</p>	<p>Single family residences on 2.5 to 10 acre parcels. Recreational easements are needed for horseback riding, hiking, and bicycling trails, without conflicting with contiguous uses. Primarily served by individual water and sewer systems, although lots smaller than 5 acres must be provided with public water. Clustering is permitted</p>
<p>Suburban Residential 1-4 du/acre</p>	<p>Existing subdivisions located outside incorporated areas. Future development at Suburban density or higher will not be permitted in the unincorporated areas of the county due to service constraints.</p>

Land Use Classifications for Solano County – Alternative 1

Existing Land Use Designations	Description
Neighborhood Commercial	Basic daily services for the surrounding rural community – primarily convenience goods and personal services. Designed and situated to minimize traffic congestion and impacts on surrounding lands. Development in Old Town Cordelia consistent with Fairfield development standards.
Public	This designation includes airports, schools, solid waste facilities, hazardous waste facilities, and other public facilities. In Suisun Valley, it applies to Solano Community College.