

RESOLUTION NO. 12-030

RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLANO COUNTY AMENDING THE 2008 SOLANO COUNTY GENERAL PLAN

WHEREAS, the Solano County Planning Commission, after proper notice, conducted a public hearing and made recommendations to the Board of Supervisors relating to County-initiated amendments to the Solano County General Plan; and

WHEREAS, the Board of Supervisors has considered the Negative Declaration, the recommendation of the Planning Commission, the staff report, and all letters, comments, and testimony submitted to the Board in public hearing; and

WHEREAS, the Board of Supervisors, after public notice and public hearing, has determined that the Solano County General Plan should be amended as described in Attachment B to the staff report.

RESOLVED, that the Solano County Board of Supervisors does hereby adopt the Negative Declaration and amend the 2008 Solano County General Plan in the following ways, as more fully described in Exhibit 1, attached hereto:

1. Table LU-5 is amended to reflect the actual density ranges in unincorporated Vallejo and in Collinsville, which are between 1 and 10 units per acre;
2. Table LU-7 is amended to reflect the renaming and consolidation of several residential zoning districts;
3. Text is added to page LU-17 explicitly recognizing existing MG-1/2 zoning located within areas designated for Agricultural land use;
4. The description of existing solid waste facilities, on page PF-20, is updated; and
5. Figure LU-1 is amended to reflect existing residential development along Rockville Road.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on February 28, 2012, by the following vote:

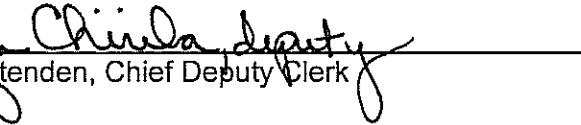
AYES:	Supervisors	<u>Reagan, Spering, Vasquez, and Chair Seifert.</u>
NOES:	Supervisors	<u>None.</u>
EXCUSED:	Supervisors	<u>Kondylis.</u>



Linda J. Seifert, Chair
Solano County Board of Supervisors

ATTEST:

Birgitta E. Corsello, Clerk
Solano County Board of Supervisors

By: Patricia J. Crittenden, Chief Deputy Clerk


Amendment 1: Table LU-5

Table LU-5
General Plan Land Use Designation

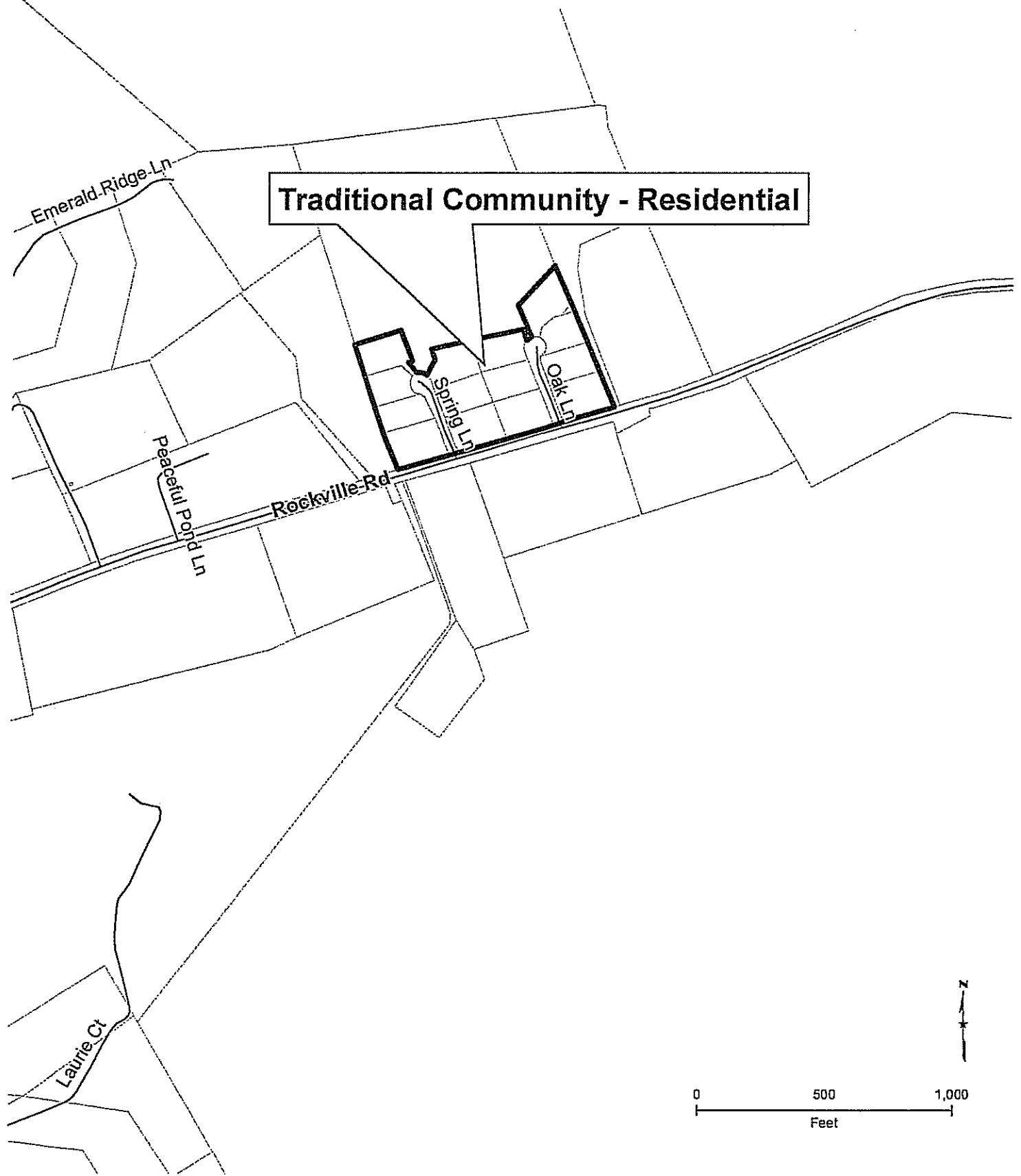
Designation and Density or Intensity	Description
Residential Designations	
RR Rural Residential 1 du/2.5 ac to 1 du/10 ac	Provides for single-family residences on 2.5- to 10-acre parcels. Clustering is permitted.
TC-R Traditional Community Residential 1-4 du/ac	Recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The Traditional Community designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the area of the residential community is anticipated to expand. Within Traditional Community residential areas, future infill residential and mixed-use development may occur.
<u>TC-R Vallejo Unincorporated & Collinsville Areas</u> 1-10 du/ac	Two categories of Traditional Community are established: (1) TC-R, exclusively residential (e.g., Green Valley, Rockville, Willotta Oaks, Collinsville, Snug Harbor and unincorporated areas within Vallejo and Fairfield); and (2) TC-M mixed-use residential and commercial communities (e.g., Old Town Cordelia, Elmira, and Birds Landing and unincorporated areas within Vallejo). Within the Vallejo Unincorporated and Collinsville areas, a higher density range has been applied to reflect existing density range within these communities.
TC-M Traditional Community Mixed Use 1-4 du/ac 0.25 FAR	
<u>TC-M Vallejo Unincorporated Area 1-10 du/ac</u> 0.25 FAR	
UR Urban Residential 2-25 du/ac	Provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development at urban densities. (Note: Exceptions are the unincorporated Vallejo and Vacaville areas with urban services.) The density range provided to the left is approximate based on Solano County city general plans. Refer to the appropriate city general plan for the specific applicable density range.

Amendment 3: Land Use Chapter

Page LU-17, Land Use Designations, new forth paragraph

Within the Agricultural land use designation, properties zoned MG-1/2 prior to adoption of this General Plan in 2008 are recognized and the existing MG-1/2 zoning may continue as being in conformance with the Agricultural land use designation.

Proposed General Plan Designation Rockville Road



Amendment 1: Table LU-5

Table LU-5
General Plan Land Use Designation

Designation and Density or Intensity	Description
Residential Designations	
RR Rural Residential 1 du/2.5 ac to 1 du/10 ac	Provides for single-family residences on 2.5- to 10-acre parcels. Clustering is permitted.
TC-R Traditional Community Residential 1–4 du/ac	Recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The Traditional Community designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the area of the residential community is anticipated to expand. Within Traditional Community residential areas, future infill residential and mixed-use development may occur.
<u>TC-R Vallejo</u> <u>Unincorporated &</u> <u>Collinsville Areas</u> <u>1-10 du/ac</u>	<u>Two categories of Traditional Community are established: (1) TC-R, exclusively residential (e.g., Green Valley, Rockville, Willotta Oaks, Collinsville, Snug Harbor and unincorporated areas within Vallejo and Fairfield); and (2) TC-M mixed-use residential and commercial communities (e.g., Old Town Cordelia, Elmira, and Birds Landing and unincorporated areas within Vallejo). Within the Vallejo Unincorporated and Collinsville areas, a higher density range has been applied to reflect existing density range within these communities.</u>
TC-M Traditional Community Mixed Use 1–4 du/ac 0.25 FAR	
<u>TC-M Vallejo</u> <u>Unincorporated</u> <u>Area 1-10 du/ac</u> <u>0.25 FAR</u>	
UR Urban Residential 2–25 du/ac	Provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development at urban densities. (Note: Exceptions are the unincorporated Vallejo and Vacaville areas with urban services.) The density range provided to the left is approximate based on Solano County city general plans. Refer to the appropriate city general plan for the specific applicable density range.

Amendment 2: Table LU-7

Table LU-7
General Plan/Zoning Consistency Table

Amendment 3: Land Use Chapter

Page LU-17, Land Use Designations, new forth paragraph

Within the Agricultural land use designation, properties zoned MG-1/2 prior to adoption of this General Plan in 2008 are recognized and the existing MG-1/2 zoning may continue as being in conformance with the Agricultural land use designation.

Amendment 4: Public Facilities and Services Chapter

Time Frame: Ongoing

PF.I-26: Continue inspection of individual sewage facilities to ensure they are not adversely affecting water quality.

Related Policy: PF.P-22

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

SOLID WASTE

Planning Context

According to the state (California Public Resources Code, Section 40191[a]) "solid waste" is any discarded solid, semisolid, or liquid material that is not hazardous waste, manure, or vegetable or animal solid or semisolid. Garbage, paper, aluminum cans, and glass jars are common examples of nonhazardous solid waste that are typically disposed of in a landfill or recycled into new materials. Hazardous solid wastes are corrosive, toxic, reactive, or flammable materials, such as oil-based paints, solvents batteries, and automotive fuels that should be disposed of, or recycled, at a facility that specializes in hazardous waste management.

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 landfill. Nonrecyclable solid wastes generated in the unincorporated county are disposed of in one of two privately owned solid waste disposal facilities ~~landfills~~: (1) the Potrero Hills Landfill, located near State Route (SR) 12 and Suisun City, and (2) Recology Hay Road ~~the Hay Reed 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 temporary and limited to only a solid waste facility 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. When the Potrero Hills Landfill is closed, the land use designation for this area shall revert to Agriculture. The Potrero Hills Landfill will reach its ~~near term capacity in 2013, but may be expanded to reach its long term capacity in 20495. The Recology Hay Road Landfill~~ has until 207948 before it reaches capacity. 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. In addition, there is one non-traditional disposal facility, Tonnesen Pet Cemetery. This facility does not accept municipal solid waste. Other than these two landfills, no other facilities accept solid waste in Solano County.

Proposed General Plan Designation Rockville Road

