ORDINANCE NO. 1597

An ordinance amending Chapter 28, Section 28-15 of the Solano County Code to rezone certain properties in the White Slough Area, from General Manufacturing (MG-3) and Commercial Services (CS) to Marsh Preservation (MP); Prezone the City of Vallejo lands north of SR 37 and west of Hwy 29 proposed to be detached from the City of Vallejo to Marsh Preservation (MP); and amend Section 28-38, Marsh Preservation (MP) District, of the Solano County Zoning Regulations to add the Napa Marsh into the intent section.

The Board of Supervisors of the County of Solano ordains as follows:

SECTION 1. Chapter 28, Section 28-15, of the Solano County Code (Zoning Regulations) is amended by amending Zoning Map No. 22N as illustrated in Exhibit A attached to this ordinance.

SECTION 2. Chapter 28, Section 28-38, of the Solano County Code (Zoning Regulations) is amended by adding the Napa Marsh to the intent section as follows:

A primary intent of this Section is to assure the preservation of tidal marshes, seasonal marshes, managed wetlands and lowland grasslands within the Suisun Marsh and White Slough (Napa Marsh). Any development within the Suisun Marsh as defined by Section 29114 of the Public Resources Code may be subject to obtaining a Marsh Development Permit pursuant to the Preservation Act, and as provided for in Section 28-54 of this code.

SECTION 3. All ordinance and parts of ordinances in conflict herewith are repealed.

SECTION 4. The Board of Supervisors has made the following findings in regard to the zoning amendment:

1. The proposed reclassification of land and text amendment is in conformity with the Solano County General Plan with regard to land use, population densities and distribution, traffic circulation, public water supply and other aspects of the General Plan considered by the Planning Commission to be pertinent.

2. The proposed reclassification of land and text amendment is in conformity with the White Slough Specific Area Plan adopted by the Board of Supervisors on January 9, 1996 with regard to land use, population densities and distribution, traffic circulation, sanitary sewer,
flood control improvements and other aspects of the Plan considered by the Planning Commission to be pertinent.

3. The proposed reclassification of land and text amendment is in conformity with the White Slough Specific Area Plan Master Environmental Impact Report adopted by the City of Vallejo City Council on November 28, 1995.

4. The properties are included as one of ten sites that make up Phase I of the Zoning Consistency Program. The Board of Supervisors approved a Negative Declaration for Phase I of the Zoning Consistency Program after public review on February 9, 1999. It was approved because no significant effect on the environment would occur, and there was no substantial evidence in light of the whole record that Phase I of the Zoning Consistency Program would have a significant effect on the environment.

SECTION 5. This ordinance shall be published once in the Daily Republic, a newspaper of general circulation in the County of Solano, not later than fifteen (15) days after the date of its passage and adoption and shall take effect thirty (30) days from and after its passage.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on December 5, 2000, by the following vote:

AYES: Supervisors Kromm, Silva, Thomson, and Chairwoman Kondylis

NOES: Supervisors None

EXCUSED: Supervisors Carroll

ATTEST:
Michael D. Johnson, Clerk
of the Board of Supervisors

By: Maggie Jimenez, Deputy Clerk

BARBARA KONDYLIS, Chairwoman