AN ORDINANCE AMENDING CHAPTER 28, SECTION 28-15 OF THE SOLANO COUNTY CODE TO REZONE PROPERTIES IN THE UNINCORPORATED CORDELIA AND ROCKVILLE AREAS FROM HIGHWAY COMMERCIAL CH AND COMMERCIAL SERVICE CS TO BUSINESS AND PROFESSIONAL OFFICE CO; RESIDENTIAL ESTATE RE1/3 to NEIGHBORHOOD COMMERCIAL CN; EXCLUSIVE AGRICULTURE A-20 AND RESIDENTIAL ESTATE RE-1 to PARK P; EXCLUSIVE AGRICULTURE A-20 TO RURAL RESIDENTIAL RR-2 1/2 AND RESIDENTIAL ESTATE RE-1 TO EXCLUSIVE AGRICULTURAL A-20

The Board of Supervisors of the County of Solano, State of California does hereby ordain as follows:

SECTION I

Chapter 28, Section 28-15, of the Solano County Code (Zoning Regulations) is amended by amending Zoning Map No. 11N, 11S and 12N as illustrated in Exhibits A and B attached to this ordinance.

SECTION II

All ordinance and parts of ordinances in conflict herewith are repealed.

SECTION III

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

1. The zoning amendment is in conformity with the Solano County General Plan with regard to land use, population densities and distribution, traffic circulation and other aspects of the General Plan considered by the Board of Supervisors to be pertinent.

2. Adequate utilities, access roads, drainage, sewerage, and other necessary facilities have been or will be provided.

3. The zoning amendment will not constitute a nuisance or be detrimental to the health, safety, comfort, or general welfare of the people of the County or be detrimental to adjacent property or improvements in the neighborhood.

4. A Negative Declaration has been prepared and circulated for this project. The Board of Supervisors has considered the Negative Declaration together with any comments received during the public review process and hearing. The Board of Supervisors finds on the basis of the Negative Declaration and any comments received that there is no substantial evidence that the proposed rezoning will have a significant effect on the environment.
SECTION IV

A summary of 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.

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Passed and adopted by the Solano County Board of Supervisors at its regular meeting on August 10, 2004, by the following vote:

AYES: Supervisors Forney, Kromm, Vasquez, and Chairman Silva

NOES: None

EXCUSED: Kondyliis

John F. Silva, Chairman of the Board of Supervisors

ATTEST:
Michael Johnson, Clerk
of the Board of Supervisors

By: Maggie Jimenez, Deputy Clerk

Exhibit A: Location map illustrating the Cordelia Area rezoning
Exhibit B: Location map illustrating the Rockville Area rezoning
Solano County General Plan Revision Cordelia Area

Proposed Zoning Designations
- Exclusive Agriculture (20 acre minimum) A-20
- Limited Agriculture (160 acre minimum) AL-160
- Rural Residential (2.5 minimum) RR-2 1/2
- Estate Residential (1/3 acre minimum) RE-1/3
- Estate Residential (1/2 acre minimum) RE-1/2
- Highway Commercial CH
- Neighborhood Commercial CN
- Commercial Service CS
- Business & Professional Office CO
- General Manufacturing (3 acre minimum) MG-3
- Marsh Preservation MP

Other Features
- State Highways
- Other Roads
- Fairfield City Limit
- Parcels

Exhibit A
Solano County
General Plan Revision
Rockville Corners Area

Proposed County Zoning

County Zoning Designations
- Exclusive Agriculture (20 acre minimum) A-20
- Exclusive Agriculture (40 acre minimum) A-40
- Rural Residential (2.5 minimum) RR-2 1/2
- Rural Residential (5 acre minimum) RR-5
- Estate Residential (1/4 acre minimum) RE-1/4
- Estate Residential (1/3 acre minimum) RE-1/3
- Estate Residential (1/2 acre minimum) RE-1/2
- Estate Residential (1 acre minimum) RE-1
- Park P
- Neighborhood Commercial CN
- City of Fairfield

Other Features
- Rezone from A-20 to RR-2 1/2
- Rezone from RE-1 to A-20
- Rezone from A-20 and RE-1 to P

Exhibit B