ORDINANCE NO. 1656

AN ORDINANCE AMENDING CHAPTER 28, SECTION 28-15 OF THE SOLANO COUNTY CODE TO REZONE PROPERTIES IN THE UNINCORPORATED HOMEACRES AREA FROM NEIGHBORHOOD COMMERCIAL (CN) TO ONE-FAMILY RESIDENCE (RS6); FROM NEIGHBORHOOD COMMERCIAL (CN) TO RESIDENTIAL ESTATE (RE-½); FROM NEIGHBORHOOD COMMERCIAL (CN) TO SERVICE COMMERCIAL (CS); FROM NEIGHBORHOOD COMMERCIAL (CN) AND RESIDENTIAL ESTATE (RE-½) TO ONE-FAMILY RESIDENCE (RS6); FROM NEIGHBORHOOD COMMERCIAL (CN) AND RESIDENTIAL ESTATE (RE-½) TO NEIGHBORHOOD COMMERCIAL (CN); FROM SERVICE COMMERCIAL (CS) TO RESIDENTIAL ESTATE (RE-½); FROM SERVICE COMMERCIAL (CS) TO ONE-FAMILY RESIDENCE (RS6) FROM ; FROM SERVICE COMMERCIAL (CS) AND RESIDENTIAL ESTATE (RE-½) TO MULTIPLE RESIDENCE (R-M1); FROM RESIDENTIAL ESTATE (RE-½) TO MULTIPLE RESIDENCE (R-M1); FROM RESIDENTIAL ESTATE (RE-½) TO SERVICE COMMERCIAL (CS); FROM RESIDENTIAL ESTATE (RE-½) TO NEIGHBORHOOD COMMERCIAL (CN); FROM MULTIPLE RESIDENCE (R-M4) TO ONE-FAMILY RESIDENCE (RS6); FROM MULTIPLE RESIDENCE (R-M4) TO MULTIPLE RESIDENCE (R-M1); FROM MULTIPLE RESIDENCE (R-M4) TO SERVICE COMMERCIAL (CS); FROM MULTIPLE RESIDENCE (R-M4) AND RESIDENTIAL ESTATE (RE-½) TO SERVICE COMMERCIAL (CS); AND FROM MULTIPLE RESIDENCE (R-M4) TO DUPLEX RESIDENCE (R-D)

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. 21S as illustrated in Exhibit A 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All ordinance and parts of ordinances in conflict herewith are repealed.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.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on December 7, 2004, by the following vote:

AYES: Supervisors Forney, Kromm, Vasquez, and Chairman Silva
NOES: Supervisors None
EXCUSED: Supervisors Kondylis

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 Benicia Road Area rezoning
EXHIBIT A
Benicia Road Rezoning