ORDINANCE NO. 2010-1712

AN ORDINANCE AMENDING CHAPTER 28, SECTION 28-15 OF THE SOLANO COUNTY CODE TO REZONE ±33 ACRES LOCATED SOUTHWESTERLY OF THE INTERSECTION OF SUISUN VALLEY ROAD AND ROCKVILLE ROAD IN A RESIDENTIAL ESTATE (RE-1) ZONING DISTRICT FROM RESIDENTIAL ESTATE (RE-1) TO RESIDENTIAL ESTATE (RE-1/2) AND TO IMPOSE A POLICY PLAN OVERLAY ZONING DISTRICT (PP-10-01) ON SUCH PROPERTY.

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 AND 12n as illustrated in Exhibit A, attached to this ordinance, rezoning the property from Residential Estate (RE-1) District to Residential Estate (RE-1/2) District.

SECTION II

Pursuant to Chapter 28, Section 28-39, of the Solano County Code (Zoning Regulations), the Policy Plan Overlay Zoning District PP-10-01, as set forth in Exhibit B and Exhibit C, attached to this ordinance, is adopted for the property referenced in Section 1 of this ordinance.

SECTION III

All ordinance and parts of ordinances in conflict herewith are repealed.

SECTION IV

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

1. The proposed zone change is in conformity with the Solano County General Plan with respect 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.

The proposed zone change of the project site from Residential Estate (RE-1) District to Residential Estate (RE-1/2) District would conform to the existing General Plan designation of Traditional Community, thereby permitting development of the property with land uses, population densities, and traffic circulation as envisioned by the General Plan.

2. The area of land proposed for rezoning is contiguous to other properties that are currently zoned Residential Estate.

The property is contiguous to other properties that are currently zoned Residential Estate RE-1, including properties both north, south and west of the project site.

3. The project has been reviewed and processed in accordance with the California Environmental Quality Act (CEQA) and the County CEQA Guidelines.
A Mitigated Negative Declaration was prepared and made available for public review. The Planning Commission has considered the Recirculated Mitigated Negative Declaration and public comments thereon prior to acting on the project and finds that the Mitigated Negative Declaration is adequate and there is no evidence that the project will have a significant impact on the environment.

On June 3, 2010, the Solano County Planning Commission reviewed the proposed Rezoning, Policy Plan Overlay and Tentative Subdivision Map and recommended Board approval of the Rezoning, Policy Plan Overlay and Tentative Subdivision Map and adoption of the Mitigated Negative Declaration.

The Board has read, considered and adopted a Mitigated Negative Declaration prior to taking action on Rezoning Petition No. Z-08-01 and Policy Plan Overlay No. PP-10-01.

SECTION V

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 July 27, 2010, by the following vote:

AYES: Supervisors Reagan, Spering, and Chair Vasquez

NOES: Supervisors Seifert

EXCUSED: Supervisors Kondylic

John M. Vasquez, Chairman
Solano County Board of Supervisors

ATTEST: Michael D. Johnson, Clerk
Solano County Board of Supervisors

By: Patricia J. Crittenden, Chief Deputy Clerk
Exhibit A: Location map illustrating the subject property along with the **proposed** zoning

Zoning Districts

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Description</th>
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<tbody>
<tr>
<td>Exclusive Agriculture</td>
<td>Residential and Non-Retail Commercial Use</td>
</tr>
<tr>
<td>Agricultural A-30</td>
<td>(10 acres minimum)</td>
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<tr>
<td>Agricultural A-40</td>
<td>(25 acres minimum)</td>
</tr>
<tr>
<td>Agricultural A-150</td>
<td>(50 acres minimum)</td>
</tr>
<tr>
<td>Limited Agricultural</td>
<td></td>
</tr>
<tr>
<td>Limited Agriculture 16-58</td>
<td>(20 acres minimum)</td>
</tr>
<tr>
<td>Limited Agriculture 26-180</td>
<td>(35 acres minimum)</td>
</tr>
<tr>
<td>Rural Residential</td>
<td></td>
</tr>
<tr>
<td>Rural Residential 410</td>
<td>(1 acre minimum)</td>
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<tr>
<td>Urban Residential</td>
<td></td>
</tr>
<tr>
<td>Urban Residential 200</td>
<td>(1 acre minimum)</td>
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<tr>
<td>Commercial</td>
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<td>Commercial</td>
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<tr>
<td>Manufacturing &amp; Industrial</td>
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<td>Open Space</td>
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<td>Open Space</td>
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</tbody>
</table>

**Exhibit A**

**Location map illustrating the subject property along with the proposed zoning.**

**Zoning Districts**

- Exclusive Agriculture
- Agricultural A-30 (10 acres minimum)
- Agricultural A-40 (25 acres minimum)
- Agricultural A-150 (50 acres minimum)
- Limited Agricultural
- Limited Agriculture 16-58 (20 acres minimum)
- Limited Agriculture 26-180 (35 acres minimum)
- Rural Residential
- Rural Residential 410 (1 acre minimum)
- Urban Residential
- Urban Residential 200 (1 acre minimum)
- Commercial
- Manufacturing & Industrial
- Open Space
EXHIBIT B

LAND USE AND DEVELOPMENT STANDARDS

A. Statement of Purpose:

The purpose and intent of this Policy Plan (PP) Overlay District is to provide for establishment of specific site development standards and general residential standards consistent with the establishment of a 33 home, rural residential subdivision and related common areas and public infrastructure. Under the proposed Policy Plan (PP) Overlay the project, located on 33 acres west of Suisun Valley Road, south of Rockville Road and east of Oakwood River, is consistent with the General Plan and provides needed flexibility in addressing the concern of area residents in better maintaining the rural character of the area.

B. Permitted Uses: Single Family Dwelling.

C. Accessory Uses: Those consistent with Section 28-24 Suburban Residential Districts (RE-1/2).

D. Conditional Uses: Those consistent with Section 28-24 Suburban Residential Districts (RE-1/2).

E. Prohibited Uses: All uses not specifically allowed under B, C and D above.

F. Architectural Standards:

1. Designs, Colors and Materials:
   a. Residences shall be designed in a manner and keeping consistent with the rural nature of the area, colors, and materials shall be suitable and complimentary to the architectural style of the homes and with the project surroundings.
   b. Lots 21 thru 26 shall be single story homes.
   c. Architectural approval consistent with Section 28-58 of the County Zoning Code shall be required.
   d. Approval by the Architectural Review Committee of the project homeowners association is required.

2. Signs:
   a. Two (2) permanent entrance signs are allowed
   b. Temporary subdivision marketing signage is allowed to county standards.
3. **Street Lights:**

   Street lights shall be installed at intersections only and shall be of the shielded down focus variety.

G. **Height, Building Coverage and Setbacks:**

   Consistent with Section 28-24 Suburban Residential Districts (RE-1/2).

H. **Landscaping:**

   A master landscape plan shall be developed and included for review in the project improvement plans.

I. **Parking:**

   a. Consistent with RE-1/2 requirements.

   b. On-street parking is prohibited on Oakwood Drive and limited to designated parking area of Streets A and B.

**EXCEPTIONS**

1. Street width right-of-way reduction to 40 feet minimum.

2. Modified curb and gutter to mountable curb (see sheet C3 for detail)

3. Street lights to be installed at the intersection of Oakwood Drive and Rockville Road and intersection of Street "B" and Suisun Valley Road only.

**RESTRICTIONS**

1. **Fireplace restrictions:** Gas only fireplaces in new residences. This does not preclude outdoor fireplaces that may be otherwise permitted within the county.

2. **Residential construction (except mobilehome parks):** New construction and substantial improvement of any residential structure shall have the lowest habitable floor, including basement, elevated at least 12 inches above the level of the base flood elevation or depth number specified on the firm (flood insurance rate map), whichever applies to the area, unless otherwise restricted.
EXHIBIT C

PP-10-01 DEVELOPMENT PLAN