ORDINANCE NO. 916

AN ORDINANCE AMENDING CHAPTER 28, SECTION 28-6
OF THE SOLANO COUNTY CODE, REZONING 834.1 ACRES
FROM "A-20" EXCLUSIVE AGRICULTURAL DISTRICT TO
AN "MG-3" GENERAL MANUFACTURING DISTRICT

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

SECTION I: The Board of Supervisors of Solano County finds
that the rezoning for the proposed use is in accord with the
Solano County General Plan for the following reasons:

1. That the Solano County Southeastern General Plan 1990,
was adopted in 1973 for the purpose of assisting the County to
achieve, through effective planning, orderly development of the
areas covered in the Plan between the time of its passage and
1990.

2. That the said General Plan provides for the future
land use for manufacturing to be located around the Collinsville
Harbor area and further north along the existing and future road
and railroad transportation band. The areas east of Collins-
ville Harbor are suitable for those industrial activities which
depend on the Sacramento deep-water channel for their products.

3. The land use element of said General Plan designates
that its goal is to provide lands for industrial growth and
development with a minimum of adverse environmental effect and
maximum accessibility (road, rail and water). The stated policy
of the land use element of said General Plan is that acceptable
industrial growth should be strongly encouraged to go together
with the construction of road, rail and harbor transportation
facilities. Emphasis is on enterprises which provide employ-
ment on a year-round basis, without polluting or otherwise
offending the environment.

4. The circulation element of said General Plan provides
for employment centers to be planned around the greater
Collinsville Harbor industrial area and further north towards
the Meridian Airport and Commercial Service Area. Said plan
provides for the development of a deep-water port facility in
the Collinsville area and further that the industrial potential
for the area is excellent and can only be heightened by a public
harbor at Collinsville. Apart from the harbor, other factors
of advantages for that particular location for industry include:
1) Immediate access to existing rail lines, 2) proposed new
freeway and extension north to Highway 12, 3) no existing
nor planned residential areas nearby which could hinder
industrial expansion, and, 4) a major airport nearby, outside
of the coastal fog belt, but close to the Bay.

5. For the foregoing reasons, this Board finds that
the proposed Dow Petrochemical Project is in accord with the
general intent, purpose, and scope of the Solano County South-
eastern General Plan 1990.

SECTION II: The Board of Supervisors of Solano County further
finds that the social and economic benefits of the proposed
project far outweigh any adverse effects upon the environment
or agriculture for the following reasons:

a. Tax revenues accruing to the local, regional
and state economies would be significantly
increased.

b. There would be a substantial number of new jobs
created locally and throughout the region which
should result in a significant reduction in un-
employment.

c. The project would result in a more diversified
employment base and tax base for Solano County
which is especially desirable because of the
County's heavy reliance on employment by the
Federal government.

d. There could be substantial energy savings to
the nation as a whole by reducing transportation
distances for raw materials and products and
therefore reducing the fuels used in such
transportation.
SECTION III: Chapter 28, Section 28-6 of the Solano County Code (Zoning Regulations) is hereby amended by amendment to Sectional District Maps No'd. 4-R18 and 4-S18; the effect of which is to rezone said properties from A-20 (Exclusive Agricultural District to MG-3 [General Manufacturing District]). The Sectional District Maps, as amended, (marked Exhibit "A") together with a legal description of said property (marked Exhibit "B") are attached hereto and made a part of this Ordinance.

Said rezoning is conditioned upon, and shall be effective only upon, the execution by The Dow Chemical Company of an agreement, approved by this Board, that The Dow Chemical Company will assume the burden of local road maintenance during plant construction and will share in certain other costs that may be incurred by the County of Solano in connection with the construction of the planned industrial facilities.

As a further condition to the rezoning referred to herein, The Dow Chemical Company shall agree that to the extent feasible, it will implement the mitigation measures described in Chapter XVIII of the Final Environmental Impact Report adopted by this Board on November 4, 1975.

SECTION IV: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION V: This Ordinance shall be published once before the expiration of FIFTEEN (15) DAYS after its final passage in the Solano Republic, a newspaper of general circulation, printed and published in the County of Solano, State of California, and shall be in full force and effect THIRTY (30) DAYS after its passage.

RICHARD BRANN, Chairman of the Solano County Board of Supervisors

ATTEST: NEIL CRAWFORD, County Clerk and ex officio Clerk of the Board of Supervisors, Deputy Clerk
I, NEIL CRAWFORD, County Clerk and ex officio Clerk of the Board of Supervisors of the County of Solano, State of California, do hereby certify that the above and foregoing Ordinance was introduced at a regular meeting thereof held on the ____ day of November, 1975.

On the motion of Supervisor Bragon and the second of Supervisor Searfield this Ordinance was adopted at a regular meeting of said Board on the 18 day of November, 1975 by the following vote:

AYES: SUPERVISORS: Bragon, Hilliard, Searfield and C.M. Brown

NOES: SUPERVISORS: Maxwell

ABSENT: SUPERVISORS: None

WITNESS my hand and the Seal of said Board this 18 day of November, 1975.

NEIL CRAWFORD, County Clerk

By /s/ [Signature]
Deputy Clerk
SUBJECT AREA TO BE REZONED FROM AN "A-20" TO AN "M-6" ZONE BY AMENDMENT OF SECTIONAL DISTRICT MAP NO. 4-S18 AND 4-R18 OF CHAPTER 28, SECTION 28-6 OF THE SOLANO COUNTY CODE.
DESCRIPTION OF
REZONING BOUNDARY
PROPOSED Dow CHEMICAL SITE
SOLANO COUNTY, CALIFORNIA

ALL THAT REAL PROPERTY SITUATE IN THE UNINCORPORATED
TERRITORY OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND DISTRIBUTED TO LORENZO M. McOmie BY THAT CERTAIN DEGREE OF PARTIAL DISTRIBUTION BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SOLANO COUNTY IN BOOK 649 OF OFFICIAL RECORDS AT PAGE 511, AND BEING A PORTION OF SECTIONS 19 AND 20, AND PROJECTED SECTIONS 29 AND 30 OF TOWNSHIP 3 NORTH, RANGE 2 EAST MOUNT DIABLO MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE EASTERLY EXTREMITY OF THAT CERTAIN COURSE IN THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONDEMNED BY THE UNITED STATES OF AMERICA FOR SPOILS BANK PURPOSES, AS SAID CERTAIN PARCEL OF LAND IS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION HAD IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SECOND DIVISION, AND BEING RECORDED IN BOOK 208 OF DEEDS AT PAGE 152 IN SAID OFFICE OF THE COUNTY RECORDER, SAID COURSE ACCORDING TO THE DESCRIPTION CONTAINED WITHIN SAID FINAL ORDER OF CONDEMNATION BEING DESCRIBED AS SOUTH 73º 52' 30" WEST 1597.8 FEET; THENCE, FROM THE SAID POINT OF COMMENCEMENT ALONG SAID SOUTHERLY LINE (THE BEARINGS OF THIS DESCRIPTION BEING REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM ZONE 11) NORTH 60º 18' 55" EAST 2022.99 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID SOUTHERLY LINE WEST 2435.66 FEET; THENCE, NORTH 41º45.85 FEET; THENCE, NORTH 57º 27' 58" EAST 4312.12 FEET; THENCE, EAST 1000.00 FEET; THENCE, SOUTH 72º 00' 00" EAST 2411.22 FEET; THENCE, SOUTH 33º 00' 00" EAST 2748.70 FEET TO SAID SOUTHERLY LINE; THENCE, ALONG SAID SOUTHERLY LINE SOUTH 60º 18' 55" WEST 6894.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 834.1 ACRES OF LAND MORE OR LESS.

EXHIBIT "B"