NEGATIVE DECLARATION OF THE SOLANO COUNTY DEPARTMENT OF RESOURCE MANAGEMENT

PROJECT TITLE:

2011 General Plan, Zoning Code (Chapter 28 of Solano County Code), and zoning map amendments (G-11-01, ZT-11-01 and Z-11-02)

PROJECT DESCRIPTION AND LOCATION:

The project consists of the following actions:

General Plan Amendments

- 1. Table LU-5 corrects the Traditional Community Residential density standard.
- 2. Table LU-7 update table to reflect the revised zoning district classification system and new Residential Traditional Community and Agricultural Suisun Valley zoning districts.
- Land Use Chapter, pg LU-17, Land Use Designations, provisions for existing General Manufacturing (MG ½) zoned properties in areas designated Agriculture.
- 4. Public Facilities and Services Chapter, pg PF-20 Solid Waste, updates solid waste facilities descriptions and Figure PF-2.

Repeal and Adopt New Chapter 28 Zoning Regulations

- 1. Zoning Code Sections renumbered.
- 2. Establishing a new Article I, General section including new land use definitions.
- 3. Establishing a new Article II section including:
 - a. Reformatting the following districts

Limited Agriculture (A-L)

Water Dependent Industrial (I-WD) District

Marsh Preservation District (MP)

b. Reformatting and amending the following districts:

Agricultural (A) District

Rural Residential (R-R) District

Highway Commercial (C-H) District

Neighborhood Commercial (C-N) District

Commercial Recreation (C-R) District

Commercial Service (C-S) District

Limited Manufacturing (M-L)

General Manufacturing (M-G)

Watershed and Conservation (W) District

Park (P) District

c. Establishing a new Residential -Traditional Community (R-TC) district consolidating the existing Suburban Residential and Urban Residential

zoning districts.

- d. Establishing a new Residential Traditional Community Mixed Use (R-TC-MU).
- 4. Establishing a new Article III, Land Use Regulation section
- 5. Establishing a new Article IV, Site Development and Performance Standards section.
- 6. Establishing a new Article V, Operations of Chapter section.

Zoning Map Amendments

- 1. Re-title the Residential zoning districts, R-E, R-S, R-D, and R-M to the R-TC classification.
- 2. Rezone Benicia Road west of I-80 from Neighborhood Commercial (CN) to Residential –Tradition Community Mix Use (R-TC-MU).
- Rezone five Commercial Recreation land use designated areas on Ryer Island, SR12 east of Shiloh Road, Rockville Road between Green Valley Road and Suisun Valley Road and Midway Road/I-505 from Park (P) and Agriculture (A) to Commercial Recreation (CR).

FINDINGS:

The Solano County Department of Resource Management has evaluated the Initial Study which was prepared in regards to the project. The County found no potentially significant adverse environmental impacts likely to occur. The County determined that the project qualifies for a Negative Declaration. The Initial Study of Environmental Impact, including the project description, findings and disposition, are attached.

MITIGATION MEASURES INCORPORATED INTO PROJECT DESCRIPTION:

None

PREPARATION:

This Negative Declaration was prepared by the Solano County Department of Resource Management. Copies may be obtained at the address listed below or at www.solanocounty.com/depts/rm

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