

TABLE OF CONTENTS

Chapter	Page
1 INTRODUCTION	IN-1
Overview and Setting	IN-1
The Community's Vision	IN-5
Purpose and Scope	IN-7
Plan Format	IN-7
Planning Process.....	IN-12
Orderly Growth Initiative	IN-12
Measure T.....	IN-12
General Plan Outreach	IN-13
Implementing the General Plan.....	IN-17
Development Strategy.....	IN-18
Implementation Programs	IN-18
The General Plan in Relation to Other Planning Efforts	IN-19
Federal Government	IN-19
State Government.....	IN-20
Regional Government	IN-20
City Plans	IN-20
Supporting Documentation	IN-21
2 LAND USE	LU-1
Introduction	LU-1
Scope and Content	LU-2
Purpose and Relationship to Other General Plan Chapters	LU-2
Planning Context.....	LU-4
Land Use Plan	LU-6
Land Use Diagram	LU-6
Land Use Diversity	LU-9
Measuring Land Use Density and Intensity	LU-9
Development Capacity	LU-10
Land Use Designations	LU-17
Airport Compatible Land Uses	LU-26
Related Plans, Programs, and Agencies	LU-31
Goals.....	LU-33
Policies	LU-34
Municipal Service Areas	LU-35

Table of Contents

Residential Uses LU-36
 Commercial and Industrial Uses LU-36
 General Land Use Policies LU-37
 Implementation Programs..... LU-38
 Regulations LU-38
 Development Review..... LU-41
 Coordination with Other Agencies and Organizations LU-47
 Special Study Areas LU-50
 Middle Green Valley LU-50
 Suisun Valley LU-59
 Collinsville LU-67
 Old Town Cordelia..... LU-74

3 AGRICULTURE.....AG-1
 Introduction..... AG-1
 Scope and Content AG-3
 Purpose and Relationship to Other General Plan Chapters AG-3
 Related Plans, Programs, and Agencies AG-3
 Current Solano County Agriculture AG-7
 Agricultural Economy AG-8
 Agricultural Land Use AG-8
 Conservation and Farmland Conversion..... AG-12
 Agricultural Identity and Tourism..... AG-13
 Agricultural Conservation Tools AG-13
 Conservation Techniques AG-13
 Agricultural Regions..... AG-17
 Goals..... AG-27
 Policies AG-28
 Regional Policies AG-31
 Implementation Programs..... AG-33
 Regulations AG-33
 Funding, Physical Improvements, and Capital Projects AG-36
 Development Review..... AG-38
 Ongoing Planning Efforts, Public Outreach, and Education.... AG-40
 Coordination with Other Agencies and Organizations AG-44

4 RESOURCESRS-1
 Introduction..... RS-1
 Purpose RS-2
 Scope and Content RS-2
 Relationship to Other General Plan Chapters..... RS-4
 Goals..... RS-5
 Biological Resources RS-6
 Planning Context RS-6
 Related Plans, Programs, and Agencies RS-7
 Policies..... RS-11
 Implementation Programs RS-12
 Marsh and Delta Areas..... RS-22
 Planning Context RS-22
 Related Plans, Programs, and Agencies RS-22
 General Marsh-Delta Policies RS-24
 Suisun Marsh Policies..... RS-24

Table of Contents

Sacramento–San Joaquin Delta Policies..... RS-27
 White Slough Specific Plan Area Policies..... RS-29
 Napa Sonoma Marsh Restoration Project Policy..... RS-29
 Implementation Programs..... RS-30
 Minerals RS-31
 Planning Context RS-31
 Related Plans, Programs, and Agencies RS-32
 Policies RS-35
 Implementation Programs..... RS-35
 Scenic Resources RS-36
 Planning Context RS-36
 Related Plans, Programs, and Agencies RS-37
 Policies RS-37
 Implementation Programs..... RS-37
 Cultural Resources RS-41
 Planning Context RS-41
 Related Plans, Programs, and Agencies RS-43
 Policies RS-43
 Implementation Programs..... RS-43
 Recreational Resources RS-46
 Planning Context RS-46
 Related Plans, Programs, and Agencies RS-47
 Policies RS-47
 Implementation Programs..... RS-48
 Energy Resources and Conservation..... RS-51
 Planning Context RS-51
 Related Plans, Programs, and Agencies RS-55
 Policies RS-56
 Implementation Programs..... RS-57
 Community Separators..... RS-69
 Planning Context RS-69
 Related Plans, Programs, and Agencies RS-70
 Policies RS-71
 Implementation Programs..... RS-71
 Water Resources and Quality..... RS-72
 Planning Context RS-72
 Related Plans, Programs, and Agencies RS-74
 Policies RS-78
 Implementation Programs..... RS-79

5 PUBLIC HEALTH AND SAFETY HS-1
 INTRODUCTION HS-1
 Scope and Content HS-4
 Relationship to Other County Plans..... HS-4
 GOALS HS-6
 Climate Change Vulnerability HS-7
 PUBLIC SAFETY ISSUES HS-9
 Flood and Inundation Hazards HS-9
 Planning Context HS-9
 Related Plans, Programs, and Agencies HS-20
 Flood and Inundation Hazards Goals, Policies and Implementation
 Programs..... HS-22

"Planning for a Sustainable Solano County"

Table of Contents

"Planning for a Sustainable Solano County"

Seismic and Geologic Hazards.....HS-27
 Planning ContextHS-27
 Related Plans, Programs, and AgenciesHS-38
 Seismic and Geologic Hazards Goals, Policies and Implementation ProgramsHS-39
 Fire HazardsHS-43
 Planning ContextHS-43
 Fire Hazards Goals, Policies and Implementation ProgramsHS-49
 Hazardous Waste and MaterialsHS-57
 Planning ContextHS-57
 Related Plans, Programs, and AgenciesHS-57
 Hazardous Waste and Materials Goals, Policies and Implementation ProgramsHS-58
 Emergency Preparation and ResponseHS-64
 Planning ContextHS-64
 Related Plans, Programs, and AgenciesHS-65
 Emergency Preparation and Response Goals, Policies and Implementation ProgramsHS-69
 Agriculture and Ecosystem HazardsHS-73
 Planning ContextHS-73
 Related Plans, Programs, and AgenciesHS-73
 Agriculture and Ecosystem Hazards Goals, Policies and Implementation ProgramsHS-74
 Climate Resilience.....HS-75
 DroughtHS-75
 Extreme Heat.....HS-76
 Severe WeatherHS-77
 Public Health.....HS-82
 Planning ContextHS-82
 Related Plans, Programs, and AgenciesHS-84
 Public Health Goals, Policies and Implementation Programs.....HS-84
 Air QualityHS-88
 Planning ContextHS-88
 Related Plans, Programs, and PoliciesHS-95
 Air Quality Goals, Policies and Implementation ProgramsHS-96
 NoiseHS-100
 Planning ContextHS-100
 Related Plans, Programs, and PoliciesHS-107
 Noise Goals, Policies and Implementation ProgramsHS-115

6 ECONOMIC DEVELOPMENT ED-1
 Introduction..... ED-1
 Scope and Content ED-2
 Purpose and Relationship to Other General Plan Chapters ED-2
 Planning Context..... ED-3
 Economic Conditions and Trends..... ED-4
 Employment ED-4
 The Labor Force ED-6
 Economic Development Strategies ED-7
 Employment ED-7
 Labor Force ED-8
 Opportunity Sites ED-9

Table of Contents

Commercial and Industrial Land Use Planning..... ED-13
 Infrastructure Planning ED-13
 Related Plans, Programs, and Agencies ED-13
 Solano EDC..... ED-14
 California Workforce Investment Board..... ED-14
 Goals..... ED-15
 Policies ED-15
 Implementation Programs ED-17
 Funding, Physical Improvements, and Capital Projects ED-17
 Ongoing Planning Efforts, Public Outreach and Education ED-17
 Coordination with Other Agencies and Organizations ED-18

7 TRANSPORTATION AND CIRCULATION..... TC-1
 Introduction TC-1
 Purpose TC-2
 Scope and Content TC-4
 Relationship to Other General Plan Chapters TC-4
 Goals..... TC-4
 General Transportation..... TC-5
 Planning Context TC-5
 Related Plans, Programs, and Policies TC-6
 Policies TC-6
 Implementation Programs..... TC-7
 Roadways TC-9
 Planning Context TC-9
 Policies TC-15
 Implementation Programs..... TC-15
 Bus Transit TC-17
 Planning Context TC-17
 Related Plans, Programs, and Policies TC-18
 Policies TC-18
 Implementation Programs..... TC-18
 Rail Services..... TC-19
 Planning Context TC-19
 Related Plans, Programs, and Policies TC-20
 Policy TC-20
 Implementation Programs..... TC-20
 Air Transportation TC-21
 Planning Context TC-21
 Policies TC-22
 Implementation Programs..... TC-22
 Port Facilities and Ferries..... TC-23
 Planning Context TC-23
 Policy TC-23
 Implementation Program TC-23
 Nonmotorized Facilities TC-24
 Planning Context TC-24
 Related Plans, Programs, and Policies TC-25
 Policies TC-25
 Implementation Programs..... TC-25

Table of Contents

"Planning for a Sustainable Solano County"

8 PUBLIC FACILITIES AND SERVICES.....PF-1

- Introduction..... PF-1
 - Purpose PF-2
 - Scope and Content PF-2
 - Relationship to Other General Plan Chapters..... PF-3
- Goals PF-3
- General..... PF-4
 - Policies..... PF-4
 - Implementation Programs PF-5
- Water Facilities and Service PF-7
 - Planning Context PF-7
 - Related Plans, Programs, and Agencies PF-8
 - Policies..... PF-8
 - Implementation Programs PF-9
- Sewer and Wastewater PF-14
 - Planning Context PF-14
 - Related Plans, Programs, and Agencies PF-15
 - Policies..... PF-15
 - Implementation Programs PF-16
- Solid Waste PF-20
 - Planning Context PF-20
 - Related Plans, Programs, and Agencies PF-22
 - Policies..... PF-22
 - Implementation Programs PF-23
- Drainage PF-25
 - Planning Context PF-25
 - Policies..... PF-25
 - Implementation Programs PF-26
- Fire Protection and Emergency Services..... PF-28
 - Planning Context PF-28
 - Policies..... PF-29
 - Implementation Programs PF-29
- Law Enforcement PF-31
 - Planning Context PF-31
 - Policies..... PF-32
 - Implementation Programs PF-32
- Public Education PF-33
 - Planning Context PF-33
 - Related Plans, Programs, and Agencies PF-34
 - Policies..... PF-35
 - Implementation Programs PF-35
- Community Facilities PF-37
 - Planning Context PF-37
 - Related Plans, Programs, and Agencies PF-38
 - Policies..... PF-38
 - Implementation Programs PF-39
- Utilities PF-40
 - Planning Context PF-40
 - Related Plans, Programs, and Agencies PF-40
 - Policies..... PF-40
 - Implementation Programs PF-41

9 HOUSING ELEMENT PROGRESS REPORT AND HOUSING NEEDS ASSESSMENTHE-1

IntroductionHE-1

 Housing Element Organization.....HE-2

 General Plan ConsistencyHE-3

 Regional Housing NeedHE-3

 Public ParticipationHE-4

 Review of Previous Element.....HE-10

Goal, Objectives, Policies and ProgramsHE-11

 Goal.....HE-11

 Qualified ObjectivesHE-34

10 PARK AND RECREATION 1

Chapter 1. Introduction..... 2

 Purpose of the Plan 2

 Authority and Relationship to General Plan..... 2

 Methodology 3

 Plan Format 3

Chapter 2. Goals and Objectives..... 4

 Countywide Planning and Coordination 4

 Land Use 6

 Facilities Development..... 8

 Private Recreational Development 10

 Management and Operations 11

Chapter 3. Recreation Today..... 13

 Administrative Framework 13

 Existing Facilities 15

Chapter 4. Recreation Needs 19

 Identifying Needs..... 19

 Meeting Needs 20

Chapter 5. Plan Proposals and Implementation Recommendations25

Chapter 6. Implementation Alternatives..... 42

 Conceptual Framework..... 42

 Implementing Bodies..... 42

 Implementation Tools..... 43

 Implementation Program 44

11 TRI-CITY AND COUNTY COOPERATIVE PLAN FOR AGRICULTURE AND OPEN SPACE PRESERVATION 1

Executive Summary..... 1

Introduction 3

 Purpose and Scope..... 3

 History of the Tri-City and County Cooperative Planning Group 4

 Planning Program & Process 7

 Report Organization 11

Overall Planning Goal and Objectives Summary 12

 Cooperative Plan for Agriculture and Open Space Preservation Goal 12

 Summary of Planning Objectives 12

 Cooperative Plan for Agriculture and Open Space Preservation Policy Map 14

Table of Contents

Open Space Preservation Objectives and Policies 16
 Permanent Open Space Objective 16
 Agricultural and Compatible Open Space Use Preservation
 Objective 24
 Wind Energy Development Objective 25
 Mineral Resources Extraction Objective 32
 Open Space Resources Preservation and Conservation
 Objective 34
 Regional Park and Recreation Objectives and Policies..... 37
 Regional Park and Recreation Objective 39
 Recreational Use Policies 39
 Recreation Area Guidelines 42
 Regional Trails Guidelines..... 49
 Cooperative Plan for Agriculture and Open Space
 Preservation Implementation Objectives and Policies..... 52
 Inter-jurisdictional Planning, Implementation, and
 Management Objective 52
 Open Space Preservation Objective 55
 Park Operations, Maintenance, and Public Education
 Objective 57
 APPENDICES 60
 References..... 60
 Persons Contacted..... 63
 Park & Open Space Opportunities Map..... 64
 Preliminary Wind Turbine Siting Constraints Analysis Map..... 65
 Recreation Activities and Facilities Table 66
 Definition of Open Space 67
 Text of Solano County's Exclusive Agriculture A-20 Zoning
 Ordinance 68
 Environmental Suitability Evaluation 72
 Preservation Plan Amendment Process 73

12 SUISUN MARSH LOCAL PROTECTION PROGRAM POLICIES SM-1
 Introduction.....SM-1
 Relationship to Other General Plan ChaptersSM-1
 Land Use Diagram.....SM-2
 Suisun Marsh PoliciesSM-7
 Biologic ResourcesSM-7
 Wildlife Habitat Management and PreservationSM-8
 AgricultureSM-8
 Water Quality and Flood ControlSM-9
 Natural GasSM-12
 Utilities, Facilities and TransportationSM-15
 Recreation and Marsh Access.....SM-23
 Scenic ResourcesSM-25
 Water Dependent Industrial UsesSM-26
 Policies Regulating Sewage Disposal Systems within the
 Suisun MarshSM-29

Appendices

- A Acronyms and Other Abbreviations
- B Guiding Principles
- C Suisun Marsh Policy Addendum – Deleted, replaced by Chapter 12
- D Mitigation Monitoring and Reporting Program
- E Ordinance No. 2008-01 (Measure T)
- F Public Health & Safety Chapter Background Report

Table of Contents

Figures **Page**

Chapter 1 Introduction

IN-1 Unincorporated Solano County IN-3
IN-2 Policy Pyramid Diagram..... IN-10

Chapter 2 Land Use

LU-1 Land Use Diagram LU-7
LU-2 Examples of Floor-Area Ratio (FAR) LU-10
LU-3 Municipal Service Area Concept Diagram..... LU-12
LU-4 Municipal Service Areas LU-15
LU-5 Interim Agricultural Areas..... LU-16
LU-6 Airport Influence Areas LU-29
LU-7 Dixon Limited Industrial Area LU-39
LU-8 I-505/North Vacaville Specific Project Area LU-45
SS-1 Special Study Area Locations LU-51
SS-2 Middle Green Valley SSA Land Use Diagram..... LU-55
SS-3 Middle Green Valley Conceptual Land Use Plan LU-57
SS-4 Suisun Valley SSA Land Use Plan LU-63
SS-5 Collinsville SSA Land Use Plan LU-69
SS-6 Old Town Cordelia SSA Land Use Plan LU-75

Chapter 3 Agriculture

AG-1 Important Farmland AG-5
AG-2 Williamson Act Contracts..... AG-9
AG-3 Transfer of Development Rights AG-14
AG-4 Agricultural Regions..... AG-19
AG-5 Elmira and Maine Prairie Minimum Lot Sizes AG-23
AG-6 Pleasants, Vaca, Lagoon Valleys Minimum Lot Sizes AG-25
AG-7 Western Hills Minimum Lot Sizes AG-26
AG-8 Western Hills – Tri-City & County Area Minimum Lot Sizes..... AG-27

Chapter 4 Resources

RS-1 Priority Habitat Areas RS-17
RS-2 Resource Conservation Overlay RS-18
RS-3 Delta & Marsh Protection Areas..... RS-25
RS-4 Mineral Resources..... RS-33
RS-5 Scenic Roadways RS-39

Chapter 5 Public Health and Safety

HS-1: FEMA and DWR Flood Zones and Levee Protection Zones..... HS-11
HS-2: USACE Flood Zones HS-12
HS-3: Sea Level Rise Projections – 2050 HS-13
HS-4: Sea Level Rise Projections – 2100 HS-14
HS-5: Shoreline Flooding Projections – 2050 HS-15
HS-6: Shoreline Flooding Projections - 2100 HS-16
HS-7: Dam Inundation HS-18
HS-8: Regional Fault Lines HS-29
HS-9: Liquefaction Hazard Zones HS-30
HS-10: Tsunami Inundation Area HS-32
HS-11: Landslide Susceptibility HS-33
HS-12: Subsidence Zones HS-35
HS-13: Shrink-Swell Potential HS-36
HS-14: Wildfire Hazard Severity Zones HS-45
HS-15: Wildland-Urban Interface Zones HS-46

"Planning for a Sustainable Solano County"

Table of Contents

HS-16: Fire Protection DistrictsHS-48
HS-17: Residential Parcels with Evacuation ConstraintsHS-67
HS-18: Evacuation RoutesHS-68
HS-19: Air Quality Management DistrictsHS-91
HS-20: Roadway Noise Contours (2006)HS-108
HS-21: Roadway Noise Contours (2030)HS-109
HS-22: Railroad Noise ContoursHS-110
HS-23: Travis Airforce Base Noise ContoursHS-112
HS-24: Rio Vista Municipal Airport Noise ContoursHS-113
HS-25: Nut Tree Airport Noise ContoursHS-114

Chapter 6 Economic Development

ED-1 Employment by Industry, 2005 and 2030 ED-5
ED-2 Opportunity Sites..... ED-11

Chapter 7 Transportation and Circulation

TC-1 Roadway Diagram TC-13

Chapter 8 Public Facilities and Services

PF-1 Regional Water Quality Control Boards..... PF-17
PF-2 Solid Waste Facilities..... PF-21

Chapter 10 Park and Recreation

Location Map..... 1

Chapter 11 Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation

Figure 1 Location Map..... 6
Figure 2 Cooperative Plan for Agriculture and Open Space Preservation Policy Map 15
Figure 3 Permanent Open Space Use and Boundary Policy Map 18
Figure 4 Private Ranchland Open Space Preservation Measures 21
Figure 5 Wind Turbine Siting Approaches..... 31
Figure 6 Regional Park Recreation and Trails Policy Map 41

Chapter 12 Suisun Marsh Local Protection Program Policies

Figure SM-1 County View Suisun MarshSM-3
Figure SM-2 Suisun Marsh Management AreaSM-4
Figure SM-3 General Plan Land Uses Suisun MarshSM-5

Table of Contents

"Planning for a Sustainable Solano County"

Tables	Page
Chapter 1 Introduction	
IN-1 Topics in the Solano County General Plan	IN-9
Chapter 2 Land Use	
LU-1 Cities in the County (2023).....	LU-4
LU-3 General Plan 2030 Land Use Estimated Development Capacity in Unincorporated Solano County.....	LU-11
LU-4 General Plan 2030 Land Use Designations in Unincorporated County and Unincorporated Municipal Service Areas.....	LU-18
LU-5 General Plan Land Use Designations	LU-19
LU-6 Specific Project Areas	LU-26
LU-7 General Plan / Zoning Consistency Table	LU-43
LU-8 Desired Uses in the Suisun Valley Special Study Area	LU-66
Chapter 3 Agriculture	
AG-1 Areas in Agricultural Production (2006).....	AG-11
AG-2 Farmland Conversion (1984–2006).....	AG-12
AG-3 Agricultural Regions.....	AG-21
Chapter 5 Public Health and Safety	
HS-1: Causes of Mortality in Solano County 2010-2012	HS-82
HS-2: Typical A-Weighted Sound Levels of Common Noise Sources....	HS-102
HS-3: Land Use Compatibility Guidelines	HS-103
HS-4: Noise Standards for New Uses Affected by Traffic and Railroad Noise	HS-104
HS-5: Nontransportation Noise Standards—Average (dBA Leq)/Maximum (dBA Lmax)1 Noise	HS-105
Chapter 9 Housing Element	
HE-9-1 Regional Housing Need, 2023-2031	HE-4
HE-9-2 Summary of Quantified Objectives	HE-34