

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE VALLEJO CITY COUNCIL TO APPROVE  
AN AMENDMENT TO TITLE 16 OF THE VALLEJO MUNICIPAL (ZONING ORDINANCE)  
CODE TEXT AMENDMENT #10-0004 AND  
ZONING MAP AMENDMENT #10-0001  
REGARDING THE SOLANO360 SPECIFIC PLAN**

BE IT RESOLVED by the City Council of the City of Vallejo as follows:

**I. GENERAL FINDINGS**

WHEREAS, the County of Solano ("County"), the City of Vallejo ("City"), and the Solano County Fair Association ("Fair Association") have jointly prepared the Solano360 Specific Plan ("Plan") to facilitate the redevelopment of the Solano County Fairgrounds; and

WHEREAS, the Plan serves as the Planned Development Master Plan ("Master Plan") for the area; and

WHEREAS, the Plan requires a Zoning Amendments to facilitate consistency between the Vallejo Municipal Code; and

WHEREAS, the Code Text Amendment (#10-0004) includes text necessary to address the Plan and the development process for future projects within the Plan area, as provided in the Ordinance attached herein as Exhibit A; and

WHEREAS, the Zoning Map Amendment (#10-0001) includes a change in the zoning district for Assessor's Parcel Numbers 0052-240-550 and 0052-240-560 from Public/Quasi-Public to Mixed Use Planned Development, and as illustrated in Exhibit B attached herein, and

WHEREAS, the potential environmental effects of the Zoning Amendments and the proposed Plan have been assessed in the Draft EIR and Final Environmental Impact Report prepared for the Solano360 Specific Plan (collectively the "FEIR"); and

WHEREAS, the FEIR was certified by the Solano County Board of Supervisors, the lead agency for the EIR on February 26, 2013; and

WHEREAS, the Planning Commission has reviewed the Zoning Code Text Amendment and the Zoning Map Amendment and held a public hearing on April 29, 2013. On a 4-1 vote, with one member absent and one member recused, the Planning Commission passed Resolution No. #PC 13-06, recommending to the City Council approval of the Code Text Amendment (CTA) #10-0004 and Zoning Map Amendment (ZMA) #10-0001 regarding the Solano360 Project.

WHEREAS, the City Council has reviewed the minutes from the public hearing held on April 29, 2013 and all other comments and information regarding the project; and

WHEREAS, the City Council, on May 14, 2013 in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing to consider the Zoning Amendments; and

WHEREAS, all interested persons filed written comments with the City Clerk at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the Goals, objectives, Policies and intent of the City of Vallejo General Plan; and

WHEREAS, based on evidence received at the public hearing, the City Council makes the following factual findings:

**II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

The City Council finds that on the basis of the whole record before it, the City of Vallejo, as a local agency, acknowledges that an FEIR for the project has been prepared by the County and circulated for public review. The FEIR concluded that the project would result in impacts that can be mitigated to a level of insignificance, and impacts that are significant and unavoidable. The Solano County Board of Supervisors certified the FEIR and approved the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations on February 26, 2013.

**III. FINDINGS RELEVANT TO ZONING CODE TEXT AMENDMENT AND ZONING MAP APPROVAL**

1. Notice of the public hearing was given for the time and in the manner as prescribed by law.
2. The potential impacts of the proposed amendment have been assessed and an FEIR has been certified for the Project.

**IV. RESOLUTION APPROVING THE SOLANO360 ZONING CODE TEXT AMENDMENT AND ZONING MAP AMENDMENT**

NOW, THEREFORE, BE IT RESOLVED that City Council hereby hold on first reading an Ordinance, attached as Exhibit A to this Resolution, adopting Code Text Amendment #10-0004, and Zoning Map Amendment #10-0001, as shown in Exhibit B.

**V. VOTE**

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Vallejo, State of California, on the 14th day of May 2013, by the following vote to-wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ORDINANCE NO. \_\_\_\_\_N.C. (2d)

AN ORDINANCE OF THE CITY OF VALLEJO AMENDING  
TITLE 16 (ZONING ORDINANCE) OF THE VALLEJO  
MUNICIPAL CODE (CODE TEXT AMENDMENT #10-0004) AND AMENDING  
THE ZONING MAP (ZONING MAP AMENDMENT #10-0001)  
REGARDING THE SOLANO360 PROJECT

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

New text shown in ***bold italic***, deleted text in ~~strike through~~;

SECTION 1: Section 16.80.106 of the Vallejo Municipal Code is hereby added as follows:

***16.80.106 Solano360 exception permits.***

***Exception permits for the projects within the Solano360 specific plan shall be prepared consistent with the policies, standards and implementation program in the Solano360 specific plan and shall be reviewed for approval by either the development services director or the Solano360 Implementation Committee per Section 16.116.080 herein, as set forth in said plan.***

SECTION 2: Section 16.116.078 of the Vallejo Municipal Code is hereby added as follows:

***16.116.078 Solano360 unit plans.***

***Unit plans for the projects within the Solano360 specific plan shall be prepared consistent with the policies, standards and implementation program in the Solano360 specific plan and shall be reviewed for approval by either the Solano360 Implementation Committee per Section 16.116.080 herein or planning manager as set forth in said plan.***

SECTION 3: Section 16.116.079 of the Vallejo Municipal Code is hereby added as follows:

***16.116.079 Solano360 project unit plans.***

***Unit plans for the projects within the districts specified in the Solano360 planned development master plan shall be prepared consistent with the Solano360 Specific Plan and the development agreement (the "DA") between the city and Solano County. Pursuant to the DA, the city and Solano County are obligated to timely disputes regarding unit plans for major projects to the Solano360 Implementation Committee, per Section 16.116.080 herein.***

SECTION 4: Section 16.116.080 of the Vallejo Municipal Code is hereby added as follows:

***16. 116. 080 - Solano360 Implementation Committee.***

- a. Solano360 implementation committee. The Solano360 Implementation Committee shall be comprised of two members from the Solano County board of supervisors and two members from the city council.***

- b. Scope of Authority. The Solano360 Implementation Committee will consider, provide direction on, and attempt to resolve minor disputes arising from the Solano360 Specific Plan.*
- c. Staff coordination meetings. City and county staff shall work cooperatively and establish support committees throughout the project, as needed, comprised of staff members with special expertise as required and available from its engineering, maintenance, operations, land use planning, economic development, legal, or other technical group to meet regularly to assist in the successful advancement of the project. These support committees will report to the city manager and county administrator, who in turn, will report to the Solano360 Implementation Committee.*
- d. Solano360 Implementation Committee meetings. At a minimum, the Solano360 implementation committee shall meet quarterly during the implementation of phase 1 of the Solano360 specific plan and not less than annually during Solano360 specific plan phases 2 & 3. All such meetings of the Solano360 implementation committee will be held in accordance with the Brown Act.*

SECTION 5. Zoning Map Amendment.

Assessor's Parcel Numbers 0052-240-550 and 0052-240-560 shall be rezoned from Public/Quasi-Public District to Mixed-Use Planned Development District, as described in Exhibit B.

SECTION 6. Compliance with the California Environmental Quality Act.

The potential environmental effects of the Code Text Amendment and the proposed Plan have been assessed in the Draft EIR and Final Environmental Impact Report prepared for the Solano360 Specific Plan Project (collectively the "FEIR"). The FEIR was certified by the Solano County Board of Supervisors (Board) as the lead agency on February 26, 2013. Based on the FEIR, the project would result in impacts that can be mitigated to a level of insignificance, and impacts that are significant and unavoidable. A Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations and were also approved by the Board on February 26, 2013.

SECTION 7: Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 8: Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the \_\_\_\_\_ day of \_\_\_\_\_ and finally passed and adopted at a regular meeting of the Council held the \_\_\_\_\_ day of \_\_\_\_\_ by the following vote:



Layers   Legend	
LEGEND zoning	
[Brown Box]	Architectural Heritage District
[Green Box]	DDD
[Purple Box]	Freeway Shopping & Service
[Dark Brown Box]	High Density Residential
[Dark Purple Box]	Intensive Use
[Light Brown Box]	Limited Intensive Use
[Light Pink Box]	Limited Office
[Dark Purple Box]	Linear Commercial
[Yellow Box]	Low Density Residential
[Blue Box]	Medical
[Orange Box]	Medium Density Residential
[Cyan Box]	Mixed Use Planned Development
[Light Pink Box]	Neighborhood Shopping & Service
[Yellow Box]	Pedestrian Shopping & Service
[Teal Box]	Planned Development Commercial
[Dark Teal Box]	Planned Development Industrial
[Light Teal Box]	Planned Development Residential
[Blue Box]	Public Facilities
[Blue Box]	Public Facilities
[Light Orange Box]	Residential View District
[Green Box]	Resource Conservation
[White Box]	Rural Residential
[Grey Box]	Solano County
[Light Teal Box]	Waterfront Shopping & Service
[White Box]	
[Green Box]	Parks

**SOLANO360 SPECIFIC PLAN  
PROPOSED ZONING MAP AMENDMENT**