



# County of Solano

## County Ordinances & Affects on Potential Projects within the Lower Bypass

Department of Resource Management  
County Web Site: [Solanocounty.com](http://Solanocounty.com)  
Presentation to – Lower Yolo Bypass Planning Forum  
September 24, 2008

# Solano County: What are the Local Policies, Ordinances & Regulations that apply if:

- All or a portion of a reclamation districts land area currently in agriculture production is to be converted to habitat – wetlands creation, returned to tidal
- All or a portion of a reclamation districts land area currently in agriculture production is modified to a mix of habitat – wetlands creation or returned to tidal and limited agriculture
- Agricultural land converted/modified and addition of recreation /eco tourism
- Removal of existing levees – (local or state project), placement of dredge materials

# Solano County: Applicable Local Policies, Ordinances & Regulations

- General Plan Policies
- Zoning Ordinance
- Grading Ordinance
- Subdivision Ordinance
- Encroachment

# General Plan Policies

## Chapter 3

### Agricultural Policies

- AG.P-25 Facilitate partnerships between agricultural operations and habitat conservation efforts to create mutually beneficial outcomes. Although such partnerships are to be encouraged throughout the county, additional emphasis should be focused in locations where the Resource Conservation overlay and Agricultural Reserve Overlay coincide.

## Chapter 4

### Biological Resources Policies

- RS.P-1 Protect and enhance the county's natural habitats and diverse plant and animal communities, particularly occurrences of special-status species, wetlands, sensitive natural communities and habitat connections.
- RS.P-3 Focus conservation and protection efforts on high-priority habitat areas depicted in Figure RS-1.
- RS.P-4 Together with property owners and federal and state agencies, identify feasible and economically viable methods of protecting and enhancing natural habitats and biological resources.

## Chapter 4

### Implementation Programs: Regulations

- RS.I-1 Establish resource mitigation overlay district within the Zoning Ordinance to site and permit mitigation banks. Include incentives to focus mitigation banks within the Resource Conservation Overlay areas.
- RS.I-2 Use the Resource Conservation Overlay on identify areas with high-priority needs for biological resource management. Provide options to establish mitigation banks for biological impacts generated outside the overlay district.
- RS.I-4 Develop a voluntary transfers of development rights program for properties located within a targeted resource areas to properties within designated areas for development.

Source Document- Solano County 2008 General Plan on web site@ Solanocounty.com

# Zoning Ordinance: Chapter 28 Solano County Code

## Agricultural Districts 28.21 Table 28-21A

- Aquaculture; Conservation Banks; Boating facilities; Agricultural Education; Require Conditional Use Permit
- Limited Public Events- only in A-20 zone with CUP

Process: Public Hearing - Planning Commission (Appeals heard by Board of Supervisors)

# Grading Ordinance: Chapter 31 Solano County Code

## Summary of Chapter 31 (Sec31-22 through Sec 31-26)

- All earth movement in excess of 50 cubic yards with land disturbance over 5000 square feet requires a grading and drainage permit. (An application, a grading and drainage plan and an erosion control plan)
- Earth movement in excess of 1000 cubic yards or disturbance over an acre is considered a major grading and requires the plan to be done by a licensed civil engineer.
- When drainage is altered a grading and drainage permit is required as in the case of the removal of the levees.
- To be exempt from grading all work must meet these requirements (Sec. 31-21 of Solano County Code):
  - (a) The activities must not adversely impact adjacent property, cause increased erosion, sedimentation or rate of water runoff, divert or impair the flow of water for an offsite watercourse or cause a public nuisance.
  - (b) All development activities, other than agricultural activities for production exempted from the grading and drainage permit requirement shall be carried out in a manner consistent with the design principles in Sec. 31-30 and standards set out in this chapter to assure that the potential for erosion of any project is minimized.

# Subdivision Ordinance: Chapter 26 Solano County Code

## Summary of Chapter 26 (Sections 26-75.1 & 26.133) Permit Requirements

### Public Hearing Before Board of Supervisors:

- Relocation/Abandonment & Provision of Public Access – note Section 66478.5 of State Map Act – requires public easements along banks of rivers, streams, coastlines, or bay shoreline for access.
- Relocation/Abandonment of Utility easements
- Vacation of existing roads private & public
- Creation of new roads – Private & public: note-requires dedication or offer of dedication to County of Solano

### OTHER:

#### **Encroachment Ordinance Chapter 24 Solano County Code**

Section 24 -11 Encroachment permit required for connection to public & private roads