SUMMARY
SUISUN MARSH LOCAL PROTECTION PROGRAM
SOLANO COUNTY COMPONENT
2012 AMENDMENT AND
SUISUN MARSH AND COLLINSVILLE AREA REZONING

Solano County is proposing to amend and update the County's component of the Suisun Marsh Local Protection Program (LPP). The Suisun Marsh Management area is shown in Figures SM-1 and SM-2. The County is required to prepare and adopt a component of the local protection program required under the 1997 Suisun Marsh Preservation Act (Marsh Act) to implement the Suisun Marsh Protection Plan within the Suisun Marsh Management area. The County component of the LPP is comprised of polices contained in the County General Plan; County Code provisions including the Zoning Code (Chapter 28), Drainage and Flood Control (Chapter 9), and Grading and Erosion Control (Chapter 31); policies regulating sewage disposal systems; and findings of consistency between the Marsh Act and existing county policy.

This update was prepared as a result of a number of recent actions affecting the County's component of the LPP including: adoption of the 2008 General Plan update; proposed updates to the Zoning Code; rezoning proposals in the Water Related Industrial Reserve Area around Collinsville consistent with the 2008 General Plan; and adopted County Code amendments consolidating Chapters 9 and 31 into a new updated Chapter 31 addressing grading, drainage, land leveling and erosion control and amendments to Chapter 6.4 Sewage Standards.

The proposed LPP Amendment is comprised of the following provisions. Some of the provisions have been adopted by the Board of Supervisors as indicated. The remaining provisions will be considered by the Planning Commission, Board of Supervisors, and the Bay Conservation and Development Commission (BCDC) through a public hearing process.

1. 2008 Solano County General Plan
   - a. Suisun Marsh Policies — Adopted 2008 & Proposed Amend.
   - b. Land Use Diagram — Adopted 2008

2. Policies Regulating Sewage Disposal Systems — Proposed Amend.

3. Solano County Code Provisions
   - a. Chapter 28, Zoning
     - I. Definitions — Proposed Amend.
     - II. Limited Agriculture (A-L) District — Proposed Amend.
     - III, Residential - Traditional Community (R-TC-4) District Proposed New District — Proposed New District
     - IV. Commercial Recreation (CR-L) District — Proposed New District
     - V. Water Dependent Industrial (I-WD) District — Proposed Amend.

VI.	Marsh Preservation (MP) District	Proposed Amend.
VII.	Land Use Regulations	Proposed Amend
VIII.	Marsh Development Permit	Proposed Amend.
IX.	Proposed Zoning Map Changes in the Collinsville, Parish Road and Secondary Management areas	Proposed Amend.

b. Chapter 31, Grading, Drainage, Land Leveling and Erosion Control. Proposed Amend.

In addition, amendments have been prepared updating the findings of consistency between provisions of the Suisun Marsh Protection Act and existing County policy.

As part of the project, a portion of the Water Dependent Industrial (I-WD) zoning district in the Collinsville area outside of the Suisun Marsh Management Area is proposed to be rezoned to Exclusive Agriculture (A-160).

2008 SOLANO COUNTY GENERAL PLAN

In 2008, Solano County adopted a new General Plan. The 2008 General Plan updated county policies and programs and consolidated individual general plan elements into a single integrated document. Changes affecting the LPP included (1) updates to the County policies incorporated in the LPP and (2) changes to the land use designations in the Collinsville area.

The 2008 General Plan carries forward existing policies from the previous General Plan elements and LLP as well as modifying and establishing new marsh protection policies new marsh protection policies. More general policies which provide protections in the Suisun Marsh are included in the Land Use Chapter, Resources Chapter, Public Health and Safety Chapter and Public Facilities and Service Chapter. More detail policies directly affecting the Suisun Marsh have been incorporated in the 2008 General Plan Appendix C, Suisun Marsh Policy Addendum. An amendment is proposed to replace the Collinsville-Montezuma Hills Area Plan and Program policies in Appendix C with Water Related Industrial policies from the Suisun Marsh Protection Plan.

Chapter 2 Land Use (Adopted). The Land Use chapter contains new land use descriptions for water bodies and courses, park and recreation, marsh, agriculture, pubic/quasi-public, traditional community - residential, commercial recreation and water dependent industrial land use designations which have been applied to the Suisun Marsh Management Area. The chapter incorporates provisions of the Orderly Growth Initiative which limits redesignation under the General Plan of agricultural and marsh land use designations to other land uses.

A special study was conducted in the Collinsville area as part of the General Plan update through a community based planning program. The recommendations of the special study have been incorporated in Chapter 2. They provide a policy framework for the land use changes in the Collinsville area, including the Water Related Industry Reserve Area under the Suisun Marsh Protection Plan, and for updating the Collinsville-Montezuma Hills Area Plan and Program.

Chapter 4 Resources (Proposed Amendment). This chapter describes the Suisun Marsh and summarizes the County's Suisun Marsh LPP. The Suisun Marsh policies have been amended and moved to the New Chapter 12, Suisun Marsh Local Protection Program Policies. Figure RS-3 Delta

and Marsh Protection Areas is amended to reflect the BCDC Suisun Marsh Protection Plan map amendment to the Water Related Industrial Reserve area.

Chapter 8 Public Facilities and Services (Adopted). This chapter includes a new policy addressing the Public/ Quasi-public land use designation applied to the Potrero Hills Landfill.

Appendix C Suisun Marsh Policy Addendum (Proposed Amendment). The addendum includes specific General Plan policies governing the Suisun Marsh which were previously incorporated into the Solano County component of the LLP and certified by BCDC. They include policies addressing biologic resources; wildlife habitat management and preservation; agriculture; water quality; natural gas; utilities, facilities and transportation; and recreation and marsh access. Policies addressing scenic resources, industrial land use, and flood hazards were updated and included in the General Plan chapters described above. The Collinsville-Montezuma Hills Area Plan and Program is no long part of the General Plan and these water dependent industrial policies are proposed to be replaced with water related industrial policies from the Suisun Marsh Protection Plan. The Suisun Marsh Policy Addendum will be moved from Appendix C and will become new Chapter 12 of the General Plan.

General Plan Land Use Diagram (Adopted). The 2008 Land Use Diagram incorporates land use changes within the Water Related Industry Reserve Area of the Suisun Marsh in the Collinsville area. The Land Use Diagram covering the Suisun Marsh Management area is shown in the new Chapter 12, Figure SM-3.

POLICIES REGULATING SEWAGE DISPOSAL SYSTEMS

The LPP contains a summary of the policies and regulations governing sewage disposal systems within the Suisun Marsh. The 2010 Suisun Marsh LPP amendment adopted by the Board of Supervisors on August 24, 2010, replaced these policies with Solano County Code Chapter 6.4, Sewage Disposal Standards. Upon further review with BCDC staff, the County is proposing to amend it's application to delete Chapter 6.4 from the LPP and to summarize the policies and regulations governing sewage disposal systems to reflect the provisions in Solano County Code Chapter 6.4, Sewage Disposal Standards adopted in 2001 and as amended in 2004.

CHAPTER 28 - ZONING CODE TEXT CHANGES

The County has an ongoing program updating the Solano County Zoning Code text. This includes extensive reformatting of the code and updating land use descriptions, definitions, and development standards. The following summarizes the zoning code text changes proposed as part of the update to the LPP.

Definitions (Proposed Amendments). New definitions for Complementary Commercial Facilities, Hunting Club and Marsh Oriented Recreation are proposed to be added to the zoning code.

Limited Agriculture (A-L) District (Proposed Amendments). The title of this code section is proposed to be changed to Suisun Marsh Agricultural (A-SM) District. Changes to the District text include reformatting of the chapter and providing clearer definitions and standards addressing agriculture, marsh oriented recreation, and non-conforming uses within the Suisun Marsh. Many of these changes incorporate similar provisions recently adopted in the Exclusive Agricultural District.

Residential - Traditional Community (R-TC-4) District (Proposed New District). The County has adopted a new zoning district, Residential - Traditional Community, to replace the Suburban Residential and Urban Residential zoning districts. The new zoning district incorporates the

provisions of the Suburban and Urban Residential district. A new R-TC-4 classification is proposed to be added to the LPP that would be applied to the existing residential area of the Collinsville Township. This area is currently zoned A-20 Exclusive Agriculture. This change is consistent with the new Traditional Community-Residential designation under the 2008 General Plan and the residential character of the area. R-TC-4 establishes new set back standards and a 4,000 square foot parcel size which is more consistent with the existing parcel sizes in Collinsville than the standards provided under the current A-20 district.

Commercial Recreation - Limited (CR-L) District (Proposed New District). The Commercial Recreation (CR) zoning district has been established under the new zoning code. This classification would be amended to establish a new Commercial Recreation – Limited (CR-L) classification to be applied within the Suisun Marsh in the Collinsville area. The CR-L district includes provisions for outdoor recreation, marinas, interpretive centers, stables, boating and fishing clubs and ecological and agricultural education uses.

Water Dependent Industrial (I-WD) District (Proposed Amendments). As part of the County's zoning code update, the I-WD district has been reformatted and consolidated with the County's manufacturing (M-G and M-L) zoning districts. No changes to the allowed and permitted uses are proposed for the I-WD District. This district will be reviewed and updated at a later date as part of a new specific plan or area plan for the Collinsville area as required under the 2008 General Plan.)

Marsh Preservation (MP) District (Proposed Amendments). Changes to the MP District text include reformatting the chapter and providing clearer definitions and standards addressing crop production, marsh oriented recreation, complementary commercial facilities and non-conforming uses with the Suisun Marsh.

Land Use Regulations (Proposed Amendments). As part of County's zoning code update, a new article, Land Use Regulations has been adopted which consolidates in one place the regulations and standards contained in the General Provisions and Exceptions, and Use Permit sections of the previous Zoning Code. Land Use Regulations for applicable to land uses in the Suisun Marsh have been incorporated into the LPP. The utility provisions have been clarified.

Marsh Development Permit (Proposed Amendments). The proposed amendments will update the Department name. Information required as part of a Marsh Development application has also be clarified along with revisions to bring consistency between Marsh Permit and Use Permit provisions.

PROPOSED ZONING MAP CHANGES

The existing Suisun Marsh Zoning Districts is shown in Figure 4. Rezoning is proposed for three areas. First, the Limited Agriculture (AL) zoning district has been renamed Agriculture-Suisun Marsh (A-SM). The existing AL zoned properties will be rezoned to A-SM. Second, To bring zoning into consistency with the 2008 General Plan and to implement the new Commercial Recreation - Limited (CR-L) and Residential – Traditional Community (R-TC-4) zoning districts, the County is posing to rezone lands in two areas of the Suisun Marsh, Collinsville area and the Parish Road/I-680 area.

Collinsville Area within the Suisun Marsh. The existing zoning in the Collinsville area is shown in Figure 5. The proposed rezoning is shown in Figures 6 and 7.

The Suisun Marsh Protection Plan Water Related Industry Reserve Area is zoned Water Dependent Industrial (I-WD) and Exclusive Agriculture (A) in Collinsville Township. Within the

Water Dependent Reserve Area, approximately 716 acres of lands currently zoned I-WD would be rezoned to Marsh Preservation (MP) and approximately 1,392 acres currently zoned I-WD would be rezoned to Suisun Marsh Agricultural (A-SM-160) District

Approximately 12 acres of land within the Collinsville Township are proposed to be rezoned from Exclusive Agriculture (A-20) to Residential – Traditional Community (R-TC-4).

Approximately 24 acres of land designated Commercial Recreation under the General Plan would be rezoned from I-WD to Commercial Recreation – Limited (CR-L). In addition, one acre would be rezoned from Exclusive Agriculture (A-20) to Commercial Recreation – Limited (CR-L).

Parish Road / I-680. The existing zoning in the Parish Road / I-680 area is shown in Figure 8 and proposed rezoning is shown in Figure 9. Within the Suisun Marsh Management Area, Approximately 37acres are proposed to be rezoned from Exclusive Agriculture (A-20) to Suisun Marsh Agricultural (A-SM-160) District and approximately 5 areas are proposed to be rezoned from Marsh Preservation (MP) to A-SM160. Another 6 acres would be rezoned from A-20 to MP. These zoning changes are designed to bring Agricultural zoning into consistency with the General Plan and Suisun Marsh Protection Plan and to more accurately reflect the existing ground conditions.

Limited Agriculture (AL) to Suisun Marsh Agricultural (A-SM) District. Within the Secondary Management area, the existing Limited Agriculture (AL) zoned properties are shown in Figure 10. Under the proposed rezoning shown in Figure 11, the existing AL-80 properties will be rezoned to Suisun Marsh Agricultural A-SM-80 District and the existing AL-160 properties will be rezoned to A-SM-160 to reflect the name change to the zoning district from Limited Agriculture (AL) to Suisun Marsh Agricultural (A-SM).

Collinsville Area outside of the Suisun Marsh. As part of the Suisun Marsh rezoning in the Collinsville area, the County is proposing to bring the existing Water Dependent Industrial (I-WD) zoned area outside of the Suisun Marsh Management area into conformance with the 2008 General Plan new Agricultural land use designation. The existing zoning in the Collinsville area is shown in Figure 5. The proposed rezoning is shown in Figures 6 and 7. Approximately 1,834 acres of land currently zoned I-WD to the east of Collinsville outside the Suisun Marsh Management Area are proposed to be rezoned to Exclusive Agriculture (A-160) and Marsh Preservation (MP). The remaining 268 acres of I-WD zoned lands within the Suisun Marsh Water Related Industrial Reserve area designated Water Dependent Industrial under the General Plan would remain unchanged.

CHAPTER 31 - GRADING, DRAINAGE, LAND LEVELING AND EROSION CONTROL

Two chapters of the County Code, Chapter 8, Drainage and Flood Control and Chapter 31, Grading and Erosion Control that were included in the County's component of the LPP have been consolidated into a new Chapter 31, Grading, Drainage, Land Leveling, and Erosion Control. This consolidation was approved by the Board of Supervisors in 2007. The County submitted Chapter 31 as part of the 2010 LPP Amendment approved by the Board of Supervisors on August 24, 2010. The consolidation was designed to eliminate any confusion that could arise due to duplicative or contradictory provisions in the code sections. New storm water protection measures were added consistent with the Solano County's Storm Water Management Programs and State Regional Water Control Board permit requirements. The enforcement provisions were also strengthened in the consolidated chapter. Based on comments received from BCDC, minor amendments for clarification are proposed as part of the project.

CONSISTENCY BETWEEN PROVISION OF THE MARSH ACT AND EXISTING COUNTY POLICY

The Board of Supervisors adopted findings of consistency between the existing land use designation and zoning regulations with provisions of the Marsh Act for lands west of Interstate 680 and retains uses in areas adjacent to the Suisun Marsh compatible with the protection of long term agricultural uses within the Suisun Marsh. These findings have been updated to reflect changes incorporated in the 2008 Solano County General Plan. Changes reference provisions in the Orderly Growth Initiative, Tri-City and County Cooperative Plan and the Resource Conservation Overlay designation on the Land Use Diagram which provide further protections to this area. These were approved by the Board of Supervisors on August 24, 2010 as part of the 2010 LPP Amendments.

FIGURES (Separate Attachments)

Figure RS-3 Delta and Marsh Protection Areas
Figure SM-1 Current View Suisun Marsh
Figure SM-2 Suisun Marsh Management Areas
Figure SM-3 General Plan Land Uses Suisun Marsh
Figure 4 Existing Zoning Districts Suisun Marsh
Figure 5 Existing Zoning Districts Collinsville Area
Figure 6 Proposed Zoning Districts Collinsville Area
Figure 7 Proposed Zoning Districts Collinsville Detail
Figure 8 Existing Zoning Districts Parish Road/I-680 Area
Figure 9 Proposed Zoning Districts Parish Road/I-680 Area
Figure 10 Existing Limited Agriculture Zoning Districts
Figure 11 Proposed Agriculture Suisun Marsh Zoning Districts