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MEMORANDUM

Agenda Item No. 2

TO: Solano County Planning Commission

FROM: Michael Yankovich, Planning Manager
Harry Englebright, Consultant

DATE: July 21, 2012

SUBJECT: Public Hearing on Suisun Marsh Local Protection Program 2012
Amendment including:

General Plan Amendment G-11-02
Zoning Text Amendment ZT-11-02
Zoning Map Amendment Z-11-03

Planning staff is requesting the Planning Commission conduct a public hearing and recommend to the Board of Supervisors approval of:

1. Proposed Amendments to the Solano County General Plan, County Codes and County policy as part of the 2012 Amendment to the Solano County component of the Suisun Marsh Local Protection Program that includes:

Amendments to the 2008 Solano County General Plan (G-11-02)(Exhibit I);
Amendments to County Policy Regulating Sewage Disposal Systems in the Suisun Marsh (Exhibit II);
Amendments to Chapter 28, Zoning Regulations of the Solano County Code (ZT-11-02) including:
Definitions (Exhibit III),
Limited Agricultural Districts (Exhibit IV),
Residential Traditional Community Districts (Exhibit V)
Commercial Districts (Exhibit VI),
Manufacturing and Industrial District (Exhibit VII),
Marsh Preservation District (Exhibit VIII)
Land Use Regulations (Exhibit IX),
Marsh Development Permits (Exhibit X);
Amendments to Chapter 31, Grading, Drainage, Land Leveling, and Erosion Control, of the Solano County Code (Exhibit XI);
Amendments to County findings of consistency between provisions of the Suisun Marsh Protection Act and existing County Policy (Exhibit XII);
Rezoning in Collinsville area of the Suisun Marsh from Water Dependent Industrial (I-WD) and Agriculture (A-20) to Marsh Preservation (MP), Suisun Marsh Agricultural (A-SM), Residential

Traditional Community (R-TC-4) and Commercial Recreation – Limited (CR-L) (Z-11-03) (Figures 5, 6, & 7);
Rezoning in the Parish Road areas of the Suisun Marsh from Agriculture (A-20) and Marsh Preservation (MP) to Suisun Marsh Agricultural (A-SM) and Marsh Preservation (MP) (Z-11-03) (Figures 8 & 9); and
Rezoning to rename the Limited Agricultural District (A-L) to Suisun Marsh Agricultural (A-SM) (Z-11-03) (Figures 10 & 11)

(Note: The proposed amendments are included in Attachment 6 on the enclosed CD. New provisions are underlined or are in red and provisions to be deleted are shown with strikeout.)

2. Rezoning a portion of the Water Dependent Industrial (I-WD) zoning district in the Collinsville area outside of the Suisun Marsh Management Area to Exclusive Agriculture (A-160) (Z-11-03)(Figures 5, 6 & 7) consistent with the General Plan.

(Note: The rezoning figures are included in Attachment 6 on the enclosed CD.)

3. 2012 Amendment to the Solano County Component of the Suisun Marsh Local Protection Program.

(Note: The 2012 Amendment is included in Attachment 7 on the enclosed CD. The 2012 Amendment in Attachment 7 includes a “clean” version of the General Plan, County Codes, and County Policy provisions for submittal to BCDC for certification incorporating the proposed amendments in Attachment 6 on the enclosed CD.)

SUISUN MARSH PRESERVATION ACT REQUIREMENTS

In 1977, the California State legislature enacted the Suisun Marsh Preservation Act (Marsh Act) which provides a mechanism to preserve and enhance the wildlife habitat of the Suisun Marsh and to assure retention of upland areas adjacent to the marsh in uses compatible with its protection. The Marsh Act established the Suisun Marsh Primary and Secondary Management Areas (Attachment 6, Figures SM-1 & SM-2). The primary responsibility for carrying out the provisions of the Marsh Act was assigned to local government. The majority of the Suisun Marsh lies under the jurisdiction of Solano County. Other local governmental agencies having jurisdiction within the Marsh include the cities of Fairfield and Suisun City, the Solano County Local Agency Formation Commission, the Solano County Mosquito Abatement District and the Suisun Resource Conservation District. Under the provisions of the Marsh Act, Solano County and these agencies were required to bring their policies and operating procedures into conformity with the provisions of the Marsh Act and the Suisun Marsh Protection Plan through the preparation of a component to the Local Protection Program (LPP).

Solano County's component was required to contain provisions of the General Plan, and specific plan, ordinances, zoning maps, land use regulations, and any other development standards or controls designed to meet the following objectives: (a) protect the wetlands within the Marsh; (b) protect agricultural lands both within and adjacent to the Marsh; (c) designate principal permitted uses on land within the Marsh; (d) limit erosion, sedimentation, and run-off; (e) protect riparian habitat; (f) ensure that use of deep water industrial and port area at Collinsville is in conformity with the Protection Plan; and (g) ensure that new development in and adjacent to the Marsh is designed to protect the visual characteristics of the Marsh.

EXISTING SOLANO COUNTY LOCAL PROTECTION PROGRAM

In 1980, Solano County prepared and submitted to the San Francisco Bay Conservation and Development Commission (BCDC) its component of the Suisun Marsh LPP. On September 18, 1980, BCDC approved the County component subject to a number of conditions. Amendments were prepared to meet BCDC conditions of approval and these were submitted on August 31, 1982. BCDC certified the County's component on November 4, 1982.

In 1998, Solano County amended its component of the LPP to incorporate provisions addressing wetland restoration in the Collinsville area. These amendments were certified by BCDC on February 2, 1999.

2010 AMENDMENT TO THE SOLANO COUNTY LPP

This is the second step of a two-step process to amend the County's component of the Local Protection Program. The first step required the County to submit an application to BCDC to amend the Suisun Marsh Protection Plan (Marsh Plan) and the San Francisco Bay Plan (Bay Plan) to reflect the Water Dependent Industrial and Commercial Recreation land use changes in the Collinsville area adopted by the County as part of the 2008 General Plan.

These land use changes consisted of approximately 5380 acres of Water Dependent Industrial lands under the 1980 General Plan, both within and outside the Suisun Marsh, that were redesignated to Marsh (800 acres) and Agriculture (4530 acres) in the 2008 General Plan. Another 87 acres of lands designated Commercial Recreation under the 1980 General Plan were redesignated to Traditional Community - Residential (12 acres) and Marsh (75 acres) in the 2008 General Plan within the Suisun Marsh.

The County began this process by preparing a Draft amendment to the County component of the LPP dated May 1, 2010. This document was posted on the County website and made available to the public for review and comment. Two community meetings were held in Rio Vista and Fairfield to provide further opportunity for public comment. All of the landowners in the Suisun Marsh and Collinsville area and the affected agencies were notified of the document's availability and the two community meetings. The document was also presented to the Suisun Resource Conservation District for comment.

In August 24, 2010, the Board of Supervisors 1) authorized entering into an agreement with BCDC to process the Bay Plan and Marsh Plan amendments and related actions; and adopted the 2010 Amendments to the Solano County component of the Suisun Marsh LPP and authorized submittal of the 2010 Amendments to BCDC. The 2010 LPP Amendments addressed Chapter 31, Grading, Drainage, Land Leveling and Erosion Control and Chapter 6.4 Sewage Standards and Findings of Consistency with the Suisun Marsh Act. This amendment to the County's LPP is still pending before BCDC and is not yet certified.

PROPOSED 2012 AMENDMENT TO THE SOLANO COUNTY LPP

The 2012 Amendment to the LPP is the second step of the two-step process and has been prepared as a result of a number of recent actions affecting the County's certified component of the LPP including: adoption of the 2008 General Plan update; adoption of the new 2012 Zoning Regulations; rezoning proposals in the Water Related Industrial

Reserve Area around Collinsville to bring zoning into consistency 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 adoption of Chapter 6.4 addressing sewage standards.

On August 18, 2011, the Planning Commission conducted a study session to review the 2012 amendments to the Solano County LPP addressing General Plan amendments, Zoning Code amendments and proposed rezonings. These amendments were submitted to BCDC for informal review by BCDC staff.

The 2012 Amendment to the LPP is comprised of the following provisions. Some of the provisions have previously been adopted by the Board of Supervisors as indicated. The remaining provisions are proposed amendments for consideration by the Planning Commission and Board of Supervisors through the current public hearing process.

2012 AMENDMENT TO LPP

ACTION

- | | |
|---|--------------------------|
| 1. 2008 Solano County General Plan | |
| a. Suisun Marsh Policies | Adopted and Prop. Amend. |
| b. Land Use Diagram | Adopted |
| 2. Policies Regulating Sewage Disposal Systems | Proposed Amend. |
| 3. Solano County Code Provision | |
| a. Chapter 28, Zoning | |
| Definitions | Proposed Amend. |
| Limited Agriculture (A-L) District | Proposed Amend. |
| Residential - Traditional Community (R-TC-4) District | Proposed New District |
| Commercial Recreation – Limited (CR-L) District | Proposed New District |
| Water Dependent Industrial (I-WD) District | Proposed Amend. |
| Marsh Preservation (MP) District | Proposed Amend. |
| Land Use Regulations | Proposed Amend. |
| Marsh Development Permit | Proposed Amend. |
| 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. |
| 4. Amendments updating the County’s findings of consistency between provisions of the Suisun Marsh Protection Act and existing County policy. | Adopted |

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

ATTACHMENTS 6 AND 7 on CD

The CD attached to this report contains two versions of the Solano County Local Protection Program (LPP) in Attachments 6 and 7. A full list of the Exhibits and Figures contained in each attachment is presented under Attachments at the end of this staff report.

Attachment 6

Attachment 6 includes the proposed amendments to the General Plan, County Code and County policy that will be incorporated into the 2012 Amendment to the LPP. These changes are presented in a track change format with the new proposed language either underlined or in red and the language to be deleted in strikeout. Each element of the County LPP is shown as an "Exhibit." Attachment 6 also includes General Plan figures that are proposed to be added or amended (Figures RS-3, SM-1, SM-2 & SM-3) and amendments to Table LU-7. In addition, Attachment 6 includes Figures 8 through 11 showing the existing and proposed rezonings within the Suisun Marsh area and the adjoining area around Collinsville.

Attachment 7

Attachment 7 includes the full LPP amendment to be submitted to BCDC for review and certification. It incorporates all of the changes proposed to each element contained in Attachment 6 in a "clean" format. In Exhibit I, General Plan provisions from Chapter 2, Land Use and Chapter 8, Public Facilities and Services are also included. These were not contained in Attachment 6 since no changes were proposed in these two chapters. The Zoning Districts have also been modified to include only those districts that are applicable to the Suisun Marsh (e.g. R-TC-4 is the only R-TC district applicable to the Suisun Marsh). Figure 1, Existing Zoning Districts, Suisun Marsh reflects the zoning districts within the Suisun Marsh as proposed in Figures 8 thru 11 in Attachment 6.

ATTACHMENT 6 AND 7 EXHIBIT SUMMARIES

The following summarizes the changes in each "Exhibit" contained in Attachments 6 and 7. Each element has the same exhibit number in Attachments 6 and 7. For example Exhibit I in Attachment 6 shows the proposed amendments to the 2008 General Plan in track change format. Exhibit I in Attachment 7 shows all of the 2008 General Plan provisions that will be part of the 2012 Amendment to the LPP.

Exhibit I 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 affecting the Suisun Marsh, 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 as well as modifying and establishing new marsh protection policies. The Land Use Chapter provided updated descriptions of land use classifications within the Suisun Marsh. The Resources Chapter included new general policies for the protection of the Suisun Marsh. The Public Facilities and Service Chapter addressed Potrero Hills Landfill. More detailed policies directly affecting the Suisun Marsh were presented in Appendix C of the 2008 General Plan, 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. Appendix C is proposed to become Chapter 12 of the General Plan and the policies from the Resources Chapter are incorporated into the new Chapter 12. The proposed General Plan Amendments that will be part of the LPP amendment are shown in Exhibit I.

Chapter 2 Land Use (Adopted)

The Land Use chapter contains new land use descriptions for water bodies and courses, park and recreation, marsh, agriculture, public/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 updates 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 Amendments)

This chapter describes the Suisun Marsh and summarizes the County's Suisun Marsh LPP. Policies affecting the Suisun Marsh have been 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. BCDC amended the Suisun Marsh Protection Plan map consistent with the Water Dependent Industrial land use designation in the Collinsville area as adopted in the 2008 General Plan.

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 Amendments)

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 longer 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 become new Chapter 12 of the General Plan. Suisun Marsh policies from the Resource Chapter have been moved into the new Chapter 12.

Table LU-7 General Plan / Zoning Consistency Table (Proposed Amendment)

Chapter 2, Table LU-7 General Plan / Zoning Consistency Table is proposed to be amended to reflect the new Agricultural Suisun Marsh (A-SM) titles replacing AL titles, and adding the Agriculture Suisun Valley zoning districts (A-SV) (ATC) and (ATC-NC).

General Plan Figures (Proposed Amendments)

Figure RS-3 Delta and Marsh Protection Areas (Amended)

This figure has been amended to reflect approved amendment to BCDC's Suisun Marsh Protection plan in the Collinsville area consistent with the 2008 General Plan land use designation.

Figure SM-1 Current View Suisun Marsh (New)

New figure for General Plan Chapter 12, Suisun Marsh Local Protection Program Policies showing the area of the Suisun Marsh.

Figure SM-2 Suisun Marsh Management Areas (New)

New figure for General Plan Chapter 12, Suisun Marsh Local Protection Program Policies showing the Suisun Marsh Primary and Secondary Management areas.

Figure SM-3 General Plan Land Uses Suisun Marsh (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.

Exhibit II

POLICIES REGULATING SEWAGE DISPOSAL SYSTEMS (Proposed Amendments)

Prior to 2010, the County's LPP contained a summary of the policies and regulations governing sewage disposal systems within the Suisun Marsh. As part of the County's 2010 LPP amendment, the County replaced these policies with Solano County Code Chapter 6.4, Sewage Disposal Standards. The County's 2010 amendment to its LPP is still pending before BCDC and has therefore not become effective yet. Upon further consultation with BCDC staff, the County is now proposing to delete Chapter 6.4 from the LPP and to instead include in its LPP only a summary of 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

In March 2012, the County adopted a new Zoning Code. The code has been extensively reformatted with updated land use descriptions, definitions, and development standards. The following summarizes the zoning code text changes proposed as part of the update to the LPP.

Exhibit III **Definitions (Proposed Amendments)**

A new definition for Complementary Commercial Facilities is proposed to be added to the zoning code. Definitions for Hunting Club and Marsh Oriented Recreation were included in the revised Chapter 28 that was adopted by the Board of Supervisors on February 28, 2012.

Exhibit IV **Suisun Marsh Agricultural (A-SM) District (Proposed Amendments)**

The title of the two Limited Agriculture (AL) Districts is proposed to be changed to Suisun Marsh Agricultural (A-SM). Changes to the District text include reformatting of the chapter consistent with the new zoning code and providing clearer definitions and standards addressing agriculture, marsh oriented recreation, and non-conforming uses within the Suisun Marsh. Agricultural and marsh education and research facilities and special events facility other than winery or agricultural processing facility were added to the districts. Many of these changes parallel similar provisions adopted in the Exclusive Agricultural Districts.

Exhibit V **Residential - Traditional Community (R-TC-4) District (Proposed New District)**

The County has adopted a new type of zoning district, Residential - Traditional Community, to replace the Suburban Residential and Urban Residential zoning districts. A new R-TC-4 district is proposed to be created and 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.

Exhibit VI **Commercial Recreation - Limited (CR-L) District (Proposed New District)**

Chapter 28 was amended in June 2009 to add a new Commercial Recreation (CR) zoning district. Staff is proposing that Chapter 28 be further amended to establish a new Commercial Recreation – Limited (CR-L) zoning district 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.

Exhibit VII

Water Dependent Industrial (I-WD) District (Proposed Amendments)

As part of the County's February 2012 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 policy plan for the Collinsville area as required under the 2008 General Plan.

Exhibit VIII

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.

Exhibit IX

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 land uses in the Suisun Marsh have been incorporated into the LPP. The utility provisions have been clarified.

Exhibit X

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 proposed zoning map changes are shown in Attachment 6 on the CD. The existing Suisun Marsh Zoning Districts is shown in Figure 4. Rezoning is proposed for three areas. First, the Limited Agriculture (AL) zoning districts have been renamed Suisun Marsh Agricultural (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.

Limited Agriculture (AL) to Suisun Marsh Agricultural (A-SM) District (Attachment 6, Figures 10 & 11)

The County is proposing to change the name of the Limited Agricultural zoning districts (AL) to Suisun Marsh Agricultural (A-SM) 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 the Suisun Marsh Agricultural District A-SM-80 and the existing AL-160 properties will be

rezoned to A-SM-160 to reflect the name change to the zoning districts.

Collinsville Area within the Suisun Marsh (Attachment 6, Figures 5, 6, & 7)

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).

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 (Attachment 6, Figures 8 & 9)

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, approximately 37 acres are proposed to be rezoned from Exclusive Agriculture (A-20) to Suisun Marsh Agricultural (A-SM-160) and approximately 5 areas are proposed to be rezoned from Marsh Preservation (MP) to A-SM-160. 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.

Collinsville Area outside of the Suisun Marsh (Attachment 6, Figures 5, 6 & 7)

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 into conformance with the 2008 General Plan's 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 are proposed to be rezoned to Exclusive Agriculture (A-160). 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.

Exhibit XI
CHAPTER 31 - GRADING, DRAINAGE, LAND LEVELING AND EROSION CONTROL
(Proposed Amendments)

Two chapters of the County Code, Chapter 9, 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.

Exhibit XII
CONSISTENCY BETWEEN EXISTING COUNTY POLICY AND PROVISION OF THE MARSH ACT (Adopted)

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.

COMMENTS RECEIVED IN PREPARATION OF THE 2012 LPP AMENDMENT

BCDC

The County received comments from BCDC staff in letters dated November 22, 2011 and February 24, 2012 (See Attachments 2 and 4 on CD). County staff conducted meetings and conference calls with BCDC to review proposed amendments to the LPP. In response to BCDC staff comments, County staff has prepared revisions to the Suisun Marsh Local Protection Program 2012 Amendment. Revisions included: deleting some General Plan policy and code provisions from the LPP that BCDC staff thought were not relevant to the Suisun Marsh; combining all of the Suisun Marsh policies in the new Chapter 12 of the General Plan; and consolidation and minor revisions to several of the LPP policies. The zoning code provisions were edited to include only the districts that were applicable to the Suisun Marsh.

In response to BCDC comments, Public Service Facilities have been proposed to be deleted from all of the zoning districts within the Suisun Marsh. County Counsel has raised concerns regarding this recommendation as discussed under Public Service

Facilities below. Agricultural processing facilities and rural residential enterprises have been deleted from the Suisun Marsh Agricultural (Limited Agriculture) district. BCDC has also recommended some clarifying language to Chapter 31, Grading, Drainage, Land Leveling and Erosion Control.

There are two outstanding issues raised by BCDC in the comment letters. BCDC has recommended that wireless communication facilities and commercial wind turbine generators be eliminated from the Suisun Marsh Agricultural (Limited Agriculture) district.

BCDC also forwarded a letter from the State Department of Fish and Game letter dated January 20, 2012 (Attachment 3 on CD). The Department of Fish and Game has also raised issues concerning wind turbines in the Suisun Marsh.

Suisun Resource Conservation District

The County also received comments from the Suisun Resource Conservation District in a lettered dated July 23, 2010 (Attachment 1 on CD). These comments were on an earlier version of the Draft LPP. Their concerns regarding the grading ordinance have been addressed. The District also raised concerns regarding wind turbines in the Suisun Marsh. The District opposes wind turbine development in the secondary management area and within ¼ mile of the secondary management area boundary.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW

A Draft Initial Study and Negative Declaration was prepared for those elements of the Proposed 2012 Amendment to the Solano County Component of the Suisun Marsh Local Protection Program which have not already been adopted as General Plan policies or ordinances. The Initial Study and Negative Declaration was circulated through the State Clearinghouse with a 30 day review period. The review period ended on June 1, 2012.

The County received four comment letters on the Initial Study and Negative Declaration within the review period and two after. The four received within the review period are as follows: Bay Conservation and Development Commission (BCDC) dated May 31, 2012 (Attachment 8 to this report); Audubon dated June 1, 2012 (Attachment 9 to this report); Ducks Unlimited dated June 1, 2012 (Attachment 10 to this report); and The Bay Institute dated May 20, 2012 (Attachment 11 to this report). The comment letters from Central Valley Flood Protection Board dated June 4, 2012 (Attachment 12 to this report) and State Department of Fish and Game dated June 8, 2012 (Attachment 13 to this report) were received after the review period closed. A summary of the comment letters follow.

BCDC

BCDC staff concurs with the County's conclusions that most of the proposed general plan and ordinance amendments that are to be incorporated into the Solano LPP would have no significant environmental impact. The exception is the proposed amendment to the existing LPP wind energy policy SM.P-35 in Attachment 6, Exhibit 1, page 18 (and reproduced below in this report under Wind Energy Policy). BCDC staff believes that allowing commercial wind energy development in a portion of the secondary management area of the Marsh located within the Collinsville-Montezuma Hills Wind Resource Area as a conditionally permitted use could result in significant adverse environmental effects on biological resources, including birds and bats, of the Suisun Marsh and would have significant adverse effect on scenic vistas and degrade the visual character on the area.

They believe further environmental review is necessary. The letter gives an analysis of the issues that BCDC staff has identified which they believe which would need additional environmental analysis before the existing General Plan policy of allowing commercial wind energy development in the secondary management area could be included as part of the County's amended LPP.

Audubon

The Audubon raises concerns regarding wind turbine development in the secondary management area and asserts that wind turbine development would have a significant environmental impact. They cite the California Guidelines for reducing impacts to Bird and Bats from Wind Energy Development adopted by the California Energy Commission and US Fish and Wildlife Service in citing the high and uncertain potential for wildlife impacts from wind turbine projects within the Suisun Marsh area and concur with Fish and Games objection to wind turbine development within the Marsh.

Ducks Unlimited

Ducks Unlimited states that permitting wind turbines in the secondary management area would jeopardize significant number of waterfowl attracted to the Suisun wetlands. They note the secondary management area is to act as a buffer to insulate the wetland habitat from adverse impacts of urban development and other uses and land practices incompatible with preservation of the Marsh. They believe permitting wind turbines in the secondary management area contradicts this purpose and that there are other undeveloped alternatives.

The Bay Institute

The Bay Institute raises concerns about the adequacy of the environmental review conducted when the wind energy policy was adopted in 1982. They believe the draft Negative Declaration prepared for the 2012 LPP amendments is inadequate and that the wind turbine policy continues unsupported by sound findings. They concur with the Department of Fish and Game findings and recommend that the policy be repealed.

Central Valley Flood Protection Board

Prior to 2007, the Reclamation Board operated as part of the Department of Water Resources. In 2007, the Reclamation Board was reconstituted as the Central Valley Flood Protection Board and acts independently of the Department. The Central Valley Flood Protection Board noted that the Suisun Marsh is within their jurisdiction and that a Board permit is required for certain types of activities. They state that the project should include measures for channel and levee improvements and maintenance to prevent and/or reduce hydraulic impacts.

State Department of Fish and Game

The State Department of Fish and Game (DFG) state they are both a responsible agency and Trustee agency under CEQA. DFG agency notes that the Suisun Marsh supports thousands of waterfowl that migrate on the Pacific Flyway and provides habitat for more than 221 bird species, and bat species, some of which are state listed as endangered, threatened or fully protected. DFG believed the County should consider reasonable foreseeable indirect impacts, as a result of the amendments to wind turbine policy on

wildlife in the Suisun Marsh. DFG opposed any amendments to the LPP that allows the development of wind turbine generators in the secondary management area of the Suisun Marsh due to potentially significant impacts on wildlife. They believe that wind turbine development in the Suisun Marsh would have significant impacts to the water fowl and resident birds and bats in the Suisun Marsh.

COMMERCIAL WIND ENERGY POLICY

As noted above, the County has received a number of comments on the commercial wind energy policy contained in the existing Solano County LPP and the following proposed amendment to that policy:

- SM.P-35: ~~Wind energy is an important renewable, natural resource which is limited in its statewide distribution. Areas which are endowed with the resource should be considered for prudent development of wind energy. Certain areas within the Suisun Marsh have been identified as having significant potential for wind energy resource development. Specifically identified are areas west of I-680 and in the Potrero Hills ; however, numerous other areas may have potential for development of private or commercial wind energy machines. The County has identified the Collinsville-Montezuma Hills south of SR12 as the primary wind resource area in the County. Wind energy development is inappropriate in certain areas of the county, in order to protect public health and safety and natural resources. These areas include the Suisun Marsh Primary Management Area.~~ Installation of wind turbines in the Suisun Marsh secondary management area could have a significant impact upon maintenance of the area in its present natural state, on Marsh wildlife, and on the visual characteristics of the marsh. Therefore, careful consideration will need to be given to projects on a case by case basis to ensure that significant adverse ecological or aesthetic impacts on the marsh will be avoided. The County's objective is to balance the prudent use of wind resources of the marsh with the need to protect and maintain its essential environmental qualities. The following should be followed in siting wind energy projects: (1) Commercial wind turbine generators should be permitted in the secondary management area only. (2) Projects should not be allowed to proliferate in the marsh, but should be allowed only where monitoring has shown productivity to be feasible. (3) The location and density of machines should not substantially alter the principal (agricultural or wetland) allowed uses in the marsh. (4) Roads and utility transmission lines to serve machines and transmit power from machines must be installed in conformance with provisions of the Suisun Marsh Preservation Act (5) In order to protect the biological resources of the marsh, the design, density, height, noise level, illumination and location of wind turbine generators and ancillary facilities should minimize or avoid the following adverse effects: collision hazards for birds, interference with migratory flight patterns or disturbance of wildlife habitat. Design considerations of importance should include non-

synchronous machines, low-noise design, subdued security lighting and minimal tower lighting. (6) All construction must be carried out so as to minimize erosion and prevent sedimentation in the marsh. (7) The installation and operation of wind turbine facilities must protect the visual characteristics of the marsh. In order to minimize the impact upon the aesthetics of the marsh as a natural open space area, wind turbine generators and ancillary facilities should be designed and sited to complement the natural landscape whenever feasible, consistent with the following guidelines: colors should blend with the landscape; lighting should be subdued and be provided for safety and security reasons only; and facilities should be located off the ridgeline unless to do so would result in higher tower height, significant grading or cut and fill.

Based on the comments received, staff has drafted three additional alternative policies addressing commercial wind energy development in the secondary management area. Staff is seeking direction from the Planning Commission on which of these three options to pursue.

Alternative 1 Modification to Proposed Change to Wind Energy Policy

This alternative modifies the recommended changes to the first three sentences to the policy and deletes reference to the Collinsville-Montezuma Hills wind resource area. The policy change would read as follows:

SM.P-35: ~~Wind energy is an important renewable, natural resource which is limited in its statewide distribution. Areas which are endowed with the resource should be considered for prudent development of wind energy. Certain areas within the Suisun Marsh have been identified as having significant potential for wind energy resource development. Specifically identified are areas west of I-680 and, in the Potrero Hills ; however, numerous other areas may have potential for development of private or commercial wind energy machines. Wind energy development is inappropriate in certain areas of the county, in order to protect natural resources including the Suisun Marsh Primary Management Area.~~ Installation of wind turbines in the Suisun Marsh secondary management area could have a significant impact upon maintenance of the area in its present natural state, on Marsh wildlife, and on the visual characteristics of the marsh. Therefore, careful consideration will need to be given to projects on a case by case basis to ensure that significant adverse ecological or aesthetic impacts on the marsh will be avoided. The County's objective is to balance the prudent use of wind resources of the marsh with the need to protect and maintain its essential environmental qualities. The following should be followed in siting wind energy projects: (1) Commercial wind turbine generators should be permitted in the secondary management area only. (2) Projects should not be allowed to proliferate in the marsh, but should be allowed only where monitoring has shown productivity to be feasible. (3) The location and density of machines should not substantially alter the principal (agricultural or wetland) allowed uses in the marsh. (4) Roads and utility transmission lines to serve

machines and transmit power from machines must be installed in conformance with provisions of the Suisun Marsh Preservation Act (5) In order to protect the biological resources of the marsh, the design, density, height, noise level, illumination and location of wind turbine generators and ancillary facilities should minimize or avoid the following adverse effects: collision hazards for birds, interference with migratory flight patterns or disturbance of wildlife habitat. Design considerations of importance should include non-synchronous machines, low-noise design, subdued security lighting and minimal tower lighting. (6) All construction must be carried out so as to minimize erosion and prevent sedimentation in the marsh. (7) The installation and operation of wind turbine facilities must protect the visual characteristics of the marsh. In order to minimize the impact upon the aesthetics of the marsh as a natural open space area, wind turbine generators and ancillary facilities should be designed and sited to complement the natural landscape whenever feasible, consistent with the following guidelines: colors should blend with the landscape; lighting should be subdued and be provided for safety and security reasons only; and facilities should be located off the ridgeline unless to do so would result in higher tower height, significant grading or cut and fill.

Under this alternative, Suisun Marsh policy SM.P-35 in the proposed Chapter 12 of the General Plan would need to be amended to reflect this change.

Alternative 2 Retain the Existing Commercial Wind Energy Policy with No Amendment

Under this alternative, the existing wind energy policy adopted as part of the County's General Plan in June 1982 and incorporated as part of the County's LPP that same year would be retained as part of the County's LPP with no amendments. The 1982 policy would need to be re-adopted by the County as an amendment to the 2008 General Plan, but carrying that 1982 policy forward as part of the County's LPP would not require an amendment to the existing LPP. As currently provided in Chapter 4 of the General Plan, wind turbines would continue to be prohibited in the primary management area. Within the secondary management area, wind turbine projects would need to demonstrate that they will not have a significant impact on the maintenance of the marsh in its present natural state, on Marsh wildlife and on the visual characteristics of the marsh. The 1982 policy contains a number of criteria to be followed in siting wind turbine projects within the secondary management area to ensure projects are consistent with provisions of the Marsh Act and Marsh Plan. This policy was previously found by BCDC to be consistent with the Marsh Act and Marsh Plan as part of the County's 1982 LPP. Retaining the 1982 policy as part of the County's LPP would mean that the County's policy addressing commercial wind energy development in the secondary management area would not be part of the LPP amendments considered by BCDC in their review. The existing 1982 policy is as follows:

SM.P-35: Wind energy is an important renewable, natural resource which is limited in its statewide distribution. Areas which are endowed with the resource should be considered for prudent development of wind energy. Certain areas within the Suisun Marsh have been identified as having significant potential for wind energy resource development. Specifically identified are areas west of I-680 and in the Potrero Hills; however, numerous other

areas may have potential for development of private or commercial wind energy machines. Installation of wind turbines in the Suisun Marsh could have a significant impact upon maintenance of the area in its present natural state, on Marsh wildlife, and on the visual characteristics of the marsh. Therefore, careful consideration will need to be given to projects on a case by case basis to ensure that significant adverse ecological or aesthetic impacts on the marsh will be avoided. The County's objective is to balance the prudent use of wind resources of the marsh with the need to protect and maintain its essential environmental qualities. The following should be followed in siting wind energy projects: (1) Commercial wind turbine generators should be permitted in the secondary management area only. (2) Projects should not be allowed to proliferate in the marsh, but should be allowed only where monitoring has shown productivity to be feasible. (3) The location and density of machines should not substantially alter the principal (agricultural or wetland) allowed uses in the marsh. (4) Roads and utility transmission lines to serve machines and transmit power from machines must be installed in conformance with provisions of the Suisun Marsh Preservation Act (5) In order to protect the biological resources of the marsh, the design, density, height, noise level, illumination and location of wind turbine generators and ancillary facilities should minimize or avoid the following adverse effects: collision hazards for birds, interference with migratory flight patterns or disturbance of wildlife habitat. Design considerations of importance should include non-synchronous machines, low-noise design, subdued security lighting and minimal tower lighting. (6) All construction must be carried out so as to minimize erosion and prevent sedimentation in the marsh. (7) The installation and operation of wind turbine facilities must protect the visual characteristics of the marsh. In order to minimize the impact upon the aesthetics of the marsh as a natural open space area, wind turbine generators and ancillary facilities should be designed and sited to complement the natural landscape whenever feasible, consistent with the following guidelines: colors should blend with the landscape; lighting should be subdued and be provided for safety and security reasons only; and facilities should be located off the ridgeline unless to do so would result in higher tower height, significant grading or cut and fill.

Under this alternative, Suisun Marsh policy SM.P-35 in the proposed Chapter 12 of the General Plan would need to be amended to reflect this change.

Alternative 3 Amend the Commercial Wind Energy Policy to Prohibit Commercial Wind Energy Development within the Secondary Management Area.

Under this Alternative, commercial wind turbine projects would be prohibited in the secondary management area. The General Plan currently prohibits commercial wind turbines in the primary management area but allows them as a conditionally permitted use in the secondary management area. Non-commercial wind turbines would still be allowed in both the primary and secondary management areas limited in height to 100 feet. The proposed policy would read as follow:

SM.P-35: Wind energy is an important renewable resource. Certain areas within the Suisun Marsh have been identified as having significant potential for wind energy resource development. However, installation of wind turbines in the Suisun Marsh could have a significant impact upon maintenance of the

area in its present natural state, on Marsh wildlife, and on the visual characteristics of the marsh. Other alternative locations within the County have similar potential for wind energy development without impacting the Marsh and its wildlife and visual resources. In order to protect these resources, commercial wind turbine shall not be permitted in both the primary management area and secondary management area of the Suisun Marsh.

Under this alternative, Suisun Marsh policy SM.P-35 in the proposed Chapter 12 of the General Plan would need to be amended to reflect this change. In addition, the General Plan Resources Chapter 4, page RS-53, second paragraph would be amended to read as follows:

Wind energy development is inappropriate in certain areas of the county, in order to protect public health and safety and natural resources. These areas are urban areas, the Suisun Marsh Primary Management Area and Secondary Management Area, the Stebbins Cold Canyon Natural Area, San Pablo Bay National Wildlife Refuge and the Jepson Prairie preserve owned by Solano Land Trust.

Resources Chapter 4, Implementation Programs, Regulations, R.S.I-37, page 57, bullet 8, would be amended to read as follows

- Include commercial wind turbine development as a permitted use in the following zone districts:
 - Exclusive Agriculture (A)
 - ~~- Limited Agriculture (A-L)~~

The Suisun Marsh Agricultural (A-SM) Zoning District, Table 28.22A, would also need to be amended to delete commercial wind turbine generators and meteorological towers, as permitted uses. Water Dependent Industrial (I-WD) District Table 28.42A would need to be footnoted that commercial wind turbine generators and meteorological towers would not be permitted uses in the I-WD district in the Suisun Marsh Secondary Management Area.

BCDC in their May 31, 2012 letter (Attachment 8 to this report) noted that, based on new information and advice from the state and federal wildlife agencies, commercial wind energy development in the secondary management area may be inconsistent with the Marsh Act policies that call for the need to preserve “a buffer area consisting of upland areas that have high wildlife value themselves and also contribute to the integrity and continued wildlife use of the wetlands within the marsh” Public Resources Code Section 29003. The purpose of the upland buffer area is to “preserve the integrity and assure continued wildlife use of the Suisun Marsh, including the preservation of its waterfowl-carrying capacity and retention of the diversity of its flora and fauna” (Section 29003).

BCDC staff indicated that the existing 1982 policy in the County’s LPP may conflict with several Suisun Marsh Protection Plan policies. Utilities, Facilities and Transportation Policy 1 limits new electric power transmission utility corridors in the Marsh and provides for the extension of utilities into the Marsh only to serve existing uses and other uses consistent with the protection of the Marsh, such as agriculture. In addition, regulations adopted by BCDC (14 C.C.R. 11021) prohibit the siting of thermal power plants that would generate 50 or more megawatts of power in both the primary and secondary management areas. Water Related Industry Policy 7(d) discourages development of tall structures that interfere with wildlife flight or migration and 7(g) states that industrial facilities should be

located and designed to avoid visual intrusion on the Suisun Marsh. According to BCDC, given the change in technology since the adoption of the original policy in 1982, the latest generation of wind turbines with heights topping 400 feet may now conflict with these policies.

BCDC in their letter also referenced recent environmental studies in the adjoining Montezuma Hills regarding increasing impacts of wind turbines on raptors, special-status birds and bats and findings by the Department of Fish and Game in their January 20, 2012 letter to BCDC regarding wind energy development in the secondary area of the Suisun Marsh (Attachment 2 on CD). Fish and Game concluded that if commercial wind energy was allowed to be developed in any portion of the Secondary Management Areas surrounding the Suisun Marsh, the number of water bird and waterfowl strikes would likely increase to levels higher than the wind farms in the adjacent Montezuma Hills. US Fish and Wildlife Service expressed similar concerns and noted that permits were not currently available for “taking” of migratory birds under the Migratory Bird Treaty Act.

Suisun Resource Conservation District, Audubon, Ducks Unlimited, The Bay Institute support this alternative to prohibit commercial wind turbine development in the secondary management area. If the Commission chooses to pursue this option, the above-stated policy would be adopted as part of Chapter 12 of the General Plan and incorporated into the County’s amended LPP, and Chapter 4 of the General Plan would need to be amended to reflect that commercial wind energy development is prohibited throughout the entire Suisun Marsh.

PUBLIC SERVICE FACILITIES

BCDC staff requested that Public Service Facilities be deleted from all of the zoning districts within the Suisun Marsh. This recommendation was partially in response to a previous State proposal to construct jail facilities in the secondary management area south of the City of Fairfield. County Counsel notes that Public Service Facilities is a broad category which covers any facilities owned or operated by a public agency, including Suisun Resource Conservation District (SRCD). It could be interpreted that by prohibiting public service facilities in the Marsh, we are establishing as County policy that SRCD should not construct or operate any drainage or flood control improvements in the Marsh. In reality, this would only be a County policy and not an absolute prohibition because any local agency can override County zoning by a 4/5 vote of its governing board. Consequently, Staff is recommending that the current provisions for Public Service Facilities remain and not be deleted from the A-SM, MP, R-TC-4, CR-L, and I-WD zoning districts within the Suisun Marsh.

APPROVAL PROCESS

Upon recommendation by the Planning Commission, a public hearing will be held by the Board of Supervisors to approved the General Plan and code amendments, approve the 2012 Amendments to the Solano County component of the Suisun Marsh Local Protection Program and authorize the submittal of the 2012 Amendment to BCDC. BCDC will conduct a public hearing on the 2012 Amendment. BCDC must certify that the 2012 LPP Amendment conforms with the Suisun Marsh Preservation Act and the policies of the Suisun Marsh Protection Plan.

ATTACHMENTS

(Note Attachments 1 through 7 contained in attached CD. Attachments 8 through 12 attached to this report)

1. Suisun Resource Conservation Letter July 23, 2010
2. BCDC letter dated November 22, 2011
3. State Department of Fish and Game letter dated January 20, 2012
4. BCDC letter dated February 24, 2012
5. Negative Declaration Suisun Marsh Local Protection Program 2012 Amendment and Suisun Marsh and Collinsville Area Rezoning
6. Proposed amendments to General Plan, County Code provisions and County policy to be incorporated into 2012 Amendment to the Local Protection Program

Exhibits

- I. 2008 Solano County General Plan Suisun Marsh Policies
- II. Policies Regulating Sewage Disposal Systems within the Suisun Marsh
- III. Chapter 28 Definitions
- IV. Chapter 28 Suisun Marsh Agricultural Districts
- IV. Chapter 28 Residential Traditional Community Districts
- V. Chapter 28 Commercial Districts
- VII. Chapter 28 Manufacturing and Industrial District
- VIII. Chapter 28 Marsh Preservation District
- IX. Chapter 28 Land Use Regulations
- X. Chapter 28 Marsh Development Permits
- XI. Chapter 31 Grading, Drainage, Land Leveling, and Erosion Control, of the Solano County Code
- XII. County findings of consistency between provisions of the Suisun Marsh Protection Act and existing County Policy

Figures

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| 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 |
| Table LU-7 | General Plan / Zoning Consistency Table |

7. 2012 Amendment to the Solano County Component of the Suisun Marsh Local Protection Program

Exhibits

- I. 2008 Solano County General Plan Suisun Marsh Policies
- II. Policies Regulating Sewage Disposal Systems within the Suisun Marsh
- III. Chapter 28 Definitions
- IV. Chapter 28 Suisun Marsh Agricultural Districts
- VI. Chapter 28 Residential Traditional Community Districts
- VII. Chapter 28 Commercial Districts
- VII. Chapter 28 Manufacturing and Industrial District
- VIII. Chapter 28 Marsh Preservation District
- IX. Chapter 28 Land Use Regulations
- X. Chapter 28 Marsh Development Permits
- XI. Chapter 31 Grading, Drainage, Land Leveling, and Erosion Control, of the Solano County Code
- XII. County findings of consistency between provisions of the Suisun Marsh Protection Act and existing County Policy

Figures

- 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 1 Existing Zoning Districts Suisun Marsh (Figure not on CD but attached to this report)

8. BCDC letter dated May 31, 2012
9. Audubon letter dated June 1, 2012
10. Ducks Unlimited letter dated June 1, 2012
11. The Bay Institute letter dated May 30, 2012
12. Central Valley Flood Protection Board letter dated June 4, 2012
13. State Department of Fish and Game letter dated June 8, 2012