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Stephen Vancil
Chairman

DATE: June 14, 2012

MEMORANDUM:

To: Solano County Airport Land Use Commission

From: Jim Leland, Principal Planner

Subject: ITEM 7: ALUC-12-05 - Action Item: Conduct a Public Hearing to consider the consistency of the Suisun Marsh Local Protection Plan Update with the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Airport Land Use Compatibility Plan. (County of Solano)

RECOMMENDATION

Determine that the proposed Suisun Marsh Local Protection Plan Update is **consistent** with the policies of the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Land Use Compatibility Plans.

EXECUTIVE SUMMARY

Project Description

Pursuant to State law, the County of Solano is updating its Local Protection Program for the Suisun Marsh. The update includes actions which are subject to review by the Solano County Airport Land Use Commission, including amendments to the County's 2008 Solano County General Plan and the County's Zoning Regulations.

Review Criteria

The review criteria for general plans and zoning amendments is embodied in the State's California Airport Land Use Planning Handbook (2011) and the ALUCs' Solano County Airport Land Use Compatibility Review Procedures (2004).

General Plans are reviewed for the elimination of direct conflicts with a Land Use Compatibility Plan as well as the identification of mechanisms which assure compatibility criteria are met. Zoning amendments are reviewed for their affect on a variety of land use criteria, including density, intensity, height, etc.

Consistency Analysis and Recommendation

The consistency review and analysis has concluded that the general plan amendments do not create any direct conflicts with the applicable Land Use Compatibility Plans or modify any of the mechanisms in place that assure compliance with the compatibility criteria in those Land Use Compatibility Plans.

Further, the analysis indicates that the proposed Zoning Text Amendments and Zoning Map Amendments are consistent with the applicable review criteria for policy documents.

As a result, the staff is recommending that the Commission find the proposed Suisun Marsh Local Protection Plan Update is consistent with the policies of the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Land Use Compatibility Plans.

INTRODUCTION

The State Legislature enacted the Suisun Marsh Preservation Act (Marsh Act) of 1997 in order to protect the unique and biologically diverse lands that comprise the Suisun Marsh. The Marsh Act provides for the adoption of protection plans and policies and permits the establishment of primary and secondary management areas to be administered by the State and Solano County respectively (Exhibit I).

Among other responsibilities, the County is required to adopt and maintain a Local Protection Program for the Suisun Marsh. The Suisun Marsh Local Protection Program (LPP) includes items as broad as the County's General Plan and zoning regulations, and as narrow as minor permit requirements for grading, drainage and utility extensions.

PROJECT DESCRIPTION

Currently, Solano County is proposing to amend and update the County's component of the Suisun Marsh Local Protection Program (LPP). A summary of the LPP is provided in this report. The full text of the 2011 of the amendment to the Solano County Component of the Suisun Marsh Local Protection Program and proposed rezoning outside the Suisun Marsh in the Collinsville area is available at the Solano County Department of Resource Management and online at the Departments website at:

<http://www.solanocounty.com/depts/rm> under "Current Items of Interest", Suisun Marsh Local Protection Program.

Suisun Marsh Local Protection Program Summary

The County component of the Local Protection Program is comprised of polices contained in the following County documents:

1. The 2008 Solano County General Plan;
2. The Solano County Code provisions including:
 - a. Zoning Regulations found in Chapter 28,
 - b. Drainage and Flood Control regulations found in Chapter 9, and
 - c. Grading and Erosion Control regulations found in Chapter 31

3. Policies regulating sewage disposal systems, and
4. Findings of consistency between the Marsh Act and existing county policy.

Some of the revisions to the LPP listed above include actions which are subject to review by the Airport Land Use Commission, namely the General Plan and Zoning amendments listed below:

1. Amendments to the 2008 Solano County General Plan.
2. Zoning Text Amendments, and
3. Zoning Map Changes

Each of these components is summarized below:

1 Amendments to the 2008 Solano County General Plan

As a part of the update to the Suisun Marsh Local Protection Program, the County is proposing amendments to the 2008 Solano County General Plan that would include:

A. Amendments to General Plan Policies (Exhibit II)

The revisions to the General Plan include policies pertaining to development within the Suisun Marsh and make technical corrections and additions to information in the plan as highlighted below.

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 a 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.

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 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 be moved from Appendix C and will become new Chapter 12 of the General Plan.

B. Amendments to General Plan Tables and Figures (Exhibit III)

The amendments to the General Plan also entail modifications to Table LU-7, the Zoning Consistency Table to reflect new and renamed zoning districts within the Suisun Marsh (Exhibit 3, attached).

2 Zoning Text Amendments (Exhibits IV-a through IV-H)

The County is proposing modifications to several sections of the current county zoning regulations. These amendments include new definitions, amendments to certain zoning district regulations, amendments to certain land use regulations and the addition of new zoning districts. The zoning text amendments are summarized below.

A. Definitions (Proposed Amendments)

New definitions for *Complementary Commercial Facilities*, *Hunting Club* and *Marsh Oriented Recreation* are proposed to be added to the zoning regulations.

B. Limited Agriculture (A-L) District (Proposed Amendments)

Revisions to this zoning district include changes to the land use regulations and a name change from Limited-Agriculture (A-L) to Suisun Marsh Agricultural (A-SM) District. The changes to land use regulations 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 regulations.

C. Residential - Traditional Community (R-TC-4) District (Proposed New District)

Recently 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. As a part of the Local Protection Program update, a new R-TC-4 classification is proposed that would be applied to the existing residential area of the Collinsville Township. This area is currently zoned A-20 Exclusive Agriculture, requiring a 20 acre minimum parcel size. Most of the lots are less than 10,000 square feet, with several lots containing less than 5,000 square feet.

This change is consistent with the new Traditional Community-Residential designation for Collinsville under the 2008 General Plan. The R-TC-4 district 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 regulations.

D. Commercial Recreation - Limited (CR-L) District (Proposed New District)

The current county zoning regulations include a Commercial Recreation (CR) zoning district. This provision 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 new CR-L district includes provisions for outdoor recreation, marinas, interpretive centers, stables, boating and fishing clubs and ecological and agricultural education uses regulations.

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

Minor changes to the permit requirements for the allowed and permitted uses are proposed for the I-WD District regulations. 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.

F. 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 regulations.

G. Land Use Regulations (Proposed Amendments)

Revisions to the zoning regulations include changes to *Article III, Land Use Regulations* of Chapter 28 (Zoning Regulations) for applicable land uses in the Suisun Marsh. These changes are incorporated into the Local Protection Program regulations.

H. Marsh Development Permit (Proposed Amendments)

The proposed zoning regulation amendments will update the Department name, and revise the information required as part of a Marsh Development Permit application process.

3 Zoning Map Changes (Exhibit V)

In addition to the zoning text amendments described above, there are proposed changes to the zoning maps for four areas of the Suisun Marsh, including:

- A. Collinsville area within the Suisun Marsh
- B. Collinsville area outside of the Suisun Marsh
- C. Parish Road area of the Suisun Marsh
- D. Rename the Limited Agricultural District (A-L) to Suisun Marsh Agricultural (A-SM) District

Each of the zoning map changes within these geographic areas is described below.

A. Collinsville area within the Suisun Marsh.

Portions of the Collinsville Township lie within the Suisun Marsh Protection Plan boundary. Zoning Map changes in this area will include modifications to the existing water dependent industrial areas, the current residential areas and a proposed commercial recreation area, as described below.

Water-Dependent Industrial Area

The Local Protection Plan includes a Water Related Industry Reserve Area which is zoned Water Dependent Industrial (I-WD) and Exclusive Agriculture (A). Within the Water Dependent Reserve Area, approximately 716 acres of land 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).

Residential Areas

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).

Commercial Recreation Area

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).

B. Collinsville area outside of the Suisun Marsh

Some portions of the Collinsville Township are outside of the Suisun Marsh Protection Area. However, the County is proposing zoning map changes on these lands as a part of this update program.

The proposed zoning map changes would rezone a portion of the Water Dependent Industrial (I-WD) zoning district in this area to Exclusive Agriculture (A-160) consistent with the General Plan.

C. Parish Road area of the Suisun Marsh.

This area is on the easterly side of the 680 Freeway, at its interchange with Parish Road. 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 land use patterns on the ground today.

D. Rename the Limited Agricultural District (A-L) to Suisun Marsh Agricultural (A-SM) District

Under the proposed rezoning, the existing AL-80 properties will be rezoned to Suisun Marsh Agricultural A-SM-80 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).

ALUCP REVIEW REQUIREMENTS

State law, under Section 21676(b) of the Public Utilities Code, requires that any proposed general plan amendments or zoning regulations or revisions to the local zoning ordinance be reviewed for consistency with adopted airport land use compatibility plans. The proposed amendments to the Suisun Marsh Local Protection Program include both general plan and zoning regulation amendments and thus are required to come before the Airport Land Use Commission for a consistency determination.

Required Tests for Consistency for General Plan Amendments

The State Department of Aeronautics has published the California Airport Land Use Planning Handbook (January 2011) as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. Additionally, the Governor's Office of Planning and Research has published "Guidelines for General Plans-2003" to assist local agencies in their preparations of General Plans. The Guidelines point out that the State's California Airport Land Use Planning Handbook is the primary source for airport land use planning. The Solano Countywide Airport Land Use Review Procedures also require the review of all amendments to a local agency's general plan, consistent with the State law. In order to be considered fully consistent with the applicable compatibility plan(s), the general plan revisions proposed as a part of the Local Protection Program must meet two specific tests, as identified in the California Airport Land Use Planning Handbook (January 2011). The tests are:

1. Elimination of any direct conflicts between the General Plan and relevant compatibility plan(s)

Direct conflicts primarily involve general plan land use designations which do not meet the density (for residential uses) or intensity (for non-residential uses) criteria specified in the compatibility plan, although conflicts with regard to other policies also may exist.

2. Delineation of a mechanism or process for ensuring that individual land use development proposals comply with the ALUC's adopted compatibility criteria

Elimination of direct conflicts between a county's or a city's general plan and the ALUC's compatibility plan is not enough to guarantee that future land use development will adhere to the compatibility criteria set forth in the compatibility plan. An implementation process must also be defined either directly in the general plan or specific plan or by reference to a separately adopted ordinance, regulation, or other policy document.

There are three facets to the process of ensuring compliance with airport land use compatibility criteria:

- a. Delineation of Compatibility Criteria - Airport land use compatibility criteria must be defined either in a policy document adopted by the county or city or through adoption of or reference to the ALUC's compatibility plan itself.

- b. Identification of Mechanisms for Compliance - The mechanisms by which applicable compatibility criteria will be tied to an individual development and

continue to be enforced must be identified. A conditional use permit or a development agreement are two possibilities.

c. Indication of Review and Approval Procedures - Lastly, the procedures for review and approval of individual development proposals must be defined. At what level within a county or a city are compatibility approvals made: staff, planning commission or governing body? The types of actions which are submitted to the ALUC for review and the timing of such submittals relative to internal review and approval process also must be indicated.

Required Tests for Consistency for Zoning Amendments

The State Department of Aeronautics has published the California Airport Land Use Planning Handbook (2011) as a guide for Airport Land Use Commissions in the preparation and implementation of Land Use Compatibility Plans and Procedure Documents. Section 6.4.2 (p. 6-14) sets forth procedures for the review of local zoning ordinances and directs agencies to consider the topics listed in Table 5A, as follows:

Zoning or Other Policy Documents *(from Table 5A, CalTrans Airport Land Use Planning Handbook)*

The Handbook lists the following topics for consideration when reviewing zoning or other policy documents.

1. *Intensity Limitations on Nonresidential Uses*
2. *Identification of Prohibited Uses*
3. *Open Land Requirements*
4. *Infill Development*
5. *Height Limitations and Other Hazards to Flight*
6. *Buyer Awareness Measures*
7. *Non-conforming Uses and Reconstruction*

Staff has reviewed the Local Protection Program update in light of the tests outlined above. Our analysis is presented below.

ANALYSIS

The Suisun Marsh management areas include lands that are within the Area of Influence of the Travis Air Force Base Land Use Compatibility Plan and lands entirely outside of the Area of Influence of the Travis Air Force Base, Nut Tree Airport and Rio Vista Airport Land Use Compatibility Plans. The ALUC review requirements for each of these situations are different, since the lands outside the area of influence of a compatibility plan are generally concerned with objects over 200 feet in height. The analysis is presented below.

Actions That Impact Lands Within the Travis Air force Base Land Use Compatibility Plan Area of Influence

The Local Protection Program update includes both general plan and zoning regulation revisions which impact lands within the boundary of the Area of Influence for the Travis Air Force Base Land Use Compatibility Plan. These items are analyzed below.

Consistency Analysis of General Plan Amendments

As discussed earlier, under the State Aeronautics Act, the adoption of a general plan or the revision of a general plan requires a consistency determination by the ALUC. The criteria for a finding of consistency are 1) that no direct conflicts exist between the general plan and any applicable Land Use Compatibility Plan and 2) that the local agency has mechanisms in place to assure that individual land use proposals are consistent with any applicable Land Use Compatibility Plans. Each of these criteria or analyzed for the general plan revisions proposed below.

1. Proposed General Plan Policies

The 2008 Solano County General Plan (General Plan) has been found consistent with the Land Use Compatibility Plans for Travis Air Force Base, the Nut Tree and the Rio Vista Airports by the Airport Land Use Commission. The General Plan, with the exception of Collinsville, designates the Suisun Marsh for limited agricultural and marsh protection uses. The Collinsville area has land use designations for residential, industrial and commercial recreation uses.

The policy revisions contemplated under the Local Protection Program (Exhibit 2) update do not alter the land use designations or the density and intensity standards for development in the marsh. In addition, the proposals do not alter the mechanisms in the general plan that assures compliance with adopted Land Use Compatibility Plans for the three airports in the county. Land Use Policy LU.P-31 remains in effect, stating:

“Require that all development within the airport land use compatibility areas/safety zones of the airport complies with the Airport Land Use Commission compatibility policies and criteria as set forth in the airports’ land use compatibility plans.”

The General Plan policies being revised encompass the following issues:

- A. Relocating the existing Suisun marsh polices into a new Chapter 12,
- B. Updating to reflect the accurate names of facilities within the marsh (i.e. Potrero Hills Land Fill),
- C. Updating to reflect the renamed land use designations and zoning districts,
- D. Further refinement of policies protecting water quality and minimizing flooding, providing for recreation and public access, and regulating water dependent industrial uses in Collinsville.

These policy changes do not alter the basic land use restrictions in the Suisun Marsh that are germane to the Land Use Compatibility Plans in place for the three county airports. There are no direct conflicts being introduced and no changes in the enforcement mechanism inherent in the 2008 Solano county General Plan.

2. Proposed General Plan Tables

The LPP includes a revision to Table LU-7, the zoning consistency table to include new and renamed zoning districts (Exhibit 3). The Table is being updated to reflect the following changes:

- A. The renaming of the Limited Agricultural Districts from A-L-80 and A-L-160 to the new Agricultural-Suisun Marsh Districts A-SM-80 and A-SM-160.

- B. The newly created Residential – Traditional Communities (T-TC-4) District, and
- C. The newly created Commercial Recreation Limited (CR-L) District

These changes represent an implementation of the land use designations adopted in the 2008 Solano County General Plan. The creation of the zoning districts referenced in Table LU-7 are analyzed in the next section of this report. The listing of these districts within the General Plan does not constitute an act of zoning and does not produce a direct conflict with the Airport Land Use Compatibility Plans adopted by the ALUC.

Conclusion

The amendments to the 2008 Solano County General Plan discussed above do not create any direct conflicts with the Airport Land Use Compatibility Plans adopted by the Airport Land Use Commission nor do they alter the mechanisms in place to assure compliance with those Land Use Compatibility Plans.

Consistency Analysis of Zoning Text Amendments

As previously discussed, the California Airport Land Use Planning Handbook (2011) identifies several topics for consistency determination review of zoning and other policy documents, as provided in the table below.

Topics for consideration when reviewing zoning or other policy documents

1. *Intensity Limitations on Nonresidential Uses*
2. *Identification of Prohibited Uses*
3. *Open Land Requirements*
4. *Infill Development*
5. *Height Limitations and Other Hazards to Flight*
6. *Buyer Awareness Measures*
7. *Non-conforming Uses and Reconstruction*

Each of the proposed zoning text amendments affecting lands within the Travis Plan's Area of Influence are discussed below.

1. Limited Agriculture (A-L) District renamed as Agriculture - Suisun Marsh (A-SM) District

The Limited-Agricultural District is being renamed the Agricultural – Suisun Marsh District. Additionally, revisions are proposed to the allowable land uses which would make the following changes in land uses allowable:

- A. Permit Pastured Poultry Operations

This is a low-intensity animal operation recently added to the other agricultural zoning districts within the County. With this type of poultry operation, birds are fed in open areas rather than in chicken coops.

- B. Refine Agricultural Employee Housing Uses

This revision changes the types of agricultural employee housing from permanent structures to temporary units. There is no increase in the number of units permissible.

C. Permit Marsh-Oriented Recreation

The marsh-oriented recreation use replaces the clubs, lodges and resorts for swimming, hunting and fishing.

D. Permit Public Open Space Uses

This is an additional use for open space purposes, providing public access to areas within the Marsh.

E. Permit Special Events

Special events are cases where third parties are renting a facility for social gatherings, the most common type being weddings.

F. Permit Agricultural and Marsh Research Facilities

This revision permits the establishment of research facilities related to agricultural operations or marsh related activities.

G. Permit Conservation and Mitigation Banks

The establishment of conservation areas and mitigation banks would be permitted by this revision.

H. Prohibit large kennels

This change eliminates kennels with more than 12 dogs as an allowable use.

2. Marsh Preservation (MP) District

The revisions to the Marsh Preservation District include the prohibition of agricultural processing, the addition of complimentary commercial uses (i.e. bait and tackle shops), public open space and conservation and mitigation banks.

3. Land Use Regulations (Article III, Chapter 28)

The revisions to *Article III, Land Use Regulations* provide clarification and consistency in the treatment of infrastructure uses.

4. Marsh Development Permit (Section 28.104)

The marsh permit provisions are being revised to clarify the permit processing requirements and to make them consistent with the recently updated use permit processing requirements.

Conclusion

The series of changes described above do not represent material changes to the current land use regulations in place for the Suisun Marsh, but rather are similar uses to those already permitted. None of the proposed uses increase the density of residential uses permitted, or increase the intensity of non-commercial uses permitted in the area. Many of the changes are technical in nature, replacing outdated terminology with more recent terminology used in the 2011 update.

Consistency Analysis of Zoning Map Amendments

Each of the proposed zoning map amendments affecting lands within the Travis Plan's Area of Influence are discussed below.

1. Rezoning from Limited Agriculture (A-L) District to Agriculture-Suisun Marsh (A-SM) District

This map revision rezones property from the Limited Agriculture Districts to Agricultural-Suisun Valley Districts. The effects of this action were previously discussed under “Consistency of Zoning Text Amendments” above.

2. Rezoning from Exclusive Agriculture (A-20) to Agriculture-Suisun Marsh (A-SM-160) District (Parish)

This zoning map amendment rezones property currently zoned Exclusive Agriculture (A-20) District to the Agriculture-Suisun Valley (A-SM-160) District. The effect of this zoning is to reduce the potential number of dwelling units allowable and to reduce the intensity of agricultural uses permissible.

Conclusion

The rezoning of lands to Agricultural-Suisun Valley implements the 2008 General Plan, which has been found consistent with the three Airport Land Use Compatibility Plans. As discussed previously, the A-SM District replaces the prior Limited Agricultural District and contains minor, technical differences aimed at recognizing compatible land uses and modifying the permitting requirements for various types of land uses. Additional residential units are not authorized, nor are there changes in the density or intensity of uses permitted.

Actions That Only Impact Lands Outside of the Travis Air Force Base, Nut Tree Airport and Rio Vista Airport Land Use Compatibility Plans

Several of the measures contained in the Local Protection Program only affect lands outside of the Area of Influence of the Travis Air Force Base, Nut Tree Airport and Rio Vista Airport Land Use Compatibility Plans. The ALUC review requirements for these situations are different, since the lands outside the area of influence of a compatibility plan are generally concerned with objects over 200 feet in height. The analysis is presented below.

Consistency Analysis of Zoning Text Amendments

Each of the proposed zoning text amendments affecting lands outside of the Travis Air Force Base, Nut Tree and Rio Vista Airport Plan’s Area of Influence are discussed below.

1. Residential-Traditional Communities (R-TC-4) District

This zoning text amendment establishes a new single family residential zoning district in the Residential-Traditional Communities series, providing for a 4,000 square foot minimum lot size. The district is intended to be applied to established neighborhoods within the unincorporated county.

2. Commercial Recreation – Limited (CR-L) District

The Commercial Recreation-Limited District is an additional district intended for commercial recreational areas within the Suisun Marsh. The district permits limited forms of agriculture, outdoor recreation, marinas and agricultural and marsh oriented educational facilities.

3. Industrial – Water Dependent (I-WD) District

Minor changes are proposed for this district that would eliminate marinas as a permitted use, and revise the terminology to be consistent with the recent revisions to the zoning ordinance. No additional uses are permitted and no changes in the intensity or density of development are proposed.

Conclusion

None of the zoning text amendments discussed makes any changes in the permitting requirements for structures above 200 feet in height. The I-WD District currently permits commercial wind turbines with a use permit.

Consistency Analysis of Zoning Map Amendments

Each of the proposed zoning map amendments affecting lands outside of the Travis Air Force Base, Nut Tree and Rio Vista Airport Plan's Area of Influence are discussed below.

1. Rezoning from Industrial – Water Dependent (I-WD) District to Commercial Recreation – Limited (CR-L) District

This zoning map change implements the 2008 General Plan which designated this area as Commercial Recreation. The district does not permit any structures in excess of 35 feet in height.

2. Rezoning from Industrial – Water Dependent (I-WD) to Exclusive Agricultural (A-160) District

This map change also implements the 2008 Solano County General Plan by substantially reducing the size of the water dependent industrial area in Collinsville. The A (160) District would permit commercial wind turbines with a use permit, which require review by the ALUC.

3. Rezoning from Exclusive Agriculture (A-20) District to Residential-Traditional Communities (R-TC-4) District

This rezoning reflects existing conditions on the ground. The residential portions of Collinsville are developed with lots as small as 4,000 square feet. The existing 20 acre zoning is inappropriate for these conditions. This new district accurately reflects the housing conditions that exist today.

Conclusion

The zoning map changes discussed above are consistent with the 2008 Solano County General Plan, which has been deemed consistent with the Airport Land Use Compatibility Plans for the three airports within the county. As a further consideration, Solano County has taken the approach of incorporating into the zoning regulations a standard which requires that projects conform to the Airport Land Use Commission plans and policies, as follows:

Section 28.70.10. D County Zoning Regulations

Airport Land Use Compatibility Plans. Within an airport area of influence or area of concern depicted in an airport land use compatibility plan adopted by the Solano County Airport Land Use Commission, land uses allowed by

this Zoning Ordinance shall conform with the applicable compatibility policies and criteria set forth in that airport land use compatibility plan.

This in effect gives the County another basis for requiring that projects under review comply with the applicable Airport Land Use Compatibility Plan. As a result, the County zoning regulations and review procedures are adequate to assure that applicable compatibility criteria will be tied to an individual development and continue to be enforced. The zoning map amendments discussed in this report have no effect on the County's regulatory scheme as it pertains to objects greater than 200 feet in height.

RECOMMENDATION

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission find as follows:

Determination: That the Suisun Marsh Local Protection Plan Update is substantially consistent with the Travis Air Force Base Land Use Compatibility Plan, the Nut Tree Airport Land Use Compatibility Plan and the Rio Vista Land Use Compatibility Plan because no direct conflicts exist between the Moore rezoning and any Airport Land Use Compatibility Plan and the mechanisms for assurance of compliance with applicable compatibility criteria are in place.

EXHIBITS:

Exhibit I: Suisun Marsh Boundary

Exhibit II: Suisun Marsh General Plan Policies

Exhibit III: General Plan Table LU-7, General Plan/Zoning Consistency Table

Exhibit IV-A: Definitions

Exhibit IV-B: Suisun Marsh Agricultural District

Exhibit IV-C: Residential Traditional Community

Exhibit IV-D: Commercial Districts

Exhibit IV-E: Water Dependent Industrial District

Exhibit IV-F: Marsh Preservation District

Exhibit IV-G: Land Use Regulations

Exhibit IV-H: Marsh development Permit

Exhibit V: Zoning Map Amendments

REFERENCES

County Website: <http://www.solanocounty.com/depts/rm> under "Current Items of Interest", Suisun Marsh Local Protection Program