

Agenda Item #22

File #25-772



Update on Collinsville Special Study Area & Shipbuilding Opportunities

Presented to the Board of Supervisors
September 9, 2025
Department of Resource Management

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Introduction

- **Purpose:** Provide an update on recent activities related to the Collinsville Special Study Area and potential shipbuilding opportunities.
- **Objective:** Inform the Board on current coordination with California Forever, State and federal partners, legislative discussions and receive Board direction on next steps.



Collinsville Special Study Area - Overview

Historical Context

- Recognized strategic site since 1979 Collinsville-Montezuma Hills Area Plan.
- Follow-up efforts: 1989 Development Study and the 2008 General Plan.

Geographic Advantages

- Deep-water access along the Sacramento River Deep Water Ship Channel.
- Proximity to regional transportation infrastructure.
- Portions designated for Water Dependent Industrial (WDI) uses:
 - ~1,305 acres east of Collinsville (focus of recent discussions).
 - ~289 acres zoned Industrial Water Dependent (IWD) in Montezuma Wetlands west of Collinsville.

Purpose of the Special Study Area Designation

- The Collinsville area was designated as a Special Study Area of approximately 8,500 acres in recognition of its strategic location on the Sacramento River and its long-term potential for water-dependent industrial development.

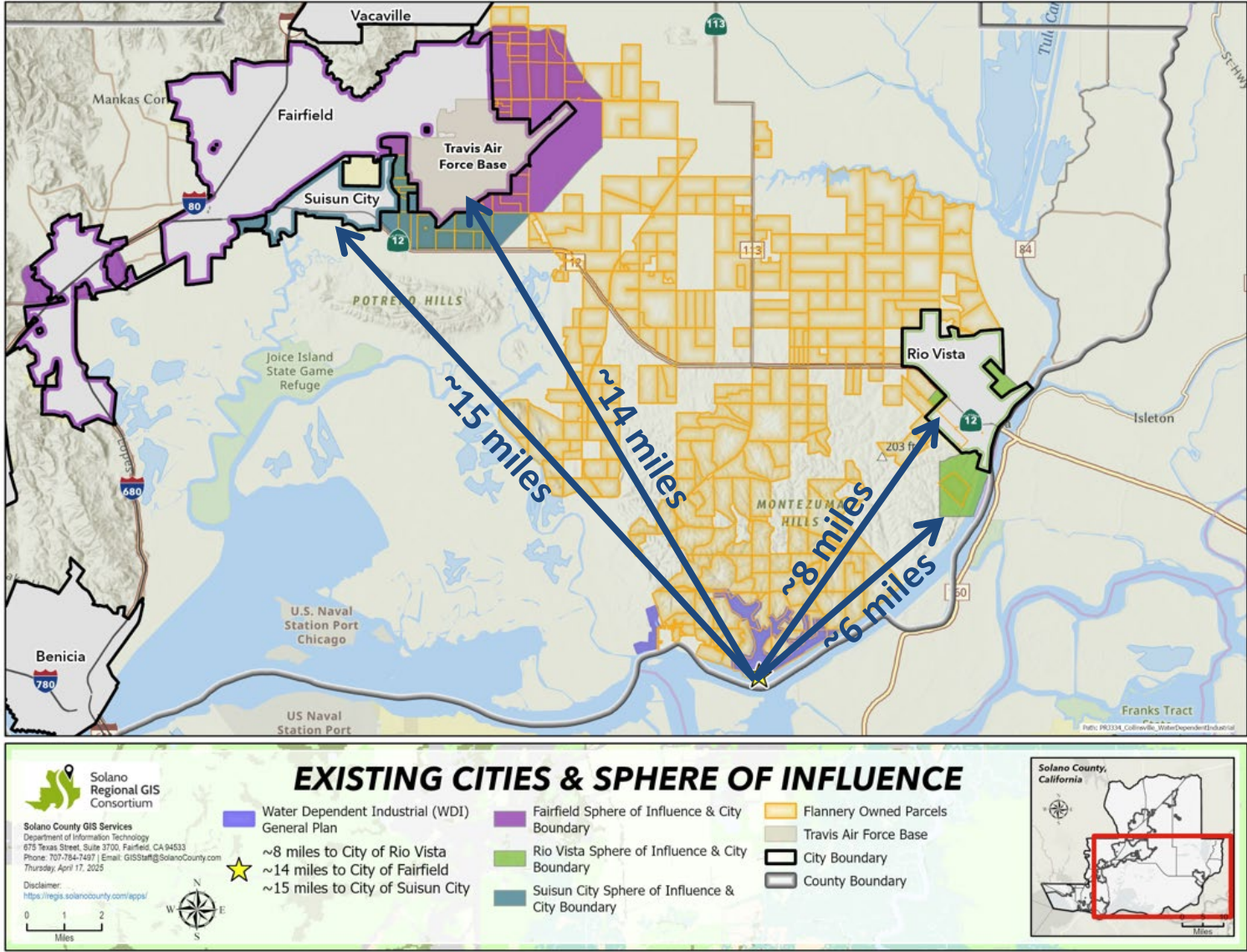


Context Images





Regional Context Map





Collinsville Special Study Area Land Use Diagram

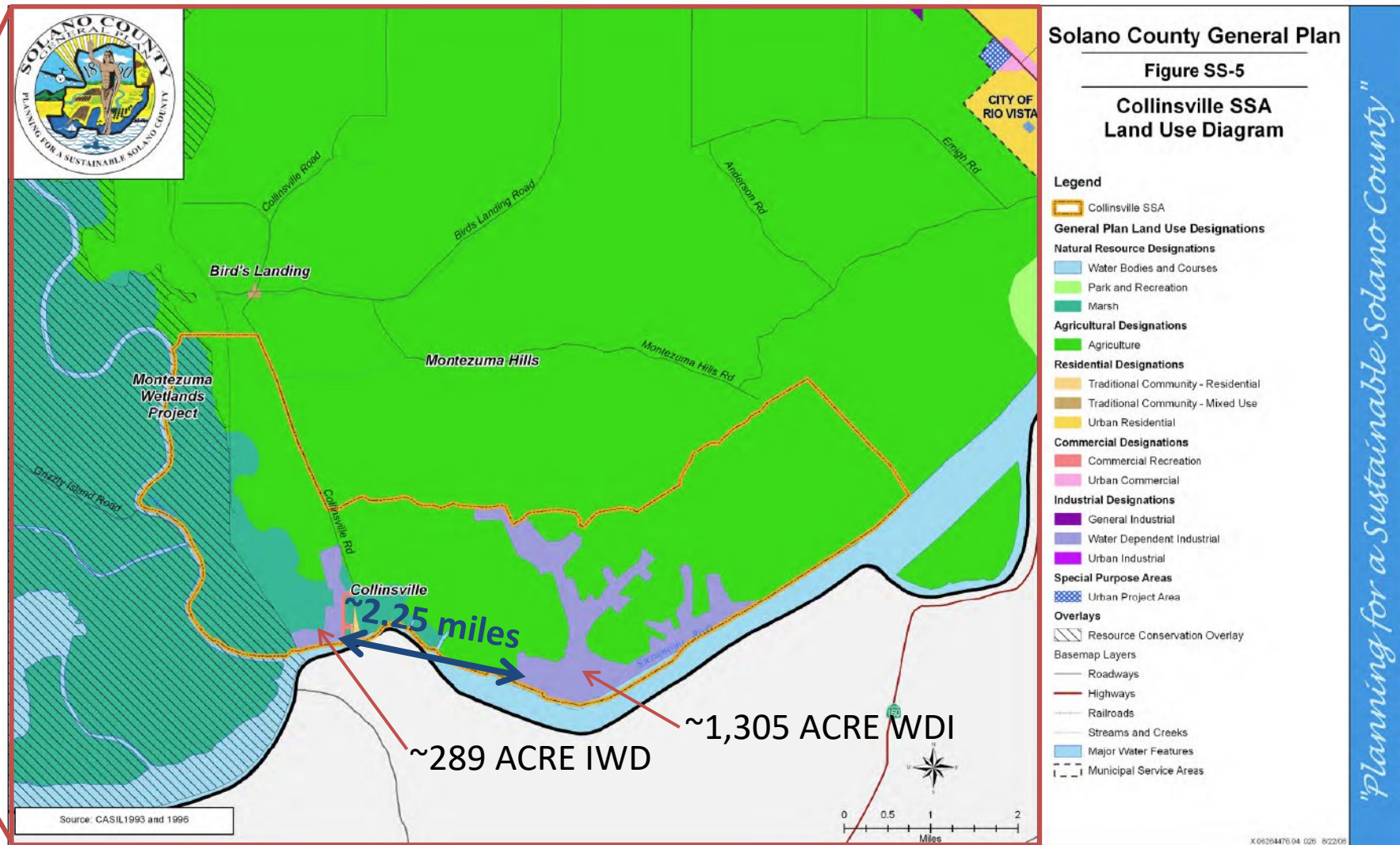
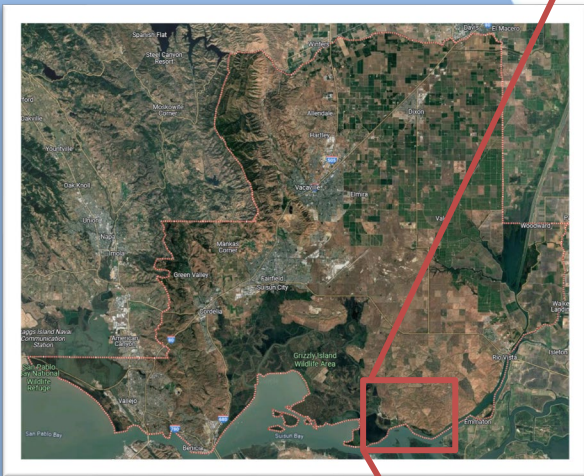
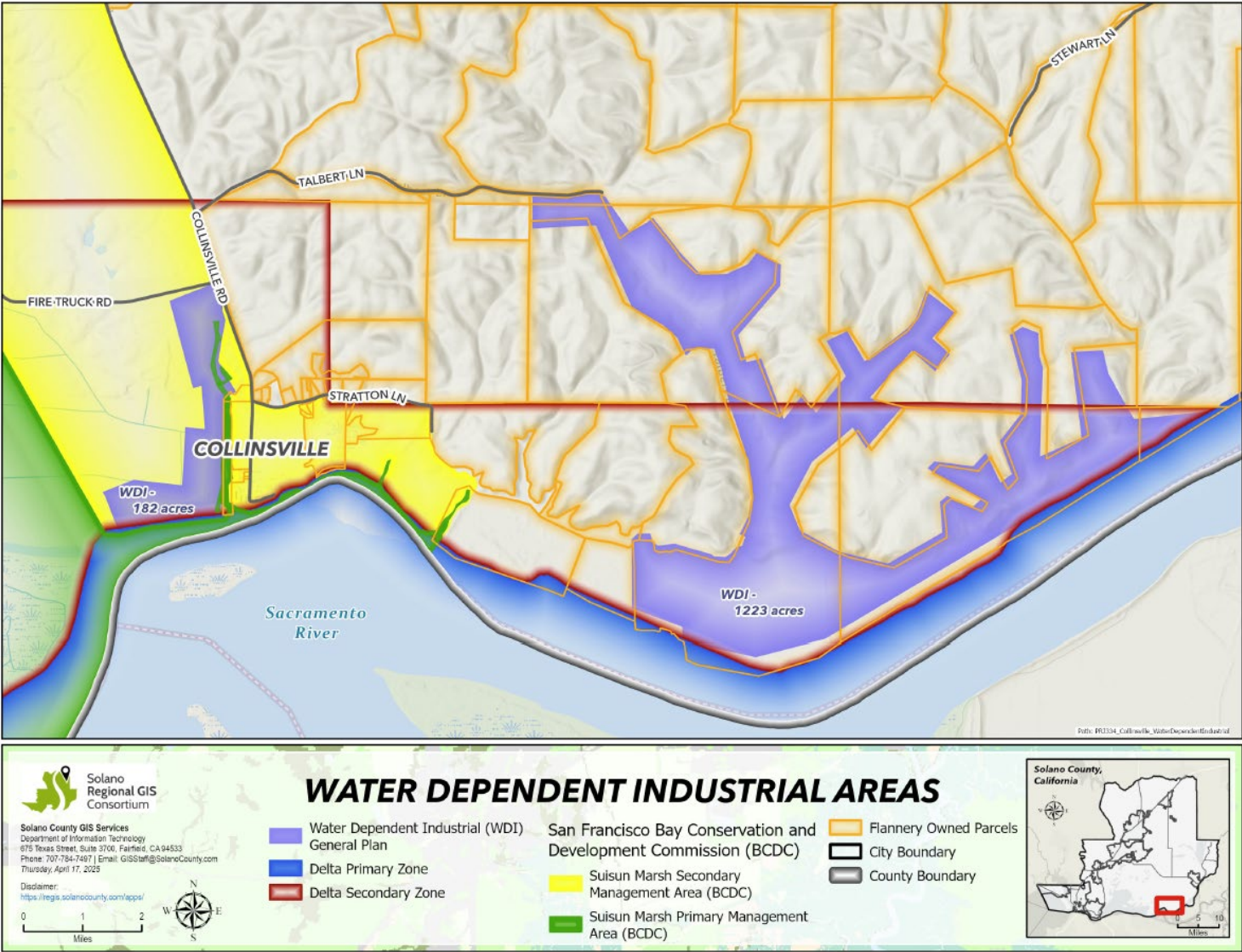


Figure SS-5 Collinsville SSA Land Use Diagram



Collinsville Special Study Area Land Use Diagram





Allowable Uses under 2008 General Plan

Water Dependent Industrial (WDI) Designation

- Waterfront manufacturing and processing facilities.
- Waterfront storage, maritime support facilities.
- Area currently zoned A-160 (Exclusive Agricultural, 160-acre min).
- Rezoning required for WDI-related projects.

Compatibility & Limitations

- Predominantly grazing lands and wetlands; environmentally sensitive areas.
- Existing uses include agricultural operations and wind energy installations.
- Infrastructure significantly limited, with no current public road access.
- Extensive infrastructure improvements required, such as roads, utilities, and environmental mitigation measures.
- Environmental reviews necessary to assess impacts on ecosystems, wildlife habitats, and wetlands.



Initial Development Concepts (As of 4/22/25)

California Forever Shipbuilding Port Concept

- Shipbuilding facility aimed at commercial and defense sectors.
- Potential: high-quality jobs, boost local economy, defense & energy sector investments.

Alignment with Federal Initiatives

- Bipartisan Shipbuilding and Harbor Infrastructure for Prosperity and Security (SHIPS) for America Act to revitalize U.S. maritime industry.
- April 9, 2025, Presidential Executive Order on Restoring America's Maritime Dominance.
- Collinsville area uniquely suited due to deep-water access and with limited existing residential and minimal potential for significant development.



Actions Since April 22, 2025

- April 22 – Board presentation on Collinsville SSA; CAO encouraged California Forever to begin rezoning
- June 5 – California Forever met with County staff to discuss opportunity
- July 15 – County Administrator sent support letter to national site selection committee focused on the County's existing General Plan designations
- August 25 – County staff met with GO-Biz; proponents exploring legislation path to expand WDI with CEQA/Measure T exemptions
- August 27 – California Forever seeking blanket entitlement of ~7,500 acres using 2008 GP EIR as satisfying CEQA
- August 29 – County staff developed and shared aggressive entitlement schedule with GO-Biz, showing path without legislation. GO-Biz shares revised timeline from Site Selector: sites must be able to break ground early 2026 and deliver ships by 2027
- Ongoing – Engagement with California Forever and GO-Biz on feasibility and site evaluation



Solano Maritime Act – Legislative Proposal (as of 9/8/25)

- Solano Maritime Act – special statute focused on Collinsville SSA
- Requires County to amend General Plan/zoning by Dec 31, 2026, to adjust WDI boundary (1,305 acres east of Collinsville) without increasing Special Study Area acreage
- Confirms ~289 acres zoned IWD west of Collinsville remains valid for maritime uses
- Expedited CEQA: 2008 GP EIR conclusively deemed sufficient for maritime projects and supporting infrastructure
- Permitting timelines: responsible agencies must act within 90–180 days
- Specified disputes are referred to Governor’s Office/special master for resolution within 45 days
- Authorizes supportive uses (up to 20 acres) and infrastructure tied to maritime development
- Sunset: Act remains in effect until January 1, 2029



County Staff Communication of Legislative Language

- State mandate should be transparent: legislation should clearly state it requires overriding Measure T
- CAO's 9/3/25 letter to Assemblymember Wilson and Senator Cabaldon outlined these principles
- Staff remains committed to legislation that:
 - Stays within the 2008 General Plan and EIR: limit to ~1,305 acres WDI and existing 289 acres IWD in Collinsville SSA
 - Streamlines CEQA: allow reliance on 2008 GP FEIR for projects in designated acreage
 - Ensures future flexibility: any new or expanded uses considered only through General Plan updates or voter initiatives within legislation's timeframe



Considerations for the Board

- How to balance urgency of Project Gondor timeline with County's General Plan and Measure T protections
- Whether to support legislation that mandates overriding Measure T
- Conditions under which County should support state legislation (cost neutrality, transparency, time limits)
- How to ensure County retains authority over land use and entitlement processes
- Role of Mare Island Naval Shipyard as complementary site to Collinsville
- Infrastructure and public service needs: who pays and how to ensure cost neutrality
- Safeguards for residents, environment, and taxpayers



Recommendations & Next Steps

- Does the Board support or oppose legislation?
- Continue direct dialogue with California Forever on project details and General Plan compliance
- Continue to engage with State partners (GO-Biz, legislators) on legislation consistent with County principles
- Coordinate with federal agencies on feasibility, permitting, and workforce considerations
- Report back to the Board on outcomes of legislative discussions and proponent engagement
- Provide updates on infrastructure/environmental analyses and entitlement pathways



Recommendation

The Department of Resource Management recommends that the Board of Supervisors receive an informational update from staff on recent activities related to the Collinsville Special Study Area and potential shipbuilding opportunities and provide possible direction to staff on next steps