

Table LU-8
Desired Uses in the Suisun Valley Special Study Area

Allowed Uses	Agriculture-Suisun Valley Region	Neighborhood Agricultural/Tourism Center
Agricultural Land Uses		
Crop production, including orchards and vineyards	▲	▲
Agricultural accessory structures	▲	▲
Agricultural processing facilities	▲	▲
Animal facilities and operations		
Grazing	▲	▲
Stable, private	▲	▲
Wind turbine generators, noncommercial (over 100 feet)	▲	
Storage/maintenance of agricultural equipment/supplies	▲	▲
Tourism Uses		
Roadside stands	▲	▲
Restaurant/café	#	▲
Bakery	#	▲
Winery and tasting facilities	#	▲
Local products store*		▲
Bed and breakfast (≤10 rooms)	#	▲
Hotel (≤30 rooms)		▲
Resort	•	
Gallery	#	▲
Commercial and Service Uses		
Agricultural trucking services and facilities		**
Service station		**
Nursery	▲	
Farm/ranch supply store		▲
Storage/sale of agricultural service products (fertilizer, fuel)	▲	▲
Custom farm services (e.g., hay baling)	▲	
Farm equipment fabrication and repair	▲	**
Farm equipment sales		**
Residential Uses		
Single-family dwelling (and accessory unit)	▲	▲
Agricultural employee housing	▲	▲
Farm labor housing (seasonal labor camp)	▲	
Home-based businesses	▲	▲
Recreation, Education, and Public Assembly Uses		
Agricultural education/demonstration farms	▲	
Special events facilities (e.g., weddings)	▲	▲
Public service facility	▲	▲

Table LU-8
Desired Uses in the Suisun Valley Special Study Area

Allowed Uses	Agriculture-Suisun Valley Region	Neighborhood Agricultural/Tourism Center
Other Uses		
Cemetery	▲	
Signs—commercial and real estate	▲	▲

- ▲ Indicates use is allowed within land use designation
- * Local products stores are defined as stores that sell food, beverages, textiles, and crafts that are grown, collected, or produced in the local area.
- ** Only allowed in the Neighborhood Agricultural Center located at the North Connector/Abernathy Road near Interstate 80.
- # Allowed as ancillary use to agriculture on same property.
- Subject to discretionary review.

Collinsville

Existing uses in the Collinsville area include energy production and grazing.



The Collinsville Special Study Area includes about 8,500 acres located in the extreme southeastern portion of Solano County. Located south of SR 12 approximately 10 miles southwest of Rio Vista and 15 miles southeast of Travis AFB and Fairfield, Collinsville is bordered on the south and southwest by the Sacramento River and on the west by Montezuma Slough and Suisun Marsh.

Current land uses in Collinsville include natural resources land, utility operations, publicly owned open land, residences, wind farms, and agricultural lands. Dry farming, which rotates between grain and grazing sheep, is the major agricultural practice in this area. Much of the land used for dry farming is also used for production of wind energy.

Pacific Gas and Electric Company and the Sacramento Municipal Utility District both own large tracts of land in the Collinsville area. A cluster of fewer than 20 homes is located in the southern portion of the area along Collinsville Road. Another cluster of homes and businesses serving the local area is located in Birds Landing, at the northern edge of the area, where Collinsville and Birds Landing Roads intersect.

Community Involvement Process

Five public workshops were held to shape the land use plan, including policies and implementation programs for Collinsville. These items were subsequently reviewed with the Citizens' Advisory Committee, Planning Commission and the Board of Supervisors. The issues summarized below were recurring points of discussion that resonated throughout each of the workshops.