

## COUNTY ADMINISTRATOR'S OFFICE

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# SOLANO COUNTY

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September 3, 2025

The Honorable Christopher Cabaldon  
California State Senate District 3  
1021 O Street, Suite 7320  
Sacramento, CA 95814

The Honorable Lori Wilson  
California State Assembly District 11  
1021 O Street, Suite 8110  
Sacramento, CA 95814

Dear Senator Cabaldon and Assembly Member Wilson,

We are aware that you have been approached to draft legislation to convert approximately 7,500 acres of existing agricultural-zoned land into a new designation of a "Solano Maritime Zone" to allow maritime industrial uses in connection with Saronic's Project Gondor Request for Proposal ("RFP").

The County's 2008 General Plan included a special study area designated as Water Dependent Industrial. The Board of Supervisors, at their April 22, 2025 meeting, encouraged the property owners/project proponents of the shipbuilding concept in the Collinsville Special Study area to directly engage with the County on details of the proposal and necessary steps to achieve General Plan and Zoning compliance. The County Administrator followed up with a support letter on July 15, 2025 (full timeline attached).

County staff outlined an aggressive, yet achievable, schedule that would allow the proposed project to receive the necessary entitlements without the need for any legislation. Therefore, our preference is that the project applicants work directly with the County through the existing land use entitlement process; however, we are sensitive to the request of you to bring forward legislation that would expedite the rezoning to make the site more competitive. Should that effort continue, our concern is to ensure that any proposed legislation is aligned with existing County policies and protections and the voter approved Measure T, while safeguarding local residents and taxpayers.

To that end, we respectfully request that any legislation incorporate the following principles:

- 1. Limit the legislation to the approximate 1,574 Existing Acres (1305.51 ac. designated as Water Dependent Industrial in GP (WDI) and 268 ac. currently zoned Industrial Water Dependent (IWD)).**  
Legislation should be narrowly tailored to the existing Collinsville Special Study Area parcels zoned for IWD and/or designated for potential Water Dependent Industrial use.
- 2. Directly tied to the Response to the Saronic Project Gondor RFP**  
Any special entitlement or adjustment should be tied explicitly and solely to the special study area site under consideration in Saronic's RFP response, not to broader or unrelated lands, or for broader or unrelated uses.
- 3. Cost Neutrality via Development Agreement**  
Any legislative action must require the negotiation and execution of a development

agreement to ensure the project, supporting infrastructure, and public service demands are cost neutral to Solano County.

4. **Time-Limited and Contingent Authority**

Any special legislation should be explicitly time-limited and contingent upon the Collinsville Special Study area site being formally selected by Saronic Project Gondor through the RFP process.

5. **Transparency and Review**

- We request to receive any formal Legislative Counsel Request Number format no later than September 5, 2025, to allow for adequate review and public transparency.
- No changes to the Legislative Counsel Request Number language to be made after sharing it with the County without the County's direct knowledge and consent.

We appreciate your leadership and consideration of the County's role in this process. We remain available to meet with your office promptly to discuss these points further.

Sincerely,



Bill Emlen, County Administrator