

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.

Maintain Residential Character of Collinsville and Birds Landing

Starting at the first workshop, many residents expressed a desire to keep Collinsville, and to a lesser extent Birds Landing, as they are right now. There was less discussion of Birds Landing due to more limited attendance from residents of that portion of the study area. Discussion of residential uses and designations often became confusing due to the fact that the current General Plan and Zoning designations for the Collinsville town site are inconsistent with the land uses actually found there. Most of the resident participants who reiterated that they wanted to 'keep it the way it is' were referring to the existing land uses, but a smaller number of residents were actually referring to either the General Plan designation (Commercial Recreation in Collinsville) or the Zoning designation (Extensive Agricultural in Collinsville).

Industrial Uses

There was extensive discussion of industrial development in the Collinsville area. This was initially focused on a single proposal for industrial development on land that was formerly owned by Dow Chemical and is currently owned by the Sacramento Municipal Utility District (SMUD). As the workshops continued, representatives of the Pacific Gas and Electric Company and SMUD attended workshops, and comments in writing were submitted by landowners, which expanded the conversation to industrial uses in general and the types of industrial uses that should be permitted.

Marsh and Other Natural Resources

The condition of the Suisun marsh and other natural resource areas within the study area was discussed frequently. Many residents commented that they liked living in an area with so many natural resources and would like to see them restored and preserved, rather than developed.

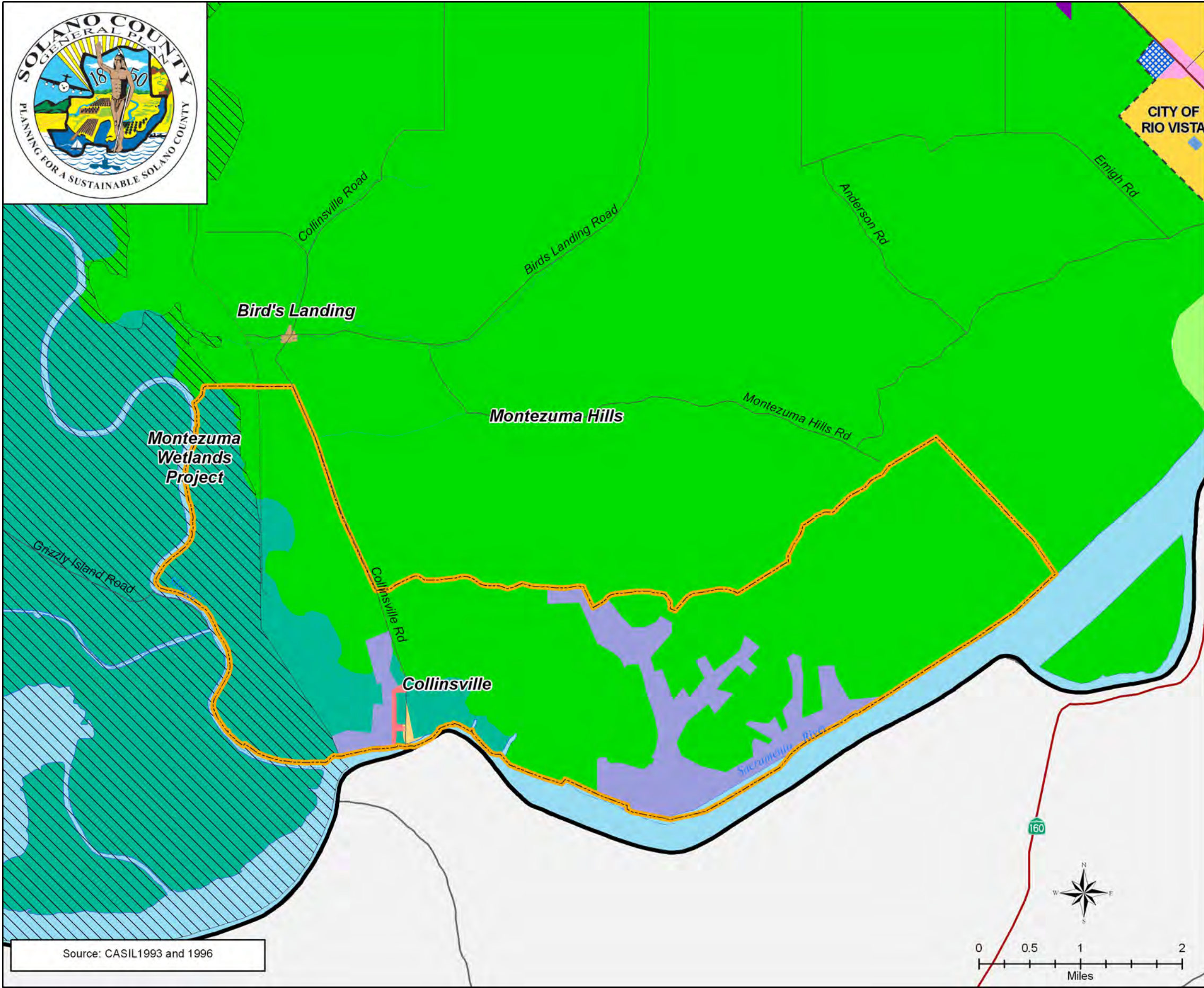
Infrastructure/Roadways

There was discussion of two infrastructure issues. The first was provision of septic for the existing homes in Collinsville. The second was traffic impacts that could result from industrial development.

Collinsville Land Use Plan

Based on the community input from the public workshops, the land use plan for Collinsville is intended to maintain the residential character of Collinsville and Birds Landing, retain the possibility for future industrial development outside of the existing community, and protect the condition of Suisun Marsh and other natural resource areas.

Extensive changes were made to the land use designations found in the 1979 *Collinsville–Montezuma Hills Area Plan and Program*; however, the focus will remain on providing land for industrial uses that rely on the Collinsville area's unique access to the Sacramento River and wind resources, with a focus on production of renewable energy. Expanded focus is given to maintaining and enhancing the current traditional communities of Collinsville and Birds Landing and ensuring that uses in other parts of the study area are compatible with those communities. The land use diagram for Collinsville is presented in Figure SS-5.



Solano County General Plan

Figure SS-5

Collinsville SSA
Land Use Diagram

- Legend**
- Collinsville SSA
 - General Plan Land Use Designations**
 - Natural Resource Designations**
 - Water Bodies and Courses
 - Park and Recreation
 - Marsh
 - Agricultural Designations**
 - Agriculture
 - Residential Designations**
 - Traditional Community - Residential
 - Traditional Community - Mixed Use
 - Urban Residential
 - Commercial Designations**
 - Commercial Recreation
 - Urban Commercial
 - Industrial Designations**
 - General Industrial
 - Water Dependent Industrial
 - Urban Industrial
 - Special Purpose Areas**
 - Urban Project Area
 - Overlays**
 - Resource Conservation Overlay
 - Basemap Layers**
 - Roadways
 - Highways
 - Railroads
 - Streams and Creeks
 - Major Water Features
 - Municipal Service Areas

Source: CASIL1993 and 1996

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Figure SS-5 Collinsville SSA Land Use Diagram

"Planning for a Sustainable Solano County"

Goal and Policies

The following goal and policies were developed based on community input and along with the land use diagram will be used to review proposals for new development in the Collinsville-Montezuma Hills Area.

Goal

SS.G-3: Protect and maintain the historic communities of Birds Landing and Collinsville while continuing to provide opportunities for industrial development that are compatible with the Collinsville area.

Policies

SS.P-19: Support the continued commercial use of existing commercial parcels in Birds Landing.

SS.P-20: Explore historic preservation for historic buildings located within the study area.

SS.P-21: Preserve the residential character of the Collinsville town site; ensure that any future nonresidential uses are compatible with the residential character and that an adequate buffer is established between residential and nonresidential uses.

SS.P-22: Preserve and enhance residential and commercial uses in Birds Landing.

SS.P-23: Focus on renewable energy, other than wind energy, in the development of Water Dependent Industrial uses.

SS.P-24: Provide adequate circulation for new industrial development in the Water Dependent Industrial land use designation, and protect circulation for adjacent, nonindustrial land uses, including agricultural and other local traffic.

SS.P-25: Support the development of Commercial Recreation uses in designated portions of the Collinsville town site.

SS.P-26: Maintain and support the expansion of neighborhood commercial uses appropriate for the traditional community in Birds Landing.

SS.P-27: Protect existing historic communities from floodwaters by supporting the ongoing maintenance of levees and other flood control mechanisms.

Implementation Programs

Funding, Physical Improvements, and Capital Projects

SS.I-8: Evaluate the circulation system within the Water Dependent Industrial area and upgrade it when necessitated by industrial development to ensure that industrial and nonindustrial uses, particularly agriculture, can coexist in the area. Future industrial development will be required to mitigate possible traffic impacts, including impacts of construction traffic. If a new industrial roadway is developed, consider an alternative to the current alignment shown in the 1979 Collinsville–Montezuma Hills Area Plan and Program, including an alternative to avoid extension of the industrial roadway through the City of Rio Vista. Protect the agricultural function of existing roadways.

Related Policy: SS.P-24

Agency/Department: Department of Resource Management

Funding Source: Development fees; General Fund

Time Frame: Ongoing

SS.I-9: Explore additional funding mechanisms for levees to protect the Collinsville town site. Protect existing, historic communities from floodwaters by supporting the ongoing maintenance of levees and other flood control mechanisms.

Related Policy: SS.P -27

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

Ongoing Planning Efforts, Public Outreach, and Education

SS.I-10: Evaluate potentially historic buildings and develop a program to protect those that are of local, state, or national importance.

Related Policies: SS.P-23

Agency/Department: Department of Resource Management

Funding Source: Grant funds; General Fund

Time Frame: Ongoing

SS.I-11: Work with property owners to establish appropriate businesses in the Commercial Recreation area of the Collinsville town site; maintain an open dialogue with neighboring residents to ensure that the uses are sufficiently buffered from residential uses. Ensure separation between residential uses and any future commercial or marina activities to the west of Collinsville.

Related Policies: SS.P-21, SS.P-25

Agency/Department: Department of Resource Management

Funding Source: General Fund; Development fees

Time Frame: Ongoing

SS.I-12: Work with business and property owners to provide support for neighborhood-serving commercial uses in Birds Landing, including investigating the possibility of providing low-interest loans or other assistance for business upkeep and development. Maintain and support the expansion of Neighborhood Commercial uses appropriate for the traditional community in Birds Landing. Ensure that the Birds Landing Hunt Club can continue in its present use.

Related Policies: SS.P-22, SS.P-26

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

SS.I-13: Promote the development of commercial grid-level solar energy production and battery storage in the Collinsville area. Renewable energy should be considered in the development of the Water Dependent Industrial area. Maintain an agricultural or marsh buffer between homes in Collinsville and any future industrial uses to mitigate visual impacts, glare, noise, and particulates.

Related Policy: SS.P-23

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing