



MAY 14, 2007

**COUNTY OF SOLANO
GENERAL PLAN UPDATE**

CAC WORKBOOK RESOURCES/CONSERVATION PRELIMINARY GOALS, POLICIES, AND PROGRAMS

Introduction	2
Goal Statements.....	3
Biological Resources	3
Preliminary Policies.....	3
Potential Implementation Programs	4
Marsh and Delta Areas	5
Preliminary Policies.....	5
Sacramento – San Joaquin Delta	5
Suisun Marsh.....	6
Napa Marsh – White Slough Area.....	6
Potential Implementation Programs	7
Minerals.....	7
Preliminary Policies.....	7
Potential Implementation Programs	8
Scenic Resources	9
Preliminary Policies.....	9
Potential Implementation Programs	10
Cultural Resources.....	11
Preliminary Policies.....	11
Implementation Programs	11
Recreational Resources	12
Preliminary Policies.....	12
Potential Implementation Programs	14
Energy Resources	15
Preliminary Policies.....	15
Potential Implementation Programs	16
Community Buffers	18
Preliminary Policies.....	18
Potential Implementation Programs	18

The purpose of this Citizen Advisory Committee (CAC) meeting is to provide recommendations for refinement of resource goals and policies necessary to address major issues identified in the Geology and Soils, Energy, Cultural, Land Use, and Biological Resources Background Reports; and the March 26, 2007 CAC meeting. This workbook provides preliminary draft goals and policies for topics related to Resources, as well as potential implementation measures for CAC review. The preliminary draft goals, policies and programs will also be reviewed by the Technical Advisory Committee.

Maps contained within the above-mentioned background reports may be consulted as a reference for certain policies.

The workbook provides spaces for comments from members of the CAC to clarify, refine, or add to these goals and policies and for comments on potential implementation programs. All comments received will be used in preparing draft goals, policies, implementation programs and related materials for review by the Planning Commission and Board of Supervisors and will be considered during preparation of the draft General Plan. The CAC will review the revised polices, goals and implementation programs at a later meeting. Policies proposed are more generalized than the existing general plan policies. Specific actions in the updated general plan will be outlined through implementation measures rather than in the policies.

Members of the CAC should review this workbook prior to the May 14th meeting and come prepared to offer comments and suggestions at the meeting. Comments can be provided by making notes in the spaces provided following the preliminary draft goals and policies, or changes can be suggested by making notes directly on specific goals and policies. CAC members may also e-mail their proposed changes to Diane Bushman (dbushman@solaoncounty.com) by Monday, May 14th at 9:00 a.m., staff will assemble the comments for distribution at the CAC meeting (See Separate Instructions in Agenda Packet)

INTRODUCTION

Solano County is rich in natural resources. The County, despite its modest size, lies at the intersection of numerous geographical and geological provinces that, in conjunction with variations in hydrology and climate, have resulted in the formation of unique and rare biological and ecological conditions and a great diversity of native species and habitats. Solano County is home to natural gas deposits and valuable wind resources. Its soils and water resources contribute to a rich agricultural landscape. Home to generations of people, Solano County contains both significant historic and pre-historic sites. All of these resources are vital to the continued benefit and enjoyment of future generations. As the residents of Solano County strive to act wisely as stewards of the natural resources, it is important that the general plan's goals, policies, and programs reflect this commitment.

[Note: This is partially an excerpt of the Resources Chapter and may contain policies that belong in other chapters of the general plan.. Not all topics included in the Resource or other chapters are present.]

GOAL STATEMENTS

- Goal RS-1:** Ensure the continued presence and viability of the County’s various natural resources.
- Goal RS-2:** Enhance the natural environment by repairing environmental degradation which has occurred, and by seeking an optimum balance between the economic and social benefits of the County's natural resources.
- Goal RS-3:** Preserve, conserve and enhance valuable open space lands that provide wildlife habitat, conserve natural and visual resources, convey cultural identity and improve public safety.
- Goal RS-4:** Reduce energy consumption throughout the County.
- Goal RS-5:** Preserve the visual character and identity of communities by maintaining open space areas between the communities in Solano County.

BIOLOGICAL RESOURCES

PRELIMINARY POLICIES

(See Figures in Biological Resources Background Report.)

- Policy RS-1:** Protect and enhance the County's natural habitats and diverse plant and animal communities, particularly occurrences of special-status species, wetlands, sensitive natural communities, and essential habitat connections.
- Policy RS-2:** Manage the habitat found in natural areas and ensure its ecological health and ability to sustain diverse flora and fauna.
- Policy RS-3:** Focus conservation and protection efforts towards high priority habitat areas.
- Policy RS-4:** Work collaboratively with property owners to find feasible and economically-viable methods of protecting and enhancing natural habitats and the biological resources contained on their property.
- Policy RS-5:** Connect natural areas where wildlife corridors are vital to sustain a particular species. Where possible, create contiguous large habitat areas to increase habitat value and to lower land management costs.

Comments: _____

POTENTIAL IMPLEMENTATION PROGRAMS

- a. Refer to Habitat Conservation Plan for implementation.
- b. Refer to the Suisun Marsh Protection Plan.
- c. Refer to the Napa Sonoma Marsh Restoration Project.
- d. Refer to the CALFED Bay-Delta Protection Program.
- e. Work with owners of critical habitat and natural resource lands to explore preservation alternatives, such as:
 - o voluntary acquisition of development rights or conservation easements;
 - o promoting agricultural practices compatible with habitat protection;
 - o allowing income-generating uses on agricultural lands that can support farmers who protect habitat lands; and
 - o promoting “eco-tourism” to generate revenues to support habitat protection.
- f. Develop mitigation banks and conservation easements that can potentially subsidize current land use practices, helping to maintain Solano County’s rural character and rich agricultural heritage.
- g. Continue to focus most development within incorporated areas through collaboration with the cities and Solano LAFCo, municipal service agreements, SOI agreements, and other local agreements.
- h. Establish zoning district and overlay zones for habitat conservation areas and mitigation banks.

Additional Ideas:

MARSH AND DELTA AREAS

PRELIMINARY POLICIES

- Policy RS-6:** Preserve and enhance the diversity of habitats in marshes, surrounding upland areas, and the delta wherever possible to maintain this unique wildlife resource.
- Policy RS-7:** Protect marsh waterways, managed wetlands, tidal marshes, seasonal marshes, and lowland and grasslands because they are critical habitats for marsh-related wildlife and are essential to the integrity of the marshes.
- Policy RS-8:** Where feasible, restore historic marshes to wetland status, either as tidal marshes or managed wetlands. When managed wetlands are no longer needed for waterfowl hunting, restore them as tidal marshes.
- Policy RS-9:** Preserve and protect the natural resources of the marsh and delta areas, including soils and riparian habitats.

SACRAMENTO – SAN JOAQUIN DELTA

The following existing General Plan policies apply specifically to the Sacramento-San Joaquin Delta area. *[Note that these resource policies are more specific to address the requirements of the Delta Protection Plan. These policies will be further reviewed with the Delta Protection Commission.]*

- Policy RS-10:** Promote seasonal flooding and agricultural practices that maximize wildlife use of lands in the Delta.
- Policy RS-11:** Promote levee maintenance and rehabilitation to preserve land areas and channel configurations in the Delta.
- Policy RS-12:** Protect the Delta from excessive construction of utilities and infrastructure facilities, including those that support uses and development beyond the Delta. Where construction of new utility and

infrastructure facilities is appropriate, minimize the impacts of such new construction on the integrity of levees, wildlife, and agriculture.

Policy RS-13: Support long-term viability of commercial agriculture and discourage inappropriate development of agricultural lands within the Delta.

Policy RS-14: Protect long-term water quality in the Delta for designated beneficial uses, including agriculture, municipal, industrial, water-contact recreation, and fish and wildlife habitat.

SUISUN MARSH

The following are existing General Plan policies that apply specifically to the Suisun Marsh area. *[Note that these resource policies are more specific to address the requirements of the Suisun Marsh Protection Plan and Suisun Marsh Protection Act of 1977. These policies will be further reviewed with the Bay Conservation and Development Commission (BCDC)]*

Policy RS-15: The diversity of habitats in the Suisun Marsh and surrounding upland areas should be preserved and enhanced wherever possible to maintain the unique wildlife resource.

Policy RS-16: The Marsh waterways, managed wetlands, tidal marshes, seasonal marshes, and lowland and grasslands are critical habitats for marsh-related wildlife and are essential to the integrity of the Suisun Marsh. Therefore, these habitats deserve special protection.

Policy RS-17: The eucalyptus groves in and around the Marsh, particularly those on Joice and Grizzly Islands, should not be disturbed.

Policy RS-18: Burning in the primary management area is a valuable management tool. However, it should be kept to a minimum to prevent uncontrolled fires which may destroy beneficial plant species and damage peat levees and to minimize air pollution.

Policy RS-19: Where feasible, historic marshes should be returned to wetland status, either as tidal marshes or managed wetlands. If, in the future, some of the managed wetlands are no longer needed for waterfowl hunting, they should also be restored as tidal marshes.

NAPA MARSH – WHITE SLOUGH AREA

Policy RS-20: Marsh restoration activities and land use development within the White Slough area shall be consistent with the White Slough Specific Plan.

Comments: _____

POTENTIAL IMPLEMENTATION PROGRAMS

- i. Refer to the “Suisun Marsh Protection Plan” for specific implementation.
- j. Refer to the Napa Sonoma Marsh Restoration Project for specific implementation.
- k. Refer to the CALFED Bay-Delta Protection Program for specific implementation.
- l. Refer to the "Land Use and Resource Management Plan for the Primary Zone of the Delta" for specific implementation.
- m. Refer to the “White Slough Specific Plan” for specific implementation.

Additional Ideas:

MINERALS

PRELIMINARY POLICIES

Policy RS-21: The County shall preserve, for future use, areas with significant mineral resources by preventing residential, commercial and industrial development which would be incompatible with proper mining practices.

Policy RS-22: Ensure that mineral extraction operations are performed in a manner that is compatible with surrounding land uses, does not adversely affect the environment and at the end of such operations, the site is restored to a use compatible with surrounding land uses.

Comments: _____

POTENTIAL IMPLEMENTATION PROGRAMS

- n. Designate land uses in mineral areas appropriately to ensure compatibility between mineral extraction and surrounding uses.
- o. Remain aware of studies that may reveal the presence of additional, economically viable sources of mineral resources in the County.
- p. Evaluate impacts related to extracting mineral resources from new areas as part of the required permitting process to ensure that remediation occurs after minerals are extracted. Comply with regulations found in the Surface Mining and Reclamation Act (SMARA).

[Note the following potential implementation programs are derived from existing Suisun Marsh local protection program policies that are more specific to address the requirements of the Suisun Marsh protection Plan and Suisun Marsh Protection Act of 1977. These will be further reviewed with the Bay Conservation and Development Commission].

- q. Require consistency with the Suisun Marsh Protection Plan and other applicable standards.
[Standards are found in the existing general plan and will be carried over into the updated general plan].

- r. Require drilling for gas exploration, production, or injection to be accomplished with General Plan specified safeguards [*Safeguards are found in the existing general plan and will be carried over into the updated general plan*].
- s. Encourage construction and drilling in tidal marsh and managed wetland areas to occur only during the dry months of the years (generally April 15 through October 15) when these activities would not disturb wintering waterfowl.
- t. Seal abandoned gas wells in accordance with Division of Oil and Gas regulations.
- u. Permit storage of natural gas in depleted gas reservoirs as long as all safety standards of the Division of Oil and Gas are met.
- v. Require detailed investigation of the hazards and impacts of new types of systems for the transport or storage of liquefied natural gas (LNG) proposed for the Suisun Marsh area prior to approval of such facilities.
- w. Require natural gas storage facilities to meet all safety standards of the Division of Oil and Gas.

Additional Ideas:

SCENIC RESOURCES

PRELIMINARY POLICIES

Policy RS-23: Maintain open space buffers around cities to preserve their identity and character and to limit potential urban sprawl.

Policy RS-24: Protect the unique scenic features of Solano County, particularly hills, ridgelines, wetlands, water bodies, and farms.

Policy RS-25: Support and encourage practices that reduce light pollution and preserve views of the night sky.

Policy RS-26: Protect the visual character of designated scenic roadways.

Comments: _____

POTENTIAL IMPLEMENTATION PROGRAMS

- x. Education on light pollution and how to decrease impacts.
- y. Encourage the use of fixtures that direct light toward target areas and shield it from spillage.
- z. Incorporate the area of the Tri-city and County Cooperative Plan for Agriculture and Open Space Preservation into the General Plan.
- aa. Promote continued inter-jurisdictional cooperation and coordination of resource and land use planning of the Cooperative Planning Area through the continued operation of the Tri-City and County Cooperative Planning Group.
- bb. Preserve the visual character of scenic roadways through design review, designating alternate routes for faster traffic, prohibiting off-site advertising, limiting grading in the view corridor through the grading ordinance, limiting travel speeds, and providing pullover areas with trash and recycling receptacles.

Additional Ideas: _____

CULTURAL RESOURCES

PRELIMINARY POLICIES

Policy RS-27: Identify and preserve significant historical structures, features, and communities.

Policy RS-28: Identify and protect significant pre-historic sites.

Policy RS-29: Preserve the cultural heritage and strong agricultural base of the Delta Primary Zone. (This was present in a longer form in the Delta policies. Is there something particular that we should highlight regarding the cultural heritage in this area?)

Policy RS-30: Tie historic preservation efforts to the County's economic development pursuits, particularly those relating to tourism.

Policy RS-31: Consult with tribal governments in order to identify and consider Native American cultural places in land use planning.

Comments: _____

IMPLEMENTATION PROGRAMS

- cc. Work with state and federal agencies to identify, evaluate, and protect the County's important historic and pre-historic resources. Programs administered by such agencies may include:
 - o California Historic Landmarks
 - o California Points of Historical Interest
 - o California Register of Historic Resources

- National Register of Historic Places
- dd. Protect and promote the County’s historic and pre-historic resources through:
- Providing educational programs to the public, staff, and commissions that promote awareness of the County’s history and the value in preserving historic or pre-historic resources
 - Exploring and developing historic or pre-historic sites that can be used appropriately as visitor-oriented destinations.
- ee. Refer to the State SB18 guidelines and requirements regarding cultural resources. Programs the County will engage in may include:
- Ensuring local and tribal governments are provided with information early in the planning process.
 - Working with tribal governments to preserve and protect Native American cultural sites by designating them as open space where possible.
 - Management and treatment plans to preserve cultural places.
 - Working with tribes to manage their cultural places.
- ff. Develop historic preservation programs and development guidelines.

Additional Ideas:

RECREATIONAL RESOURCES

PRELIMINARY POLICIES

Policy RS-32: Provide diverse recreational opportunities in beautiful areas to hike, ride, relax, gather, and enjoy the tranquility of nature.

- Policy RS-33:** Provide trail links and an integrated trail system to connect people to accessible open spaces and to regional trail routes.
- Policy RS-34:** Encourage the use of existing natural and human-made corridors such as creeks, railroad rights of way, and corridors for future bike path and trail alignments.
- Policy RS-35:** Support regional or county-wide recreation planning and cooperation.
- Policy RS-36:** Support the provision of public lands for use in a trail network and work with property owners to secure easements across private lands for essential connections of the network.
- Policy RS-37:** Support the completion of regional trails that link destinations within Solano County and beyond, including the San Francisco Bay Trail and the Bay Area Ridge Trail.
- Policy RS-38:** Provide a comprehensive, interconnected open space system that supports multiple recreational uses consistent with other open space objectives.
- Policy RS-39:** Encourage local farmers and ranchers to incorporate recreational activities that provide visitor-oriented opportunities into agricultural land.
- Policy RS-40:** Require recreational uses to be established in a manner compatible with agricultural activities or which minimizes an adverse impact on agriculture.
- Policy RS-41:** Maintain and expand public access and recreational activities within the Suisun Marsh consistent with applicable marsh policies and the protection of wildlife resources.

Comments: _____

POTENTIAL IMPLEMENTATION PROGRAMS

- gg. Refer to Solano Open Space Implementation Strategy.
- hh. Refer to Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation.
- ii. Refer to the Solano Countywide Pedestrian Plan
- jj. Look for successful examples of regional recreation planning or regional facilities and use lessons to influence future efforts. Such examples could include:
 - o Tri-City and County Cooperative Plan for Agriculture and Open Space Preservation.
 - o Green Valley Bike Path – A popular trail in Solano County.
 - o Contra Costa County Open Space District and Funding Authority – Potential Countywide open space district. Working on alternative methods of recreation funding.
 - o Sonoma County Agricultural and Open Space Preservation District – Countywide open space district. Using a variety of tools to acquire land that is used as open space for a variety of reasons which include recreation.
 - o Marin County Open Space District – Countywide open space district. Using a variety of tools to acquire land that is used as open space for a variety of reasons which include recreation.

[Note the following potential implementation programs are derived from existing Suisun Marsh local protection program policies that are more specific to address the requirements of the Suisun Marsh protection Plan and Suisun Marsh Protection Act of 1977. These will be further reviewed with the Bay Conservation and Development Commission].

- kk. Acquire land within the Suisun Marsh to provide for increased public duck hunting recreational use and additional refuge areas for waterfowl during the hunting season. Acquisition priority should be given to those lands not now operated as managed wetlands.
- ll. Purchase land for public recreation and access to the Marsh for such uses as fishing, boat launching, nature study, and for scientific and educational uses. These areas should be located on the outer portions of the Marsh near the population centers and easily accessible from existing roads. Improvements for public use should be consistent with protection of wildlife resources.

- mm. Provide for a balance of recreational needs by expanding and diversifying opportunities for activities such as bird watching, picnicking, hiking, and nature study.
- nn. Provide and encourage signage on roads leading into the Marsh and maintained litter receptacles at major public use areas to prevent littering and vandalism to public and private property.
- oo. Monitor levels of use in the Suisun Marsh to insure that their intensity is compatible with other recreation activities and with protection of the Marsh environment. For example, boat speeds and excessive noise should be controlled and activities such as water skiing and naval training exercises should be kept at an acceptable level.

Additional Ideas:

ENERGY RESOURCES

PRELIMINARY POLICIES

- Policy RS-42:** Encourage land use patterns that consume less energy and reduce greenhouse gas emissions.
- Policy RS-43:** Promote Solano County as a model for energy-efficiency and conserving construction and building practices and programs.
- Policy RS-44:** Encourage the use of technology or siting of energy production facilities that will minimize adverse impacts to the environment and important local resources.
- Policy RS-45:** Promote alternative and renewable energy sources that can be produced from resources available in Solano County, such as solar, water, wind, and biofuels.
- Policy RS-46:** Encourage cities and County residents and businesses to use renewable sources of energy, conserve energy, and use energy-efficient technology and practices.
- Policy RS-47:** Encourage responsible extraction, storage, and transportation practices of natural gas resources that minimize the impact on the natural environment.

Policy RS-48: Provide information, marketing, training, or education to support reduced energy consumption, the use of alternative and renewable energy sources, and green building practices.

Policy RS-49: Require the siting of energy facilities in a manner compatible with surrounding land uses and in a manner that will protect scenic resources.

Comments: _____

POTENTIAL IMPLEMENTATION PROGRAMS

- pp. Prohibit siting of wind turbines in areas that would conflict with the mission of Travis Air Force Base.
- qq. Refer to wind turbine siting plan and incorporate development criteria from plan.
- rr. Promote public awareness of energy conservation and efficiency.
- ss. Encourage studies that identify ways to expand energy production in the County. Disseminate information on renewable energy production techniques.
- tt. Offer incentives such as expedited permit processing, reduced fees, and technical assistance to encourage energy efficiency technology and, practices.
- uu. Adopt LEED principles. Mandate that some County buildings be LEED certified. Create thresholds to decide which buildings must be LEED certified. Provide incentives for private property owners seeking LEED certification.
- vv. Work to reduce bird and bat mortality rates due to conflicts with wind turbines. Develop strategies to reduce mortality using different types of technology and alternative siting of turbines.
- ww. Require consistency with the Suisun Marsh Protection Plan.

COMMUNITY BUFFERS

PRELIMINARY POLICIES

Policy RS-50: Retain a rural character and promote low intensities of development in community buffers.

Policy RS-51: Retain buffer areas of sufficient size to ensure the continued viability of areas in productive agricultural use rather than establishing narrow bands of open space which have little productive use.

Policy RS-52: Restrict urban development to patterns which allow retention of the majority of high quality soils and specialty croplands of the County. (I am not sure this policy belongs here)

Policy RS-53: Encourage and assist cities to maintain defined community buffers in appropriate productive agricultural and open space use.

Comments: _____

POTENTIAL IMPLEMENTATION PROGRAMS

fff. Participate with cities and special districts in establishing agreements which delineate community buffers.

ggg. Refer to other plans and programs for implementation:

- o Tri City/County Park and Open Space program
- o Fairfield/Vacaville Green Belt Buffer

- Vacaville/Dixon Green Belt Buffer
- Dixon/Davis Green Belt Buffer
- Green Valley Open Space Area Program

Additional Ideas:
