



COUNTY OF SOLANO GENERAL PLAN UPDATE

COLLINSVILLE COMMUNITY WORKSHOP #5

D. H. White Elementary School
500 Elm Way, Rio Vista

August 16, 2007
7:00 pm to 9:00 pm

SPECIAL STUDY AREA LAND USE AND POLICY RECOMMENDATIONS

Land Use Recommendations

The following land use designations are proposed for the Collinsville Special Study Area. *Proposed modifications to allowed uses are in italics.* Proposed new land use categories are underlined. Additional compatible uses may be permitted. Lists of uses are intended to illustrate the types that would be permitted, rather than an exhaustive list.

Collinsville/Birds Landing Residential

- Single-family dwelling (and accessory unit)
- Home occupation
- Animal-keeping: Small animals, and up to 2 grazing animals
- *Minimal public facilities: Meet basic public health and safety requirements*

Birds Landing Commercial

- Neighborhood-serving commercial uses
- *One residential unit and one accessory unit may be developed on commercial parcels in conjunction with commercial uses*

Collinsville Commercial

- *Water access, including boat launch*
- *Water-oriented commercial activities that are compatible with adjacent residential uses*
- *Marina development may take place, providing access for non-motorized [and possibly motorized] watercraft [and possibly dry dock facilities]*
- *Regional-serving recreational uses, subject to standards of compatibility with neighboring uses*

Marsh

- Suisun Marsh Primary Management Area
 - *Managed Wetlands*
- Suisun Marsh Secondary Management Area
 - Managed wetlands
 - Dryland farming and grazing activities
 - [Wind turbine, with additional study]
 - Educational facilities compatible with marsh function

Extensive Agriculture

- Agricultural uses, focusing on dryland farming and grazing activities
- Wind turbines
- *Limited agriculture-related industrial use, on sites with limited capacity for agricultural production [similar to current agricultural related industrial designation]*

Modified Water-Dependent Industrial

- Industrial uses that rely on water access for materials and products to enter and exit the sites
- Uses should be sited to protect marsh, wetland, and hillside habitat
- *Focus on renewable energy production and green/low-pollution industrial uses*
- *Not to be reliant upon extensive use of freshwater resources*
- *Not to be dependent on provision of heavy rail facilities*
- *Not to include heavy industrial facilities, such as oil refineries or coal-powered plants*

Park

- *Recreational uses open to the general public,*
- *Environment/nature-oriented educational uses for benefit of the general public*

Policy Recommendations

- Maintain an agricultural or marsh buffer between homes in Collinsville and any future industrial uses.
- Preserve the residential character of the Collinsville township; ensure that any future non-residential uses are compatible with the residential character.
- Continue to promote the development of renewable energy production in the Collinsville area, so long as it is compatible with existing residential uses in Collinsville and Birds Landing.
- Support the continued commercial use of existing commercial parcels in Birds Landing.
- Explore historic preservation for historic buildings located within the study area.
- Ensure that the Birds Landing Hunt Club can continue in its present use.
- Explore additional funding mechanisms for levees to protect the Collinsville township.