

# SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

50 California Street • Suite 2600 • San Francisco, California 94111 • (415) 352-3600 • Fax: (415) 352-3606 • www.bcdc.ca.gov

January 7, 2011

**TO:** Commissioners and Alternates

**FROM:** Will Travis, Executive Director (415/352-3653 [travis@bcdc.ca.gov](mailto:travis@bcdc.ca.gov))  
Timothy Doherty, Coastal Program Analyst (415/352-3667 [timd@bcdc.ca.gov](mailto:timd@bcdc.ca.gov))

**SUBJECT:** **Staff Report and Proposed Descriptive Notice for Possible Bay Plan Amendment 1-10 Which Would Amend *San Francisco Bay Plan Map 3*, the *Suisun Marsh Protection Plan Findings and Policies Regarding Water-Related Industry*, the *Marsh Plan Maps* and the *Resolution 16 Boundaries of the Water-Related Industrial site at Collinsville***  
(For Commission consideration on January 20, 2011)

## Summary and Recommendations

The staff recommends that the Commission: (1) adopt the attached proposed descriptive notice to initiate the process of considering a possible amendment to the *San Francisco Bay Plan* (Bay Plan) map 3, the *Suisun Marsh Protection Plan* (Marsh Plan) findings and policies for water-related industry and the Marsh Plan maps; (2) revise the Resolution 16 boundaries of the water-related industrial priority use at Collinsville; and (3) schedule a public hearing for April 21, 2011 to consider the proposed amendment.

## Staff Report

**Background.** The County of Solano has applied to the Commission to amend the Bay Plan, the Marsh Plan and Resolution 16 to modify the water-related industrial priority use designation at Collinsville, Solano County. In 2008, the Solano County Board of Supervisors adopted a General Plan update that changed the land use designations within the Collinsville priority use area, which is located within the Secondary Management Area of the Suisun Marsh. This amendment would reconcile the Bay Plan and Marsh Plan with the County's General Plan and would facilitate a future Commission certification of the Solano County component of the Suisun Marsh Local Protection Plan.

The Collinsville site, located along the eastern edge of the Suisun Marsh in Solano County, is bordered by Collinsville Road to the east and the Sacramento River to the south (see Plan Map 3). The 2008 General Plan update adopted by the county changed the land use designation of 716 acres of the current water-related industrial priority use area (PUA) to Marsh Preservation and 1,392 acres of the PUA to Limited Agriculture (AL 160) land use. Additionally, 36 acres were changed to Residential – Traditional Community (R-TC-4) and Commercial Recreation Limited (CRL). A total of 268 acres, located along the shoreline of the Sacramento River is designated in the County's 2008 General Plan for water-related industrial priority use and is more reflective of the County's long term vision for the site.



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The Commission designated water-related industrial sites in the Bay Plan in 1969 because it believed that growing population, rising incomes and the continued growth of the entire western United States would lead to a growing demand for such development. The Commission, along with the rest of the country believed that US industrial production, including water-related industry would continue to grow at a pace that would require substantial land for new facilities. In 1976, the Commission commissioned a study by Gruen and Gruen that confirmed these conclusions and recommended that the Commission continue to designate water-related industrial sites around the Bay shoreline. In 1986, the Commission commissioned a study by QED Research that concluded that the current and projected characteristics of water-related industry in the Bay Area could be accommodated without reserving land for this purpose. However, the Commission maintained its Bay Plan water-related industrial use designations.

In 1969, the Commission designated 6,210 acres for industrial use at Collinsville, and in 1978, consistent with the requirements of the Suisun Marsh Preservation Act, the Commission deleted 3,542 acres of seasonal wetlands from this priority use area, leaving 2,668 acres designated. The Collinsville site was originally designated because it adjoins a deep-water channel, PG&E planned to build a large power plant on some of the site, and Dow Chemical and Atlantic Richfield Company were considering construction of industrial facilities there.

While the Collinsville site is adjacent to deep water there have been no major projects to further develop this site for industrial uses. Currently, the site remains largely undeveloped and is a mix of seasonal marsh, lowland grassland and upland grassland. The predominant use of the site is agricultural. The proposed change to the water-related industrial site would significantly decrease the size of the priority use area, but would continue to allow for the development of industrial facilities on 268 acres lying along the deepwater channel consistent with the current Bay Plan and Marsh Plan designations. In 1998, the Commission authorized a dredged-material re-handling facility on the site as part of a 1,829-acre wetland restoration project. The 2008 General Plan designation for water-related industrial use encompasses the sediment handling facility for the Montezuma Wetlands project.

#### **Commission Procedure**

Circulating a descriptive notice is the first step in the process of amending the Bay Plan and Marsh Plan. A notice of the proposed amendment is required by the McAteer-Petris Act (Government Code Section 66652) and Section 11000 of the Commission's regulations (California Administrative Code, Title 14, Division 5). If the attached, proposed descriptive notice is approved by the Commission on January 20, 2011, a public hearing will be held on April 21, 2011. The staff will distribute a report on the proposed amendment with the staff's preliminary recommendation for the specific changes to the Bay Plan and Marsh Plan to all Commissioners, Alternates, and interested parties at least 30 days prior to the initial public hearing, as required by the Commission's regulations (California Administrative Code, Title 14, Division 5, Section 11001). Upon conclusion of the public hearings, and after submission of the Executive Director's final recommendation, the Commission can vote upon the proposed Bay Plan and Marsh Plan changes. The descriptive notice must be mailed at least 30 days prior to the public hearing and the vote cannot take place earlier than 90 days from the mailing of the adopted descriptive notice.

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## *Descriptive Notice*

January 21, 2011

### **Proposed Amendment 1-10 to Amend the *San Francisco Bay Plan Maps and Suisun Marsh Protection Plan Findings, Policies and Maps and Resolution 16 to Amend the Boundaries of the Water-Related Industrial site at Collinsville***

**Notice** is hereby given that the San Francisco Bay Conservation and Development Commission will consider an amendment to the *San Francisco Bay Plan, Suisun Marsh Protection Plan and Resolution 16*. The proposed amendment would modify: (1) the boundaries of the water-related industrial priority use area at Collinsville, Solano County on Bay Plan Map 3; (2) the findings and policies for water-related industry in the Marsh Plan and the Marsh Plan maps; and (3) revise the Resolution 16 boundaries of the water-related industrial priority use at Collinsville

A **Public Hearing** on the possible amendment will be held on **April 21, 2011** at the MetroCenter, in Oakland, California, starting at 1:00 p.m. At least thirty days prior to the initial meeting, the staff will prepare and mail a staff report and preliminary recommendation on the proposed amendment. Interested persons may request the staff report and present written comments on or before April 21, 2011. Oral comments may be presented at the April 21, 2011 Commission meeting or thereafter as directed by the Commission.

This **Notice** is prepared in conformance with Section 66652 of the California Government Code, Section 11001 of Title 14, Division 5 of the California Code of Regulations, and Section 312 of the federal Coastal Zone Management Act of 1980. If, after the hearing, the Commission adopts an amendment to the *San Francisco Bay Plan* described in this notice and subsequent staff report, such amendment will be processed as a routine program change of the Commission's federally-approved coastal management program for San Francisco Bay. Any federal agency interested should, therefore, comment to the Commission on or before April 21, 2011.

Whether the San Francisco Bay Plan, Suisun Marsh Protection Plan or Resolution 16 should be amended as described above, and in what manner, will be the subject of the public hearing and Commission deliberations.

Further information concerning the proposed amendment can be obtained by contacting Timothy Doherty, Coastal Program Analyst, at the Commission's office, 50 California Street, Suite 2600, San Francisco, California 94111, telephone: (415) 352-3667, e-mail: [timd@bcdc.ca.gov](mailto:timd@bcdc.ca.gov).



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