

Web site:  
<http://SnugHarbor.net>

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2/28/2012

Dear Solano County Board of Supervisors,

I respectfully request that you consider the following changes to the zoning amendments proposed, to provide better clarification of existing and allowed uses based on the voter-approved Solano County General plan of 2008.

First, I request that the below description for "Commercial Recreation" be added to the section that includes definitions. I noticed that the definitions contained NO REFERENCE to "marinas" or "floating home communities" or "recreational boat marinas", each of which are voter-approved uses in the commercial recreation definition of the general plan:

21 / 83	<a href="http://www.solanocounty.com/civicax/filebank/blobdload.aspx?blobid=6492">http://www.solanocounty.com/civicax/filebank/blobdload.aspx?blobid=6492</a>
CR Commercial Recreation 0-0.3 FAR	Provides for privately owned recreational facilities, including campgrounds, special occupancy vehicle parks, floating home communities, golf courses, and recreational boat marinas. Complementary commercial facilities are also allowed with the primary use including restaurants, commercial lodging, retail shops, boat sales, boat launching ramps, and facilities for boat construction and repair.

The closest description to marina use was found in the "Marsh Oriented recreation" definition (below) but Marsh Oriented recreation was not listed as an allowed use under "commercial recreation", so I request that it be added to allowed uses in commercial recreation zone.

12 / 338	<b>Marsh Oriented recreation.</b> Recreational use and incidental commercial activity focused on the marsh environment, including park, interpretive center, day-use facility, lodge, club or resort for swimming, boating, sailing, fishing, hunting or shooting, and raising of game, fishing pier and boat ramp, docking and storage incidental to a craft docking facility; commercial recreation use, including bait shop and refreshment stand.
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I then reviewed the allowed uses for the various zones, and found that the only zone where "boating" is specifically mentioned is in the AGRICULTURE zone, instead of Commercial Recreation. While I can understand how boating and agricultural activities can easily blend well, such as creating visitor docks at a waterfront winery, it makes absolutely no sense to ignore reference to boating facilities in the Commercial Recreation zone. (See next page)

TABLE 28.21A TABLE OF ALLOWED USES

A= Allowed by right, AP= Administrative Permit, MUP= Minor Use Permit, UP= Use Permit, E=Exempt,  
 --- = Prohibited

ALLOWED USES* *See Definitions Section 28-01	Permit Requirements				Land Use Regulations** **See Section 28-70.10
	A-40	A-80	A-20	A-160	
<b>RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES</b>					
<b>A. RECREATION USES</b>					
Boating or swimming facility on existing waterway	UP	UP	UP	UP	28.73.10(A)
Hunting or fishing club	UP	UP	UP	UP	28.73.10(A) & (B)(1)
Public open space area	---	---	A	A	28.73.10(A)
Stable, public without horse shows	UP	UP	UP	UP	28.73.10(A) & (B)(3)

I therefore request that the same phrase as above “Boating or swimming facility on existing waterway” be included in the Commercial Recreation Zone as an allowed use with use permit.

Attached you will find pages 41.3 through 41.10 which cover the Uses Table for Commercial Recreation Zone. I added in RED the uses that I believe are necessary and consistent with good management practices for marinas or “boating facilities”. Marinas should include the ability to have an onsite restaurant, overnight accommodations, staff housing, boat sales or rentals, boat storage, onsite store/bait shop, and allow for non-staff boat/residences in the marina, subject to SLC and B&W restrictions. In the same way, Recreational Vehicle parks must provide basic services like an onsite store, covered or uncovered storage, temporary housing and staff housing and RV rentals to function in a profitable and efficient manner. Please consider the additions as shown on the following pages, attached.

As a final point, I would like to suggest the following changes to page 330, section 28.114 which says (with the proposed changes in red):

“B. Intent. It is the intent of the Chapter to:

1. Discourage the long-term continuance of these nonconformities, providing for their eventual **transition to a more consistent land use if possible**, but to permit them to exist under the limited conditions outlined in this section. **Where transition to a more consistent land use would require a zone change, such zone change may be approved by the planning commission to help facilitate consistency transitions.**

Thank you for your time and attention to this important matter .

Respectfully submitted,

Nicole S. Suard, Esq., Managing Member, Snug Harbor Resorts, LLC

PS. Thank you to Mr. Leland for correcting the road name to Snug Harbor Drive, and for arranging for a letter to be issued to assist in getting TeleAtlas and other gps services to correct the road name. Used.