



## COUNTY OF SOLANO GENERAL PLAN IMPLEMENTATION

Department of Resource Management  
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### **MEMORANDUM:**

### **Agenda Item No. 1**

**TO:** Solano County Planning Commission

**FROM:** Jim Louie, Principal Planner

**DATE:** October 7, 2010

**RE:** Rezoning for Consistency with the Solano County General Plan and Suisun Valley Strategic Plan

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### **RECOMMENDTION:**

Staff recommends that the Planning Commission:

- Conduct a Public Hearing to consider a proposed Negative Declaration of Environmental Impact;
- Recommend approval of the Suisun Valley Strategic Plan to the Board of Supervisors;
- Recommend approval of an Ordinance (ZT-10-03/Z-10-01) amending Chapter 28, Zoning Regulations of the Solano County Code implementing the Suisun Valley Strategic Plan Zoning Regulation Revisions and Rezoning the properties within the Suisun Valley Strategic Plan from A-40 and A-20 Agriculture to A-SV, Agriculture-Suisun Valley; and A-40 Agriculture, and CN, Neighborhood Commercial to ATC, Agricultural Tourist Center to the Board of Supervisors.

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### **I. General Plan Background & Implementation:**

The 2008 Solano County General Plan was adopted by the Solano County Board of Supervisors on August 5, 2008 and the Orderly Growth policies of that Plan

came before the voters as Measure T on the November 2008 ballot. Measure T was passed by the voters, confirming the approval of the 2008 General Plan. One of the major elements of the 2008 General Plan and its Orderly Growth policies is the preservation of the County’s agricultural resources and the identification of ten agricultural regions that have unique agricultural issues applicable to each area. The ten agricultural regions are identified as Suisun Valley, Green Valley, Dixon Ridge, Elmira/Maine Prairie, Jepson Prairie, Montezuma Hills, Pleasants/Vaca/Lagoon Valleys, Ryer Island, Western Hills and Winters. A General Plan implementation measure calls for the development of a regional strategic plan for the Suisun Valley.

## **II. Suisun Valley Strategic Plan:**

The final steps for the adoption and implementation of the Suisun Valley Strategic Plan are nearing completion. Previously, at the March 2010 Planning Commission meeting the Suisun Valley Strategic Plan and new “A-SV-20” and “ATC” zoning districts were reviewed by the Planning Commission. The next phase under consideration is the rezoning of the agricultural properties within the Strategic Plan area to a new “A-SV” Agricultural-Suisun Valley District with a 20 acre minimum lot size and “ATC” Agricultural Tourist District at the following locations as part of the Solano County General Plan and Suisun Valley Strategic Plan:

- Mankas Corner ATC
- Gomer School ATC
- Morrision Lane ATC
- Rockville Center ATC
- Iwama Market ATC
- Rockville Road ATC
- Thompson Lane ATC
- North Connector ATC

Exhibits A – J provides detail zoning regulations and designation for the proposed “A-SV” and “ATC” districts within the Suisun Valley

### **Suisun Valley Strategic Plan Background Information:**

The Suisun Valley Strategic Plan was initiated in January, 2009 as a part of the implementation program for the Solano County 2008 General Plan. The first Suisun Valley Strategic Plan Community Workshop was held on January 20, 2009. The workshop provided an overview of the planning process that was conducted as part of the 2008 General Plan. Studies prepared by the American Farmland Trust, UC Davis’ Solano County Agricultural Futures Project, and Suisun Valley Funds’ Marketing Plan were included in the strategic plan process. The Community Workshop built on the recommendations and findings of these

documents to refine the general concepts for Suisun Valley to create more precise planning tools applicable to the project area. Key components of the Strategic Plan include the following:

- Agricultural tourist center locations, scope, and allowed uses
- Zoning and development standards
- Rural roadway character and design
- Development fee program and improvement fund
- Marketing and branding strategy

The Community Workshop was followed by three Suisun Valley Stakeholders Working Sessions. The stakeholders group included representatives from the Grape Growers Association, Fruit Growers, Solano Irrigation District, City of Fairfield, along with interested property owners and residents of Suisun Valley.

The Stakeholder Working Sessions incorporated the recommendations and findings outlined in the kickoff meeting and invited Suisun Valley stakeholders to review and refine planning approaches and alternatives for the Strategic Plan.

1. Suisun Valley Stakeholders Working Session 1, March 17, 2009  
Topic: Agricultural Tourist Center Location Alternatives
2. Suisun Valley Stakeholders Working Session 2, March 30, 2009  
Topics: Zoning & Development Standards  
Roadway Character & Design
3. Suisun Valley Stakeholders Working Session 3, April 20, 2009  
Topics: Infrastructure Alternatives  
Road Character & Design Alternatives  
Development Fees & Improvement Funding  
Marketing & Branding

The Second Community Workshop was held on June 29, 2009 and provided an overview of the preferred alternatives for the various sections of the Strategic Plan. Comments and input received at the Community Workshop, along with recommendations prepared by American Farmland Trust, UC Davis' Solano County Agricultural Futures Project, and Suisun Valley Funds' Marketing Plan were included in the strategic plan planning process. The second workshop built on these recommendations and findings to refine the concepts for the draft Strategic Plan for public review and comment.

The Planning Commission received a status update on the progress of the Strategic Plan at the May 21, 2009 Commission meeting.

The Third Community Workshop on October 26, 2009 presented the preliminary draft of the Strategic Plan to the Suisun Valley community. An overview of the Strategic Plan was presented in the following areas:

- Design Guidelines and changes to Zoning Regulations
- Land Use, Circulation and Infrastructure Overviews
- Strategic Plan implementation and initial first steps.

The proposed Negative Declaration for the Strategic Plan was released for public review on February 26, 2010. This initiated the formal 30-day public review period for the Negative Declaration. The review period concluded on March 30, 2010. One letter was received from STA and their comments are acknowledged.

Additional information can be found on the Suisun Valley Strategic Plan webpage on the Resource Management's Planning Division website at [www.solanocounty.com](http://www.solanocounty.com).

<u>Attachments:</u>	<u>Page</u>
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*Note: The Draft Suisun Valley Strategic Plan was previously distributed to the Planning Commission.*