

# Suisun Valley Strategic Plan

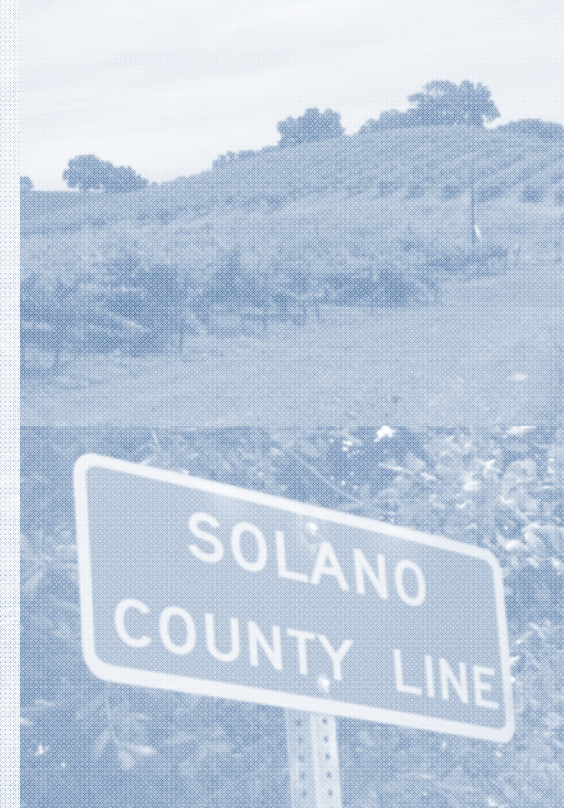
*Community Workshop – June 29, 2009*



*Planning for a Sustainable Solano County*

# Presentation Outline

- Welcome
- Review of Workshop #1/  
Stakeholder Working Sessions
- Preferred Land Use Alternative
- Zoning and Development Standards
- Design Guidelines
- Circulation and Cost Estimates
- Infrastructure and Cost Estimates
- Improvement Financing
- Workshop Wrap Up



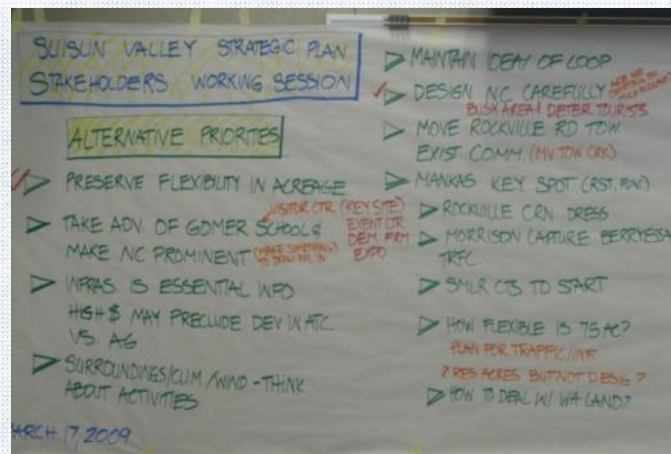
# Community Workshop #1

- Reminder of General Plan Process
- Priority Setting Exercise (Top 5 in order of votes)
  - ❑ Maintain agricultural character
  - ❑ Enable value-added agriculture
  - ❑ Create agri-tourism serving centers
  - ❑ Provide infrastructure to support expanded use of Suisun Valley
  - ❑ Improve farm production and income
- Discussion on Strategic Plan contents



# Stakeholder Working Session #1

- Discussed each Neighborhood Agricultural/Tourist Center (ATC) and three alternatives
- Comments on types of uses expected at each center
- Preferred Alternative:
  - ❑ North Connector ATC must be well-designed
  - ❑ Preserve acreage for future flexibility
  - ❑ Emphasize:
    - Mankas Corner
    - Morrison Lane
    - Gomer School

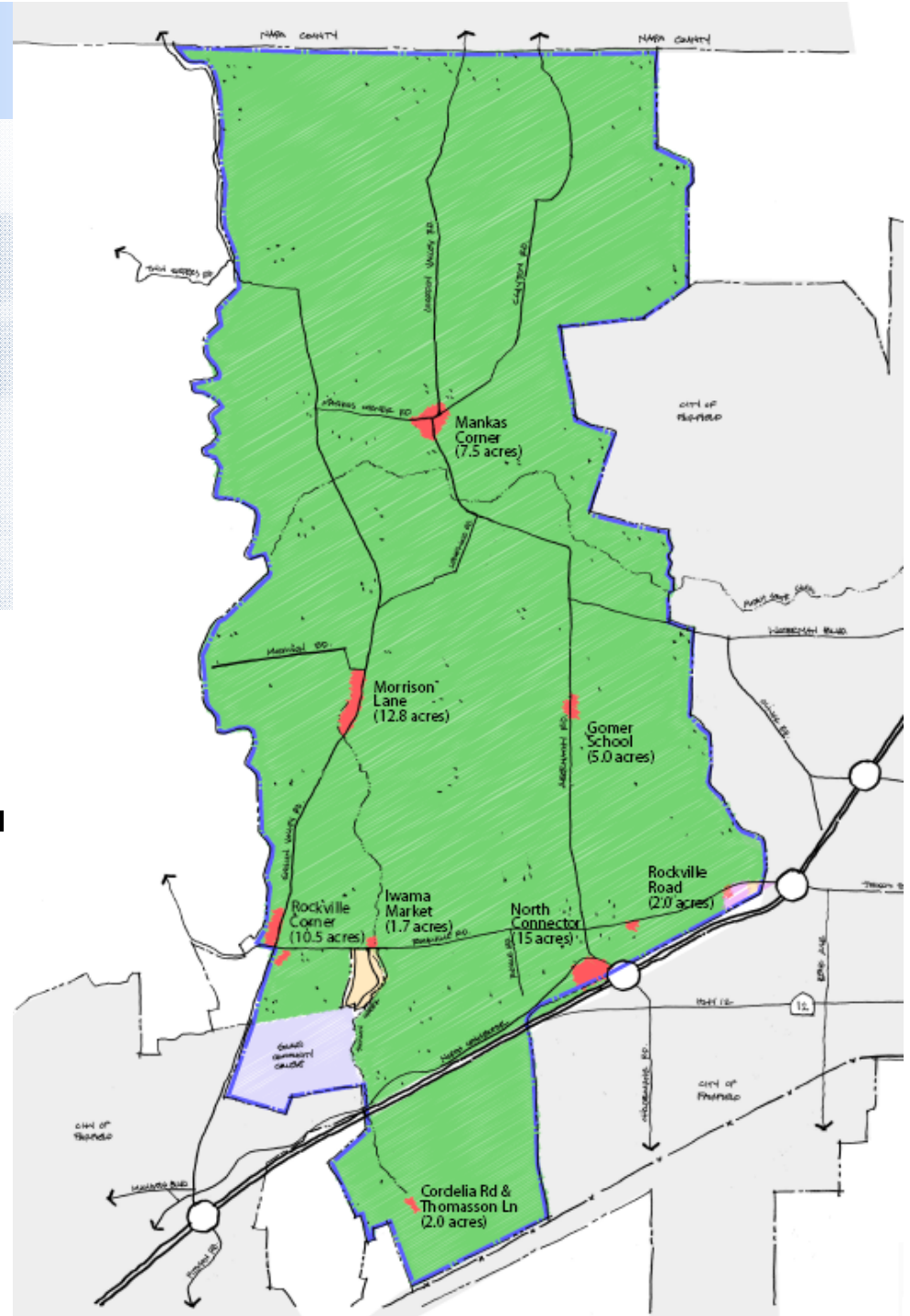


# Preferred Alternative



## Land Use Designations

-  Agriculture
-  Traditional Community - Residential
-  Neighborhood Commercial
-  Service Commercial
-  Public/Quasi-Public
-  Neighborhood Agricultural/Tourist Center



# Design Guidelines



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# Design Guidelines

## Guiding Principles

- Maintain and enhance Suisun Valley's unique agricultural character
- Maintain, enhance, or restore Suisun Valley's natural features



# Guiding Principles

## Guiding Principles

- Enhance the quality of life and economic vitality in Suisun Valley
- Enhance the community brand and destination marketing of Suisun Valley

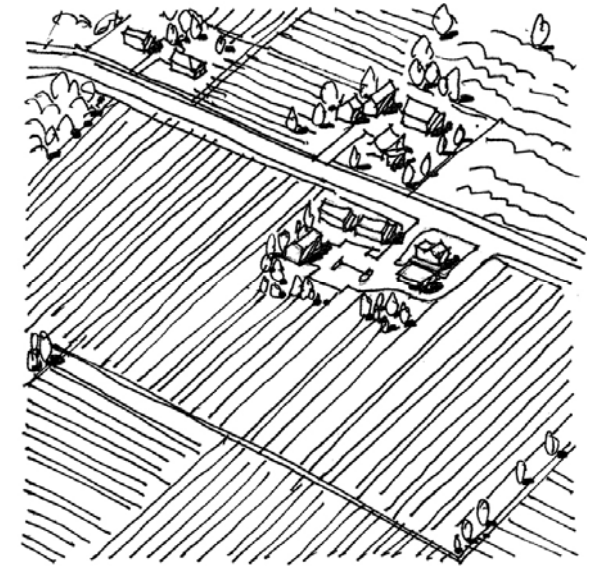
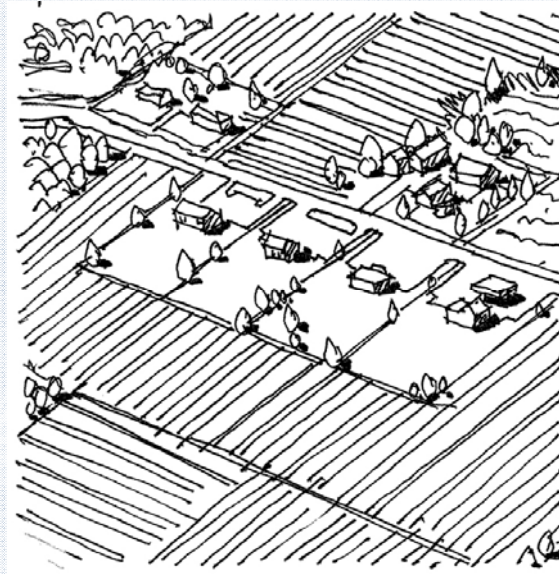




# Guiding Principles

## Guiding Principles

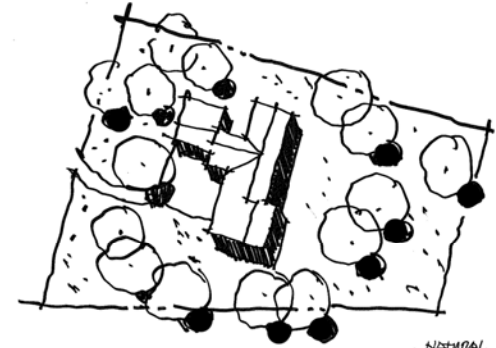
- Ensure highest quality development
- Minimize site disturbance



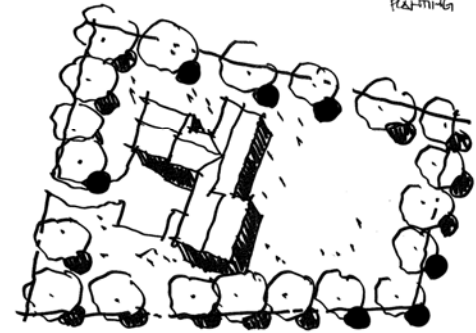
# Guiding Principles

## Guiding Principles

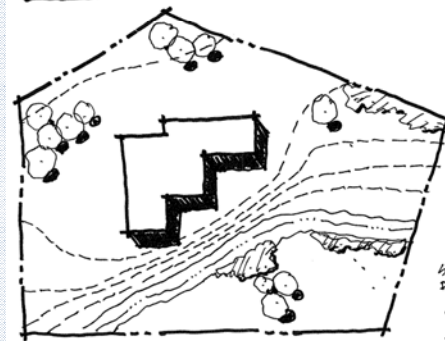
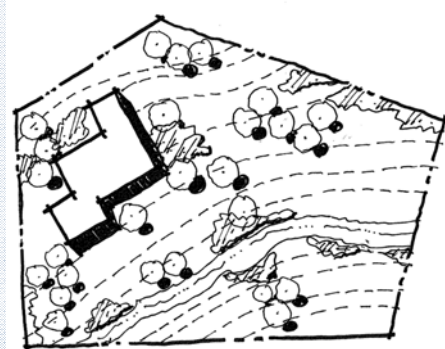
- Minimize visual impact
- Ensure compatibility of new development with natural and rural landscape



NATURAL  
PLANNING



SUSAN VALLEY  
DESIGN BOUNDARIES  
JUNE 15, 2009  
NOT TO SCALE

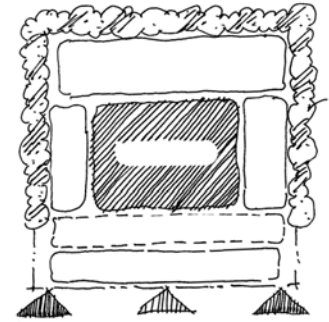


SUSAN VALLEY  
DESIGN BOUNDARIES  
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# Design Guidelines

## Topics covered:

- Site Design
- Site Details
- Landscape Design
- Goal is to comply with intent rather than exact guidelines



# Stakeholder Working Session #2

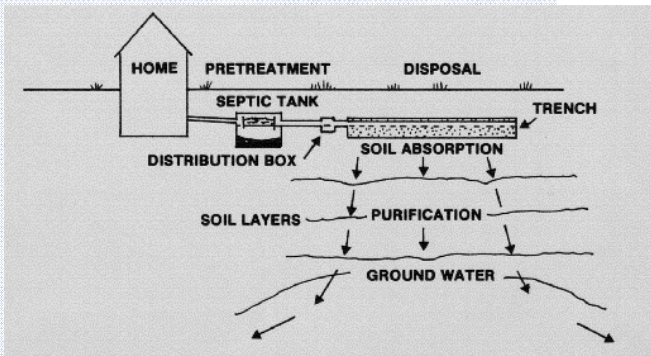
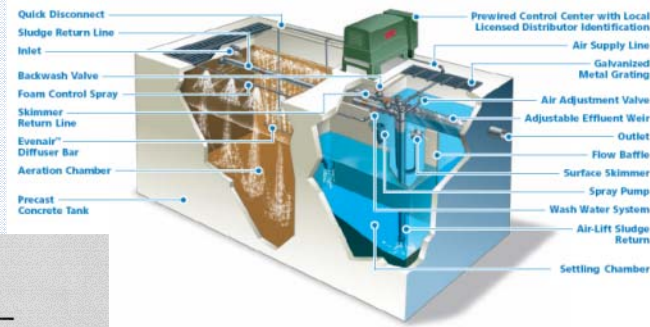
- Discussed possible zoning changes
  - Use permit depends on percent of local product
  - Multiple winery classifications
  - Auxiliary tasting rooms to be allowed by-right
  - Development standards to allow flexibility
- Reviewed rural character and possible design guidelines



# Stakeholder Working Session #3

- Water and Sewer Infrastructure
  - ▣ Water demand/wastewater generation
  - ▣ Options
    - Water options (water main, wells)
    - Wastewater options (packaged, septic)

The exclusive Modulair® System design



# Preferred Land Use Alternative

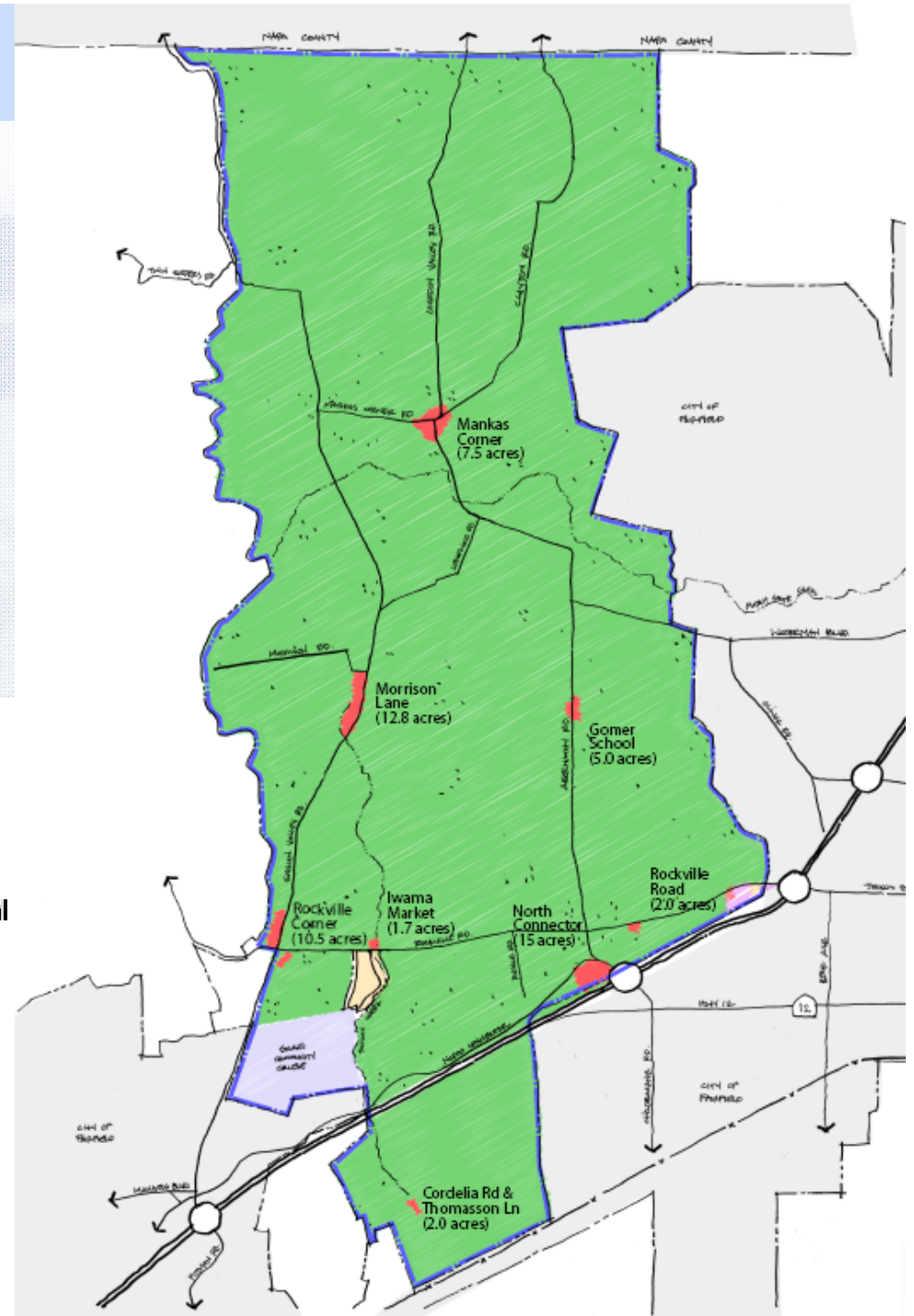


# Preferred Alternative

- Emphasize:
  - ▣ Mankas Corner
  - ▣ Morrison Lane
  - ▣ Gomer School
- Keep other centers small
- Reserve approx. 20 acres

## Land Use Designations

-  Agriculture
-  Traditional Community - Residential
-  Neighborhood Commercial
-  Service Commercial
-  Public/Quasi-Public
-  Neighborhood Agricultural/Tourist Center



# Preferred Alternative

	Acres	
	Existing	Preferred Alternative
Gomer School	0.5	5.0
Rockville Road	0.0	2.0
North Connector	0.0	15.0
Morrison Lane	1.5	12.8
Iwama Market	1.7	1.7
Rockville Corner	10.5	10.5
Mankas Corner	1.8	7.5
Cordelia Rd and Thomasson Ln	0.0	2.0
<b>Total</b>	<b>15.9</b>	<b>56.5</b>
Leftover	59.1	18.5