

# Solano County General Plan

## Old Town Cordelia Special Study Area Community Workshop

**Cordelia Fire Hall**

2155 Cordelia Road, Fairfield

**June 7, 2007**

7 to 9 pm



# Today's Agenda

**This initial community workshop is intended to:**

- **Educate about the General Plan Update process, including the community's role**
- **Discuss policy considerations and key issues for the process**
- **Obtain Community feedback on opportunities and issues of concern for alternative land use concepts**



# What is a General Plan?

- A picture of Solano County today
- A vision for Solano County tomorrow
- The work program that outlines how to get from today to tomorrow



# What is a General Plan?

- **Blueprint for both development and conservation**
- **Describes the community's goals and policies**
- **Long-range emphasis (20+ years)**
- **Foundation for land use decisions made by the Planning Commission and Board of Supervisors**



# General Planning Process Status

- **Citizen's Advisory Committee (CAC) meetings since March 2006**
- **Draft Vision Statement prepared**
- **Discussing issues and working papers**
- **Developing preliminary goals/policies based on identified issues**
- **More information available at:**
  - **<http://www.solanocountygeneralplan.net/>**



# General Plan Update Process

- **General Plan Update will address the entire unincorporated County at a broad level and will include special study in four unincorporated areas:**
  - Collinsville
  - Old Town Cordelia
  - Suisun Valley
  - Middle Green Valley
- **Solano County's Orderly Growth Initiative**
  - General Plan may require voter approval



# General Plan Update Process

CAC Meetings and Public Outreach	Started Early 2006
Vision and Guiding Principles	Summer 2006
Review of Existing Policies and Issues	Started Jan. 2007
Preliminary Goals, Policies and Potential Implementation Programs	Started Apr. 2007
<b>Special Study Areas</b>	<b>Spring/Summer 2007</b>
<b>Land Use and Transportation Conceptual Alternatives</b> (to include input from Special Study Areas)	Summer/Fall 2007
Preliminary Draft Plan and Public Workshops	Late 2007 to Early 2008
Public Review Draft General Plan, Area Plans, and DEIR	Early to Mid 2008
Final General Plan, Area Plans, and EIR	Mid 2008



# Workshop Overview

## Goal of Cordelia Community Workshops:

- Identify a range of concepts for different Land Use patterns (development areas, agriculture, natural resource and historic protection)
- Evaluate alternatives to achieve consensus about the amount and characteristics of future land uses
- Develop strategies for designation of historic preservation areas, and protection of historic structures



# Workshop Overview

## Three Community Workshops to shape the General Plan policies for Old Town Cordelia

- June 7: Identify land Use opportunities and concerns.
- June 28: Identify and discuss land use alternatives, as well as preservation of Cordelia's historic character.
- July 12: Review conceptual land use alternatives and select a preferred alternative. Discuss policies for inclusion in General Plan Update.

All Workshops will be held from 7 to 9 p.m. at the Cordelia Fire Hall, 2155 Cordelia Road, Fairfield.

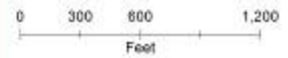
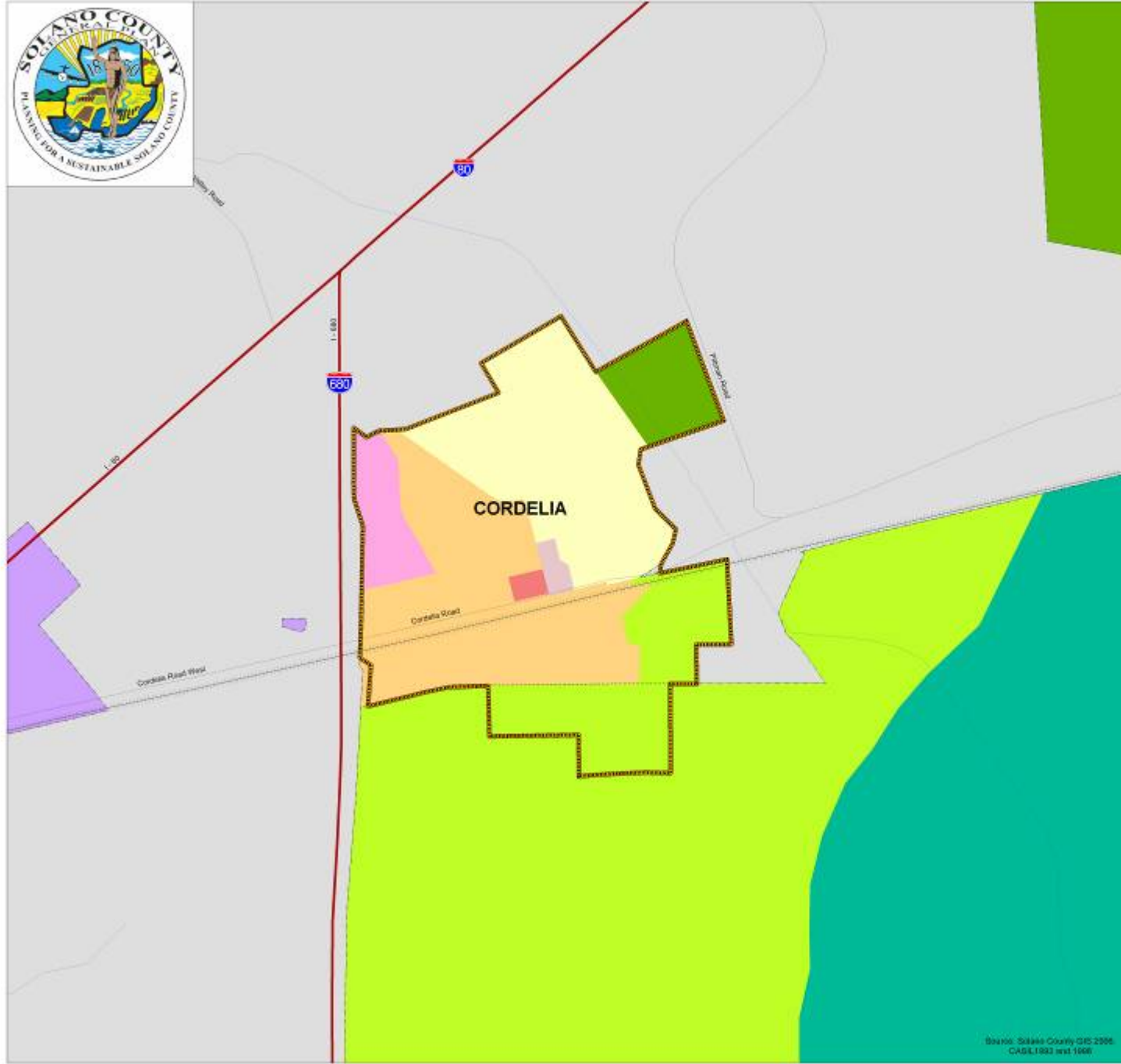




**Solano County General Plan**  
**Cordelia**  
**Special Study Area Location**

**Legend**

- Cordelia Special Study Area
- Incorporated Cities
- GENERAL PLAN LAND USE DESIGNATIONS**
- OPEN SPACE**
  - Watershed
  - Marsh
  - Park & Recreation
  - Water Bodies & Courses
- AGRICULTURE**
  - Intensive Agriculture
  - Extensive Agriculture
- RESIDENTIAL**
  - Rural (2.5 to 10 acres per unit)
  - Suburban (1 to 4 units per acre)
  - Low (2 to 7 units per acre)
  - Medium (8 to 15 units per acre)
  - High (16 to 20 units per acre)
- COMMERCIAL**
  - Neighborhood Commercial
  - Community Commercial
  - Commercial Service
  - Commercial Service/Light Industrial
  - Business & Administrative Office
  - Highway Commercial
  - Commercial Recreation
- INDUSTRIAL**
  - Limited Industrial
  - General Industrial
  - Water Dependent Industrial
  - Water Dependent Industrial/Reserve
- PUBLIC**
  - Parks



Source: Solano County GIS 2006  
 CASL 1993 and 1998

June 2007

"Planning for a Sustainable Solano County"

# Existing Conditions

## Old Town Cordelia- Location

- The townsite was originally selected for its location at the head of the Cordelia slough, a navigable waterway that leads to Suisun Bay, near Benicia
- Cordelia is also located on the Southern Pacific Railroad line at the intersection of 3 highways— Interstate 80 and 680 and State Highway 12



# Existing Conditions

Location



**Cordelia Slough**



**Southern Pacific RR**

**+**

**Interstate 680**



# Existing Conditions

## Surrounding Development



**Residential +  
Commercial +  
Industrial Uses**



**Girl Scout Center  
+  
Cordelia Pump Station**



# Existing Conditions

## Old Town Cordelia- Historic District

- Comprised of 39 structures
  - 33 have historical significance
- Small village located at the edge of the farming belt
- Period of significance for the historic district is 1870-1934
- Village land uses include residential, civic, commercial, and industrial operations



# Existing Conditions

## Historic District



**Thompson's Saloon  
+  
Historic Placard**



**The Livery Stable  
+  
Farm Houses**



# Existing Conditions

## Historic District



**Hotel Cellar**

**+**

**Quarry Site**



**Historic Residences**

**+**

**School Site**



# Questions for Discussion

- **What are the most important issues facing Old Town Cordelia today?**
- **What is the community's desired character for Old Town Cordelia in 2030?**
- **What land uses are desirable for this area? (Agriculture, residential, conservation, open space, etc.)**
- **What tools or techniques are desired to determine future land use and historic preservation in Old Town Cordelia?**



# Next Steps

- **Next Meeting:**
  - June 28, 7 to 9 p.m.
  - Cordelia Fire Hall, 2155 Cordelia Road, Fairfield
  - Identify and Discuss Land Use Alternatives and Historic Preservation Tools and Options
  - For More Information:

<http://www.solanocountygeneralplan.net/>

