

# Solano County General Plan

## Suisun Valley Special Study Area Community Workshop

Solano Community College, Room 1648  
Fairfield

**May 29, 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 Suisun Valley Community Workshops:

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



# Workshop Overview

## Five Community Workshops to shape the General Plan policies for Suisun Valley

- May 29: Identify Land Use Opportunities and Concerns
- June 19: Identify and Discuss Land Use Alternatives
- July 10: Review Conceptual Land Use Alternatives
- July 24: Refine the Preferred Conceptual LU Alternative
- August 7: Refine the Proposed Concept Plan/Policies

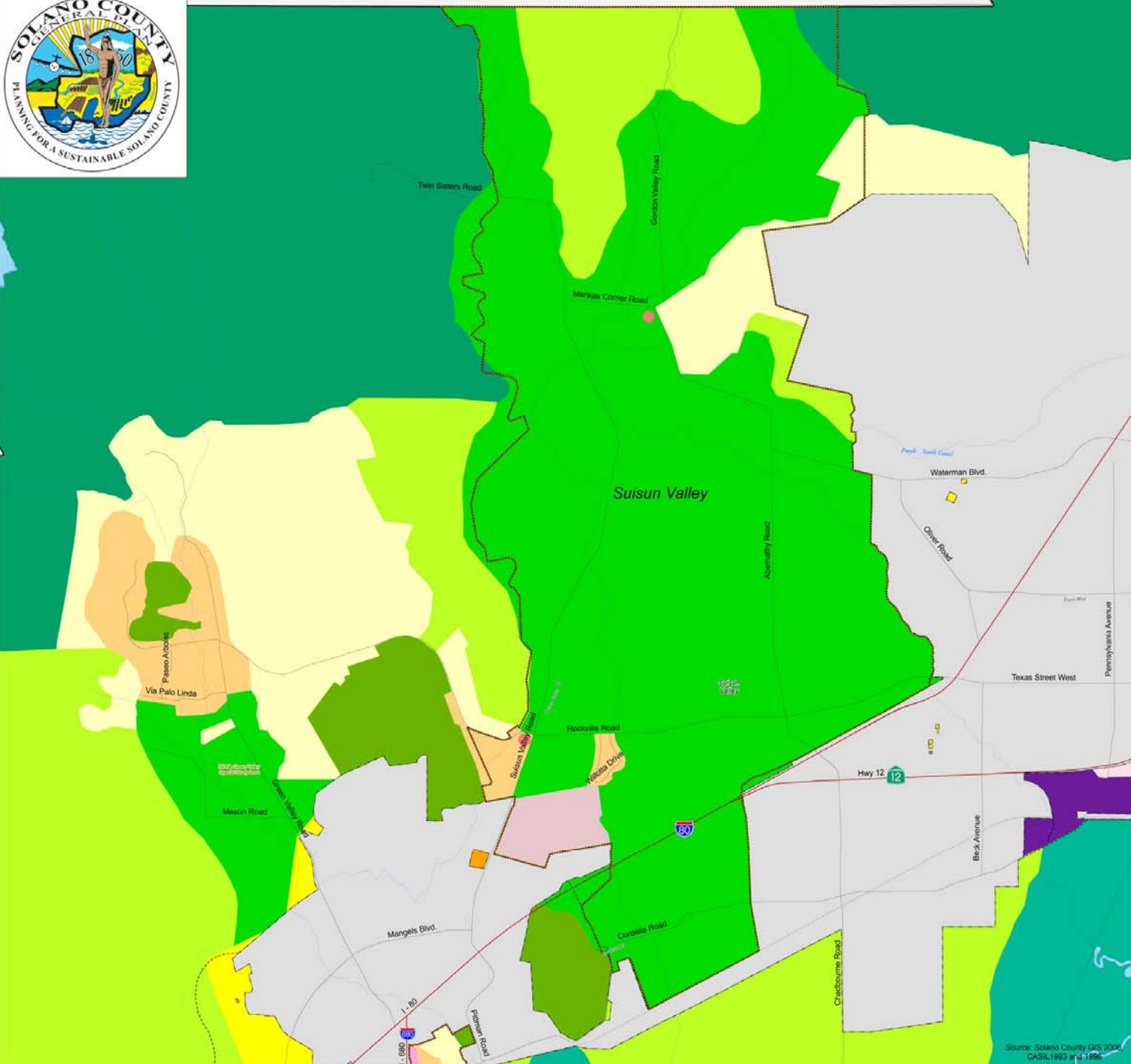
All Workshops will be held from 7 to 9 p.m. in Room 1648 at the Solano Community College



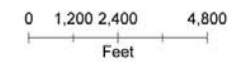


# Solano County General Plan

## Suisun Valley Special Study Area Location



- Legend**
- Suisun Valley Special Study Area
- 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 25 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**
- Public



Source: Solano County GIS 2006, CASIL 1993 and 1996

"Planning for a Sustainable Solano County"

# Existing Conditions

## Suisun Valley Agricultural Region

- Classified as American Viticulture Area (AVA) in 1982, 2nd such classification behind Napa
- Officially part of the North Coast Appellation
- Recognized for its quality wine grapes, fruits, vegetables, nuts, legumes, and flowers
- Produces \$20 million in sales annually



# Existing Conditions

## Ongoing Planning & Economic Development Efforts

- Suisun Valley Grape Growers Association, *2007 to 2011 Plan & Budget*
- UC Davis, *Solano County Agricultural Futures: An Economic Focus*
- American Farmland Trust, *Agricultural Vision and Economic Innovation for Suisun Valley*



# Existing Conditions

## AFT Vision Statement

*Suisun Valley is a unique farming region that supports profitable family farms and quality of life for all its residents.*

*It is a destination for tourists seeking world class wine, identifiable Suisun Valley farm products and a beautiful agricultural landscape with no fallow land.*

*The Suisun Valley appellation is so famous that it creates new markets and increases demand for Suisun Valley wine and other farm products outside the region.*



# Questions for Discussion

- What are the most important issues facing Suisun Valley today?
- What is the community's desired character for Suisun Valley in 2030?
- What land uses would support and enhance the character of this area?
- What techniques or tools should be used to support desired land use and conservation patterns in the valley?



# Next Steps

- **Next Meeting:**
  - June 19, 7 to 9 p.m.
  - Room 1648 at the Solano Community College
  - Identify and Discuss Land Use Alternatives
  - For More Information:

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

