



COUNTY OF SOLANO GENERAL PLAN UPDATE

SUISUN VALLEY COMMUNITY WORKSHOP #2

Solano Community College
Room 1646
4000 Suisun Valley Road, Fairfield

June 19, 2007
7:00 pm to 9:00 pm

MEETING SUMMARY

Approximately 30 people attended the second Suisun Valley Special Study Area community workshop held at Solano Community College on June 19, 2007. The purpose of this workshop was to get comments from attendants on draft conceptual land use alternatives for the Suisun Valley area. A brief introduction by Carol Landry, the CAC Suisun Valley subcommittee chairperson, began the meeting. She welcomed attendees on behalf of the Solano County Board of Supervisors.

Next Jeff Henderson from EDAW gave a short presentation on the Suisun Valley Special Study Area planning process and a recap of issues and questions addressed in the previous workshop.

Public Presentations

Each person who signed up at the previous meeting was then invited to present to the group for up to three minutes. The following comments and questions were raised during these presentations:

- Agricultural element for general plan needed, outreach program available to all growers
- Land trust/agricultural conservation easements available, contact www.solanolandtrust.org
- Small business center and other free resources offered by Solano Community College
- Annual crop reports – need to analyze economics of farming
- Question was asked: How can we make money with grapes and wineries?

Draft Conceptual Land Use Alternatives

Jeff Henderson then presented the following three draft conceptual land use alternatives. (Maps for each alternative are available on the General Plan website at www.solanocountygeneralplan.net)

- Alternative 1: Existing Plans
- Alternative 2: Value-Added Agriculture
- Alternative 3: Value-Added Agriculture + Tourism Corridor

To facilitate discussion and comment on the three alternatives, meeting attendees were separated into five small discussion groups. Each small discussion group was assigned a County or EDAW facilitator to record discussion and comments. The following comments were raised in the small discussion groups and presented back to the group as a whole at the end of the meeting.

Comments from Small Discussion Groups

Small Group 1

Facilitator: Harry Englebright, Solano County

General Comments:

- Leaned towards Alternative 2
- How does it benefit the farmer who just farms?
- Farmers needs to be comfortable with what they are doing
- 20-acre parcels but no smaller
- North Connector area
 - Cold storage
 - Processing
 - Drying facilities
- Keep rural residential out and keep schools away
- Estates are okay on larger parcels
- Need signage for the Valley
- Keep flexibility to modify in future through adaptive management
- Agriculture commercial between Rockville Corner and Willota Oaks
- All roads/any property should benefit from value-added agriculture designation.
- Fruit stands should be permitted by-right
 - Admin permit - % from outside
 - Use permit – higher % from outside
- * sites (Ag-Tourist Commercial Centers) in Alternative 3 okay
- North Connector * (Ag-Tourist Commercial Center) site would be appropriate for:
 - Agricultural Education Demonstration farm

- Common processing facilities
- Staging area for shuttle buses
- Bridge to Suisun Valley Road and Twin Sister Widening?

Small Group 2

Facilitator: Mike Yankovitch, Solano County

General Comments:

- Preferred Alternative 2
- Destination uses along corridor
- 20-acre parcels
- No residential
- “Destination Uses” along Commercial Corridor; less intensive uses in agricultural (green) area
- No TDR program
- Infrastructure provision – look at Napa and Sonoma Counties
- Noise and light along I-80 limits light commercial development; more suited for “heavy” commercial (e.g., processing)

Small Group 3, Facilitator

Nivi Das, EDAW

General Comments:

- Preferred Alternative 2, but liked number of centers in Alternative 3
- Agricultural definitions should be clarified
- Expansion of corridor to other portions of the valley.
- 10-20-acre parcels should be allowed on a case-by-case situation

Alternative 1:

- Zoning changes – agriculture
- Less permit requirements
- Does not work
- Different than economic reality
- Intensive development along corridor
- Agricultural – definition (dollar revenue)

Alternative 2:

- Agricultural – Suisun Valley region
- Not enough neighborhood agricultural centers – needs more centers
- All types of tourist projects should be allowed – non-agricultural activity (e.g., special events, B&B, restaurants)

- Parcel size?? – Look for areas with smaller sizes, cluster development less than 40ac (10-20ac)

Alternative 3:

- Benefits a small number of property owners
- Loop may be problematic – due to traffic
- Expansion of corridor north through the Valley
- More centers near intersections

Small Group 4

Facilitator: Jeff Henderson, EDAW

Alternative #1:

- This is pretty much the status quo. We need to move forward and away from this.

Alternative #2:

- North Connector would require a stoplight, and may increase traffic congestion leading across the freeway into Fairfield.
- North Connector and additional traffic in the area would make it difficult to continue farming adjacent parcels.
- The Gateway opportunity afforded by the North Collector needs to be “big” – think of potential for a hotel, or maybe even a mini-downtown center (e.g. the Town Center in Sonoma).
- The Gateway needs to communicate arrival in Suisun Valley and get people off of the freeway.

Alternative #3:

- Good ideas, but this may not go far enough.
- Consider extending the “loop” north to Lake Berryessa.
- Consider promoting a resort use at the northern end of the Valley.
- Limiting the value-added agricultural approach to just the “loop” would be a bad idea.
- Gives versatility to farmers and provides options.
- Keyword: Flexibility
- Find ways for farmers to make money
- Need to consider need for buffers/protect farming from public and vice versa
- Need public education for new residents re: agricultural practices
- *No Rural Residential on Morrison Lane
- Maybe define “the loop” as “access from “the loop.””

Small Group 5

Facilitator: Jeffrey Dumars, EDAW

General Comments:

- Must look forward
- Must facilitate activity we have not seen before
- Must provide flexibility to ride economic cycles
- Advantage – plenty of open agricultural land
- Allowing non-agricultural/agricultural-supporting uses is a new idea (which should have been allowed long ago)
- Some degree of development will be needed; “trace the line in the sand” to guide development
- Fruit – dry farming – grapes
- Water available in Suisun/ drying up in valley
- Lake traffic on Suisun Valley Road is down
- Is it possible for everyone to win?
- Must find a unique Suisun Valley brand

Alternative 1:

- Some degree of development will be needed

Alternative 2:

- Market will create a similar pattern to Alternative 3
- Infrastructure is spread throughout valley – this will increase costs

Alternative 2:

- Logical organization – makes sense for infrastructure
- Potentially an administration headache
- Most radical concept – not familiar with concept, education would be required!

Next Steps

Workshop – July 10, 2007

Ms. Landry and Mr. Henderson closed the meeting at 9:20pm and thanked everyone for attending. It was announced that future meetings would be held in the same room or changes would be posted on the General Plan website:

<http://www.solanocountygeneralplan.net/SPA-SuisunValley.htm>

SOLIDO COUNTY GENERAL PLAN UPDATE
SUISUN VALLEY
 SPECIAL STUDY AREA

PUBLIC PRESENTATIONS:

- 1 **BOB HANSON**
 - ▶ NO ELEMENT FOR GEN. PLAN NEEDED
 - OUTREACH PROGRAM AVAILABLE TO ALL GROWERS
- 2 **ROB GOLDSTEIN** **W.M. SOLANOLANDTRUST ORG**
 - ▶ LAND TRUST / AG CONSERVATION EASEMENTS
- 3 **CHARLES**
 - ▶ SMALL BUSINESS CENTER
 - FREE RESOURCES OFFERED
 - BY COLLEGE
- 4 **BILL ROBINSON**
 - ▶ NEED AN ELEMENT
 - ▶ ANNUAL CROP REPORTS

5 ED BOS
 ▶ HOW CAN WE MAKE MONEY WITH GRAPES & WINERY?

ALTERNATIVE
 LEANED TOWARDS ALT 2
 • EXPAND NIDE, RAILROAD CORRIDOR TO LANA
 • FLEXIBILITY ADAPTIVE GROWER
 • 20 AC PARCEL SIZE

PROPOSED ALT 2
 • DESIGNATION W/IN CORRIDOR
 • 80 AC PARCELS
 • NO RESIDENTIAL

PROPOSED ALT 3
 • BUT W/ HIGHER # OF CROTTERS IN ALT 3
 • AG DESIGNATION SHOULD CLARIFIED
 • EXPANSION OF CORRIDOR
 • 10-20 AC PARCELS ← CASE BY CASE STATION

ALT 1 NEED TO MAKE ON FROM STATUS QUO
ALT 2 NORTH CORRIDOR SITE, NEED GATEWAY, STOP LIGHT ISSUE
ALT 3 EXTEND LOOP → LARGE BARBERS NEED W/IN STATION, NEED TO PROVIDE FLEXIBILITY, BUFFERS - FARM & TOURS PRODUCE W/STAND AG CHARACTER, LOT AS NEED NOT JUST PLANT FOR USE

INTEGRAL CORRIDOR COMMENTS

ALT 2 COMMENTS
 ▶ INFRASTRUCTURE ISSUES
 BENEFITS BETWEEN TOURISM & FARMING EQUIP.
 ▶ SIGNAGE OFF HIGHWAY FOR SUISUN VALLEY → BRANDING

ALT 3 COMMENTS
 ▶ ORIGINAL PROCESSING FACILITY SEPARATE FROM TOURIST FACILITIES
 ▶ IS THE DEMAND FOR AG TOURISM?
 ▶ NEED MORE NODES OF TOURISM & DEVELOPMENT.
 ▶ INFRASTRUCTURE ISSUES !!

NEED TO MAKE LOCAL PROBLEMS
 ECONOMIC REALITY
 WHO CAN BE GROWN PROBABLY
 AFFORDABLE TO LOCAL PRODUCERS

SMALL GROUP DISCUSSIONS COMMENTS

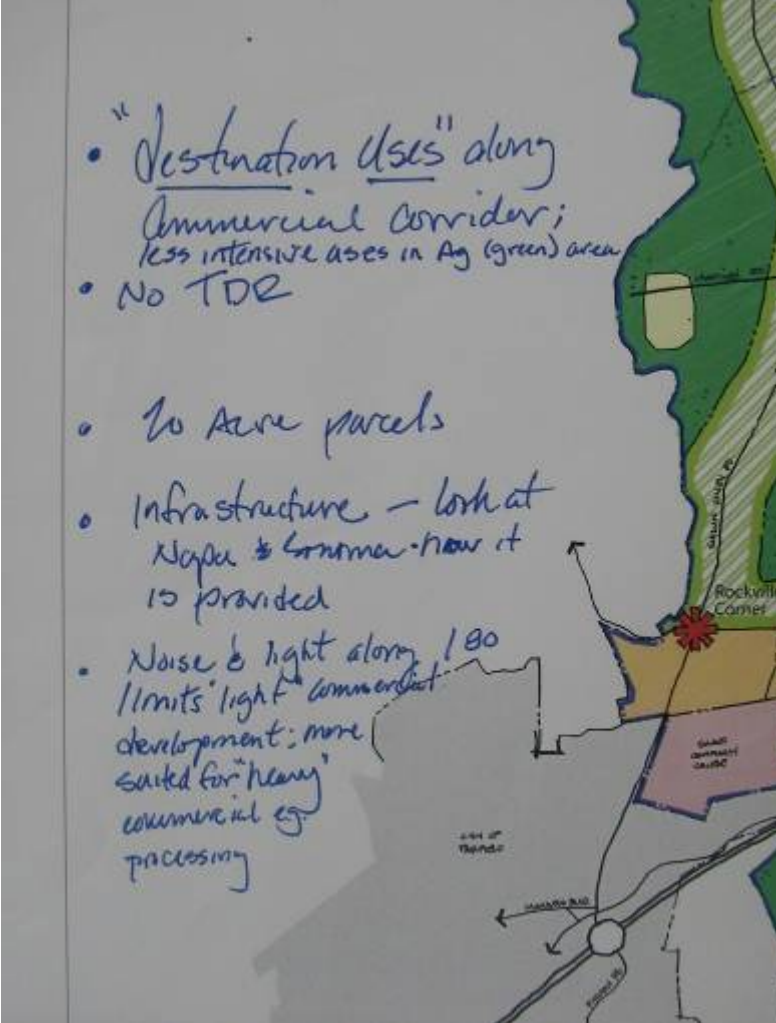
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- How does it benefit the farmer who just farms
- Farmer needs to be comfortable with what they're doing
- 20 acre parcels but no smaller
- North Connector
 - cold storage
 - Processing
 - drying facilities
- Keep RR out + keep schools away
- Estates OK on large parcels
- Signs to the valley
- Flexibility to modify in future
- Ag commercial between Rockville Corner and Walnut Oaks

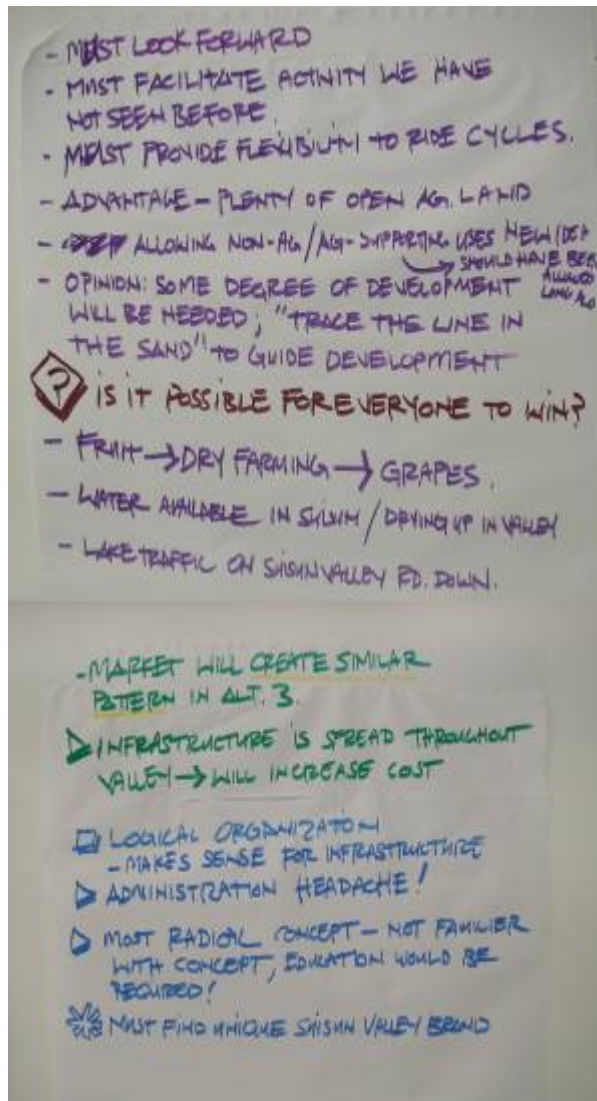
- All roads / any property
- Front stand by right
- Admin Permit - 1/2 from state
- Use " " - 1/2 " "
- 20 acre parcels - option
- * sites in DIT #3 OK
- North Connector * site
 - Ag Cold Distribution Center
 - Common processing facilities
 - Staging area for shuttle buses
- Bridge to Susan Valley Rd + Twin Sisters

Small Discussion Group #1 Notes

- "Destination Uses" along Commercial Corridor; less intensive uses in Ag (green) areas
- No TDR
- 20 Acre parcels
- Infrastructure - look at Napier + Coroner - how it is provided
- Noise & light along I 90
- Limits light commercial development; more suited for "heavy" commercial eg processing



Small Discussion Group #2 Notes



Small Discussion Group #5 Notes