

# Suisun Valley Strategic Plan

*Community Workshop – October 26, 2009*



# Presentation Outline

- Welcome
- Review of Prior Meetings
- Overview of Strategic Plan
- Design Guidelines & Zoning Regulations
- Land Use, Circulation, and Infrastructure
- Implementation and First Steps
- Public Comment
- Next Steps



# Overview of Strategic Plan

- **Chapter 1**

- Introduction

- Overview of plan
    - First steps and planning process
    - Description of public outreach

- **Chapter 2**

- Land Use

- Williamson Act
    - Eight ATCs

- Circulation

- Infrastructure



# Overview of Strategic Plan

- **Chapter 3**

- ▣ Agricultural Economics
  - Background
- ▣ Marketing
  - Summary of marketing plan
  - County actions

- **Chapter 4**

- ▣ Design Guidelines
  - Site Design
  - Site Detail
  - Landscape Design



# Overview of Strategic Plan

- **Chapter 5**

- Summary of zoning updates

- **Chapter 6**

- Funding options
  - Local and State sources
  - Federal sources
  - Valley-based sources
  - Impact fees
- Sample impact fee analysis

- **Appendices**

- Appendix A – Zoning Regulations
- Appendix B – Roadway Cost Estimates
- Appendix C – Water Use Assumptions
- Appendix D – Impact Fee Land Use Assumptions



# Comments/Questions



# Zoning Updates

- **Modified definitions**
  - **Agricultural processing facilities**
    - Include accessory uses, including retail sales and tours
  - **Wineries**
    - Small – Less than 20,000 (match existing)
    - Medium – 20 to 50,000 (wastewater cutoff)
    - Large – More than 50,000
- **New definitions**
  - **Agriculture-related products**
    - Items sold to promote agriculture (food or supplies)
  - **Agritourism**
    - Services, guides, education to encourage visitors to a working farm
  - **Bed and breakfasts**
    - Lodging which provides breakfast only
  - **Hotels**
    - Guest rooms and other facilities for guests



# Zoning Updates

- New definitions

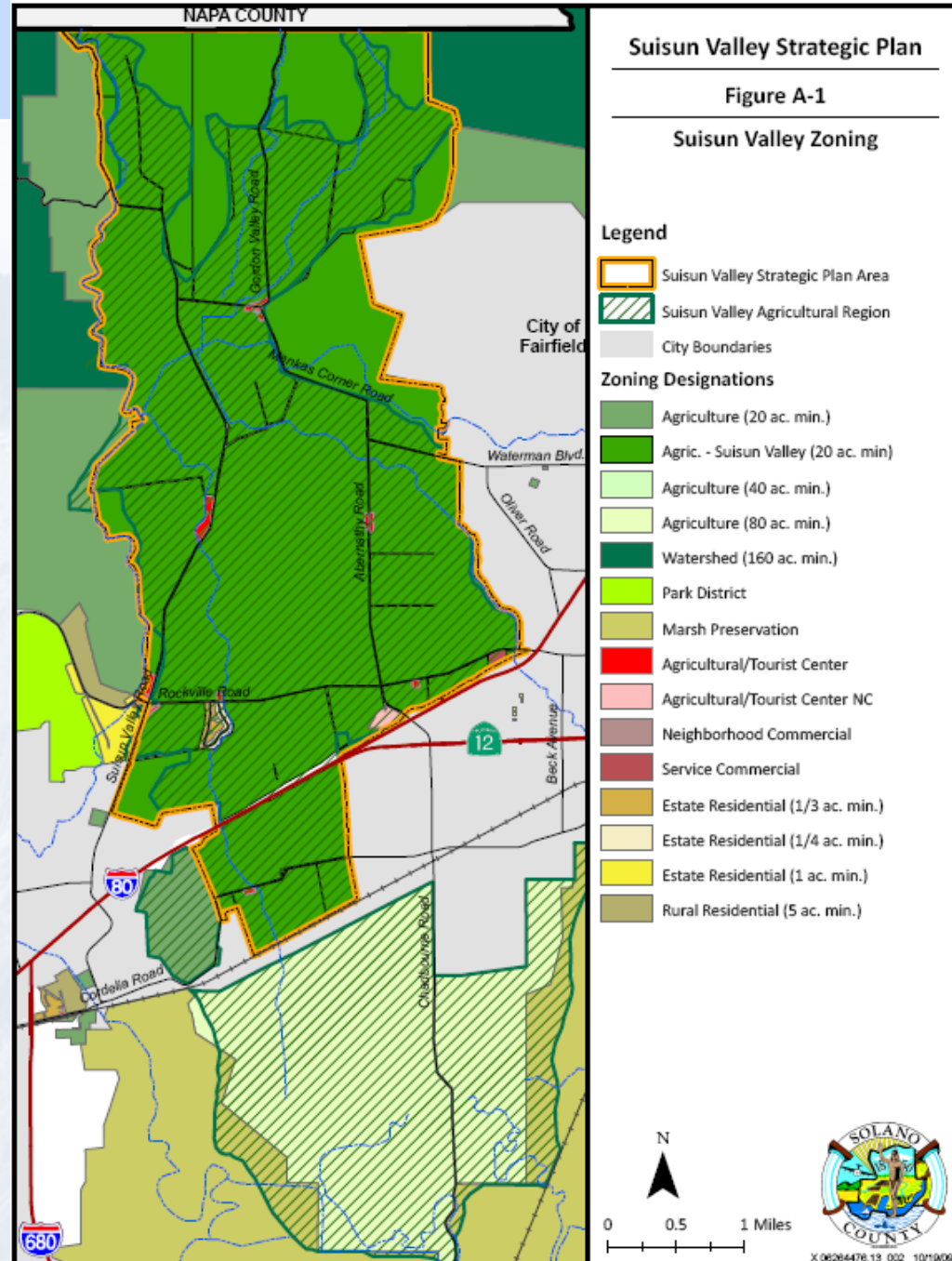
- Local products store
  - Sells products which promote agriculture/tourism
- Nonagriculture-related products
  - Could include clothing, crafts, and collectables
- Marketing event
  - Part of normal operation of processing/winery
- Resort
  - Hotel with visitor services (recreation, conference centers)
- Special event
  - Not marketing event, events “for hire” (weddings, receptions, meetings)
- Tasting facility
  - Place to taste and sell agricultural products





# Zoning Map Changes

- Current “A” zoning within plan area to A-SV-20
- ATC
  - ❑ Mankas Corner
  - ❑ Gomer School
  - ❑ Iwama Market
  - ❑ Rockville Road
  - ❑ Cordelia Rd/Thomasson Lane
  - ❑ Rockville Corner
  - ❑ Morrison Lane
- ATC-NC
  - ❑ North Connector



# Agriculture – Suisun Valley

- “A” zone uses applicable except where specifically defined or modified
- Wineries:
  - ❑ Up to six special events
  - ❑ Unlimited marketing events
  - ❑ Tasting facilities 1,000-2,000 sf
  - ❑ “On-site” sourcing 25% or more
- “By right” uses (incidental to agriculture)
  - ❑ Bakeries, cafés, and restaurants (<1,000 sf)
  - ❑ Marketing events
  - ❑ Bed and breakfasts
  - ❑ Tasting facilities
  - ❑ Agritourism



# Agriculture – Suisun Valley District (A-SV-20)

- Administrative permits:
  - ❑ New process – staff-approved permits
  - ❑ Roadside stands (1,000 - 2,500 sf)
  - ❑ Art galleries
  - ❑ Bakeries, cafés, and restaurants (>1,000 sf)
- Conditional use permits:
  - ❑ Roadside stands (>2,500 sf)
  - ❑ Resorts
  - ❑ Special events



# Agriculture – Suisun Valley District (A-SV-20)

- Suggested changes to draft
  - ❑ Allow tasting facilities not connected to processing?
  - ❑ Allow pastured poultry and livestock (small organic)?
  - ❑ Additional?



# Agricultural Tourist Center Districts (ATC, ATC-NC)

- Uses not incidental to agriculture
- No sourcing requirements
- Dwelling units allowed incidental to business
- Uses allowed in ATC-NC, not ATC
  - farm supplies and farm equipment sales, agricultural trucking services and facilities, custom farm services, and farm equipment fabrication and repair
- Uses allowed in ATC, not ATC-NC
  - accessory buildings and uses, home occupations, rural residential enterprises, manufactured home storage, temporary single family dwellings, guest houses, and private stables



# Design Guidelines

- Architectural approval required as part of building permit prior to any construction, demolition, or change of occupancy type
  - Zoning Administrator review if use allowed by-right or subject to Administrative Permit
  - Planning Commission review if use subject to Conditional Use Permit
- Zoning Administrator or Planning Commission to use Design Guidelines as manual for Architectural Review



# Comments/Questions

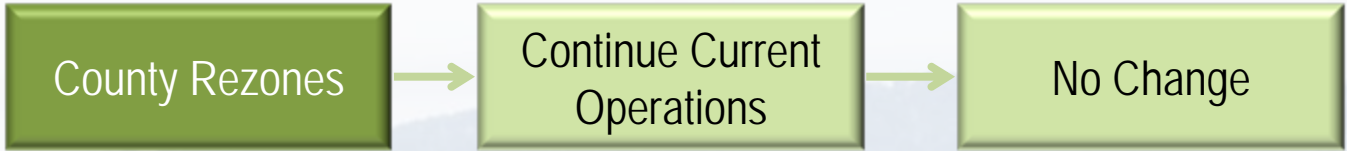


# Land Use

- Not all uses in A-SV compatible with Williamson Act, including:
  - ▢ Bed and breakfasts
  - ▢ Hotels
  - ▢ Resorts
  - ▢ Restaurants
  - ▢ Bakeries
  - ▢ Cafés
- Owners with Williamson Act contracts can file for nonrenewal if in ATC or desire non-compatible uses in A-SV



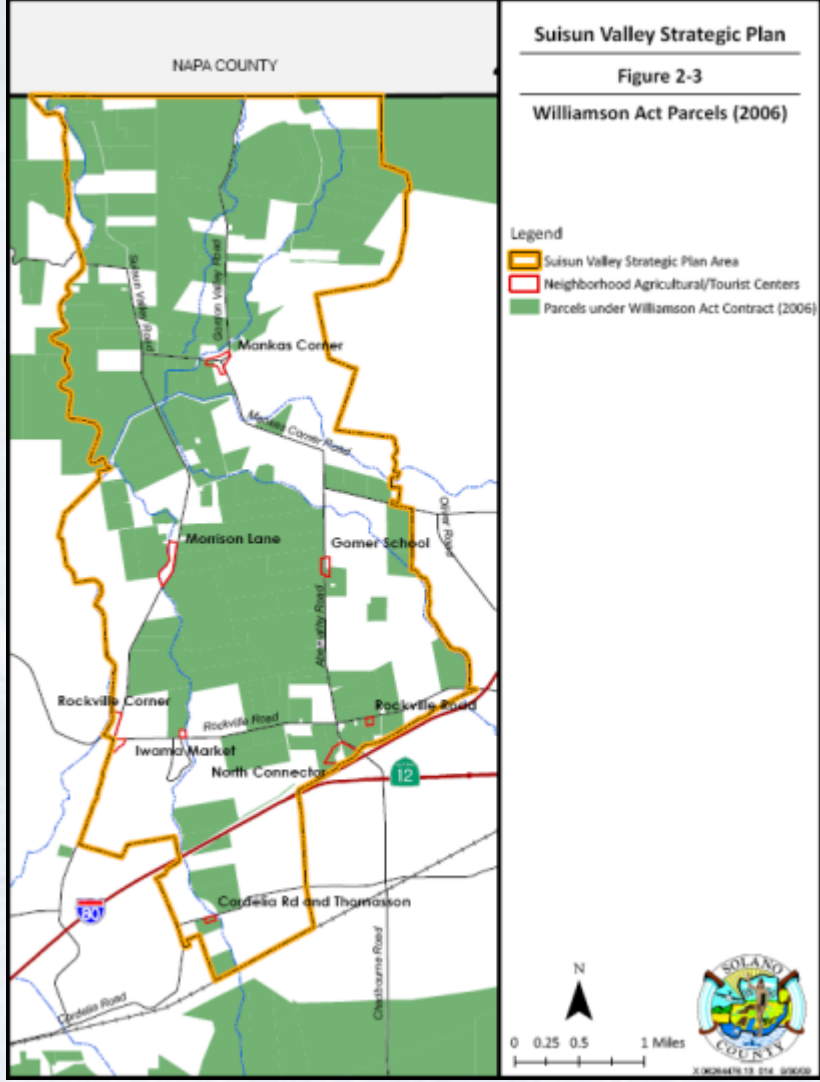




WA Nonrenewal

Applicant Submits Project

Receive Permits



# New Projects in ATCs

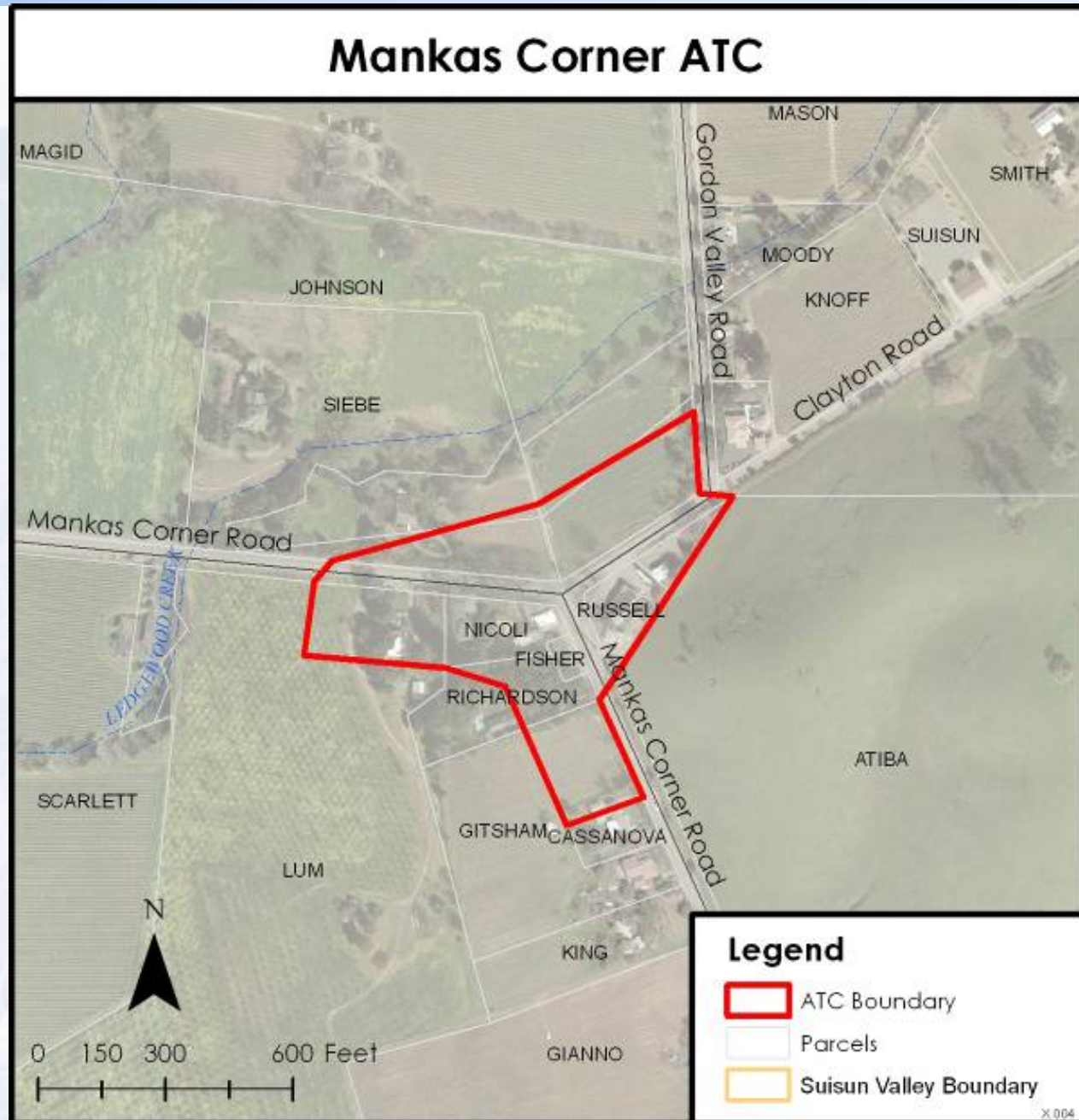
# Agricultural Tourist Center

- 75 acres for centers
- 56.5 acres assigned, 18.5 acres reserve
- Board findings required to assign ATC acres from reserve:
  - ❑ Contiguous with existing ATC
  - ❑ Total planned ATC in Suisun Valley does not exceed 75 acres
  - ❑ Contributes to Suisun Valley Vision



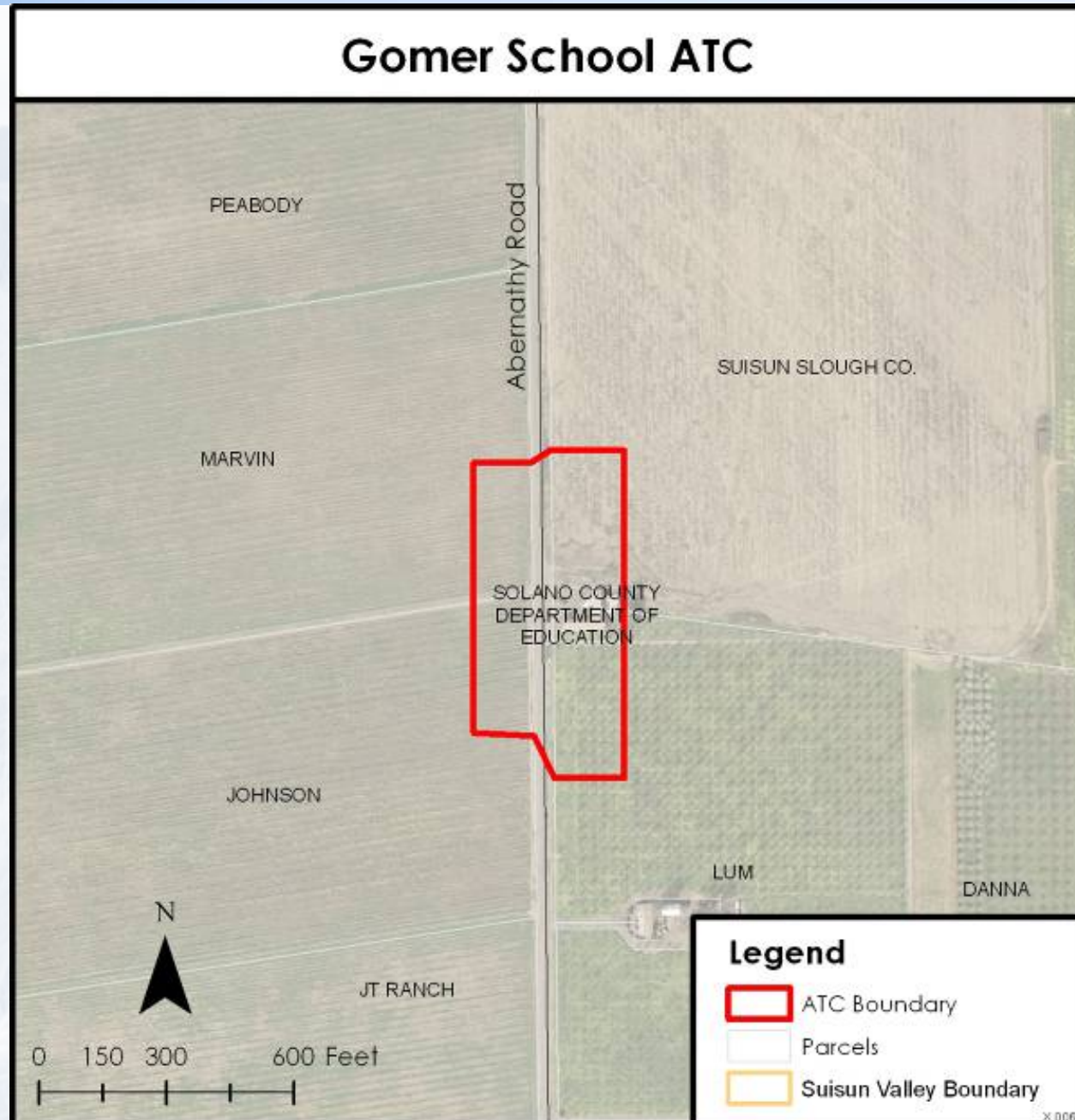
# Mankas Corner

- 7.5 Acres
- One parcel under Williamson Act (1.3 ac)
- No additional water connections
- No nearby sewer



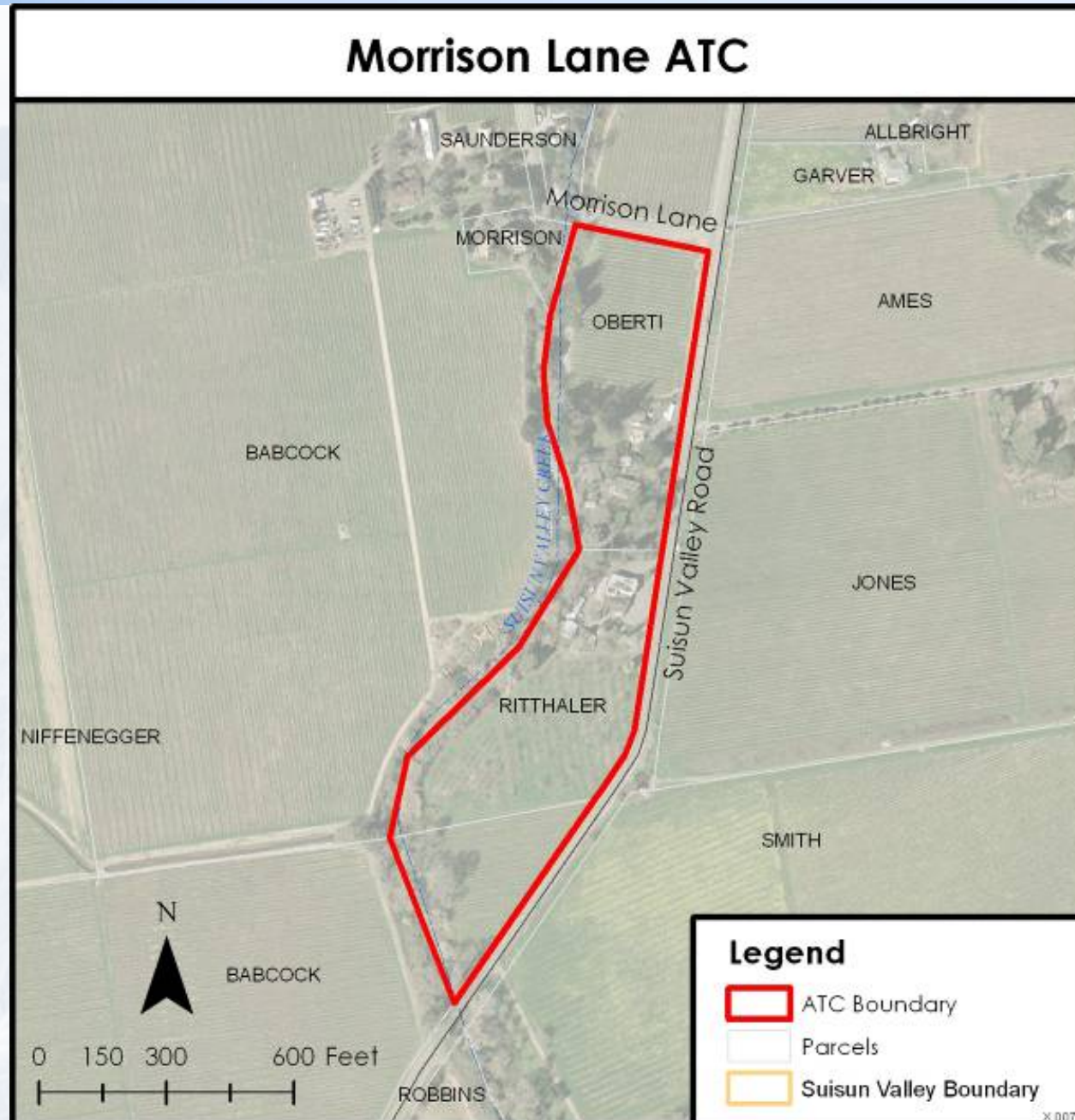
# Gomer School

- 5 Acres
- No nearby water or sewer
- Several parcels under Williamson Act (3.3 ac)



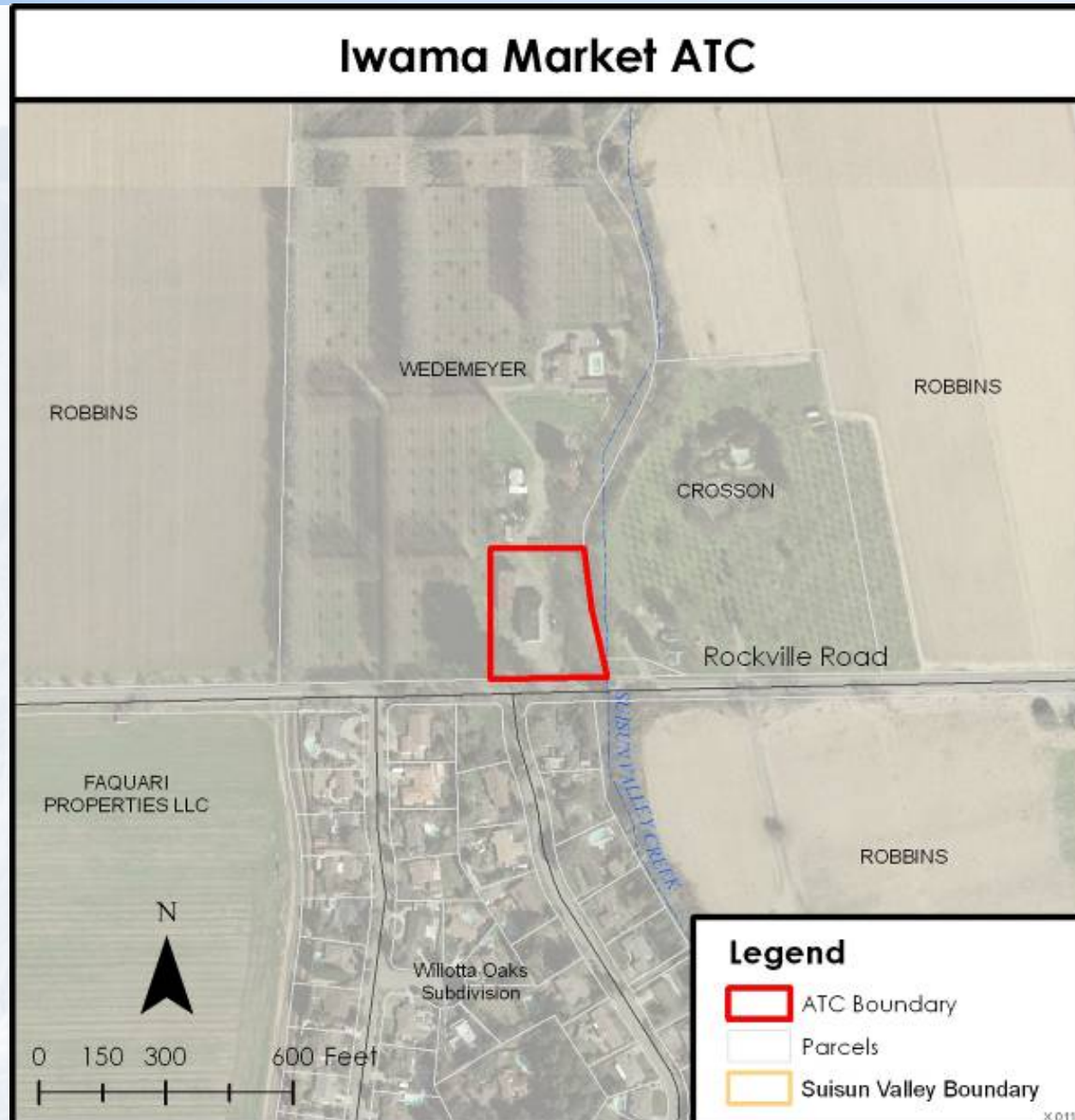
# Morrison Lane

- 12.8 Acres
- No nearby water or sewer
- No parcels under Williamson Act



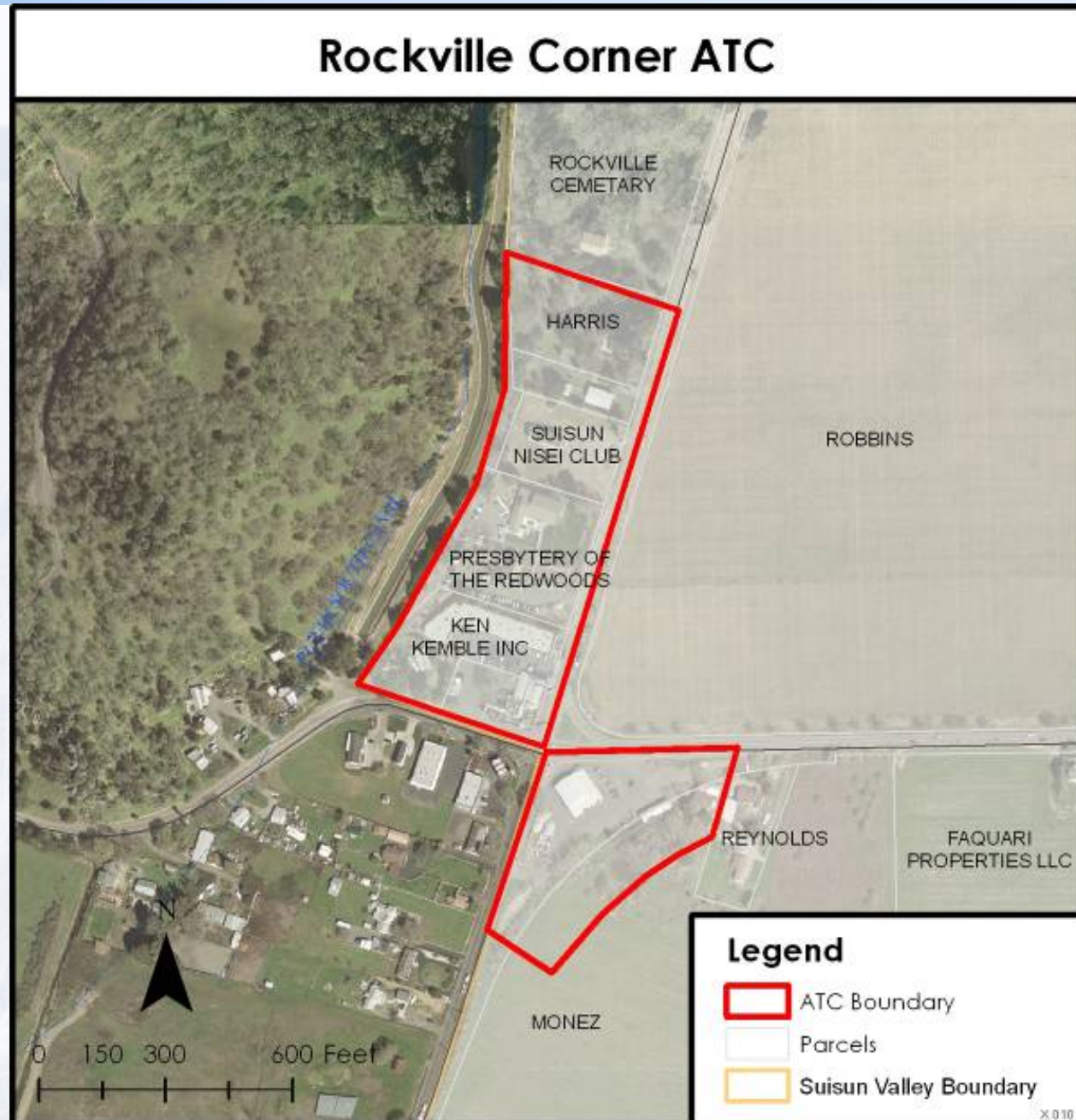
# Iwama Market

- 1.7 Acres
- ~3,000 feet from existing sewer line
- ~250 feet from existing water line
- Not under Williamson Act contract



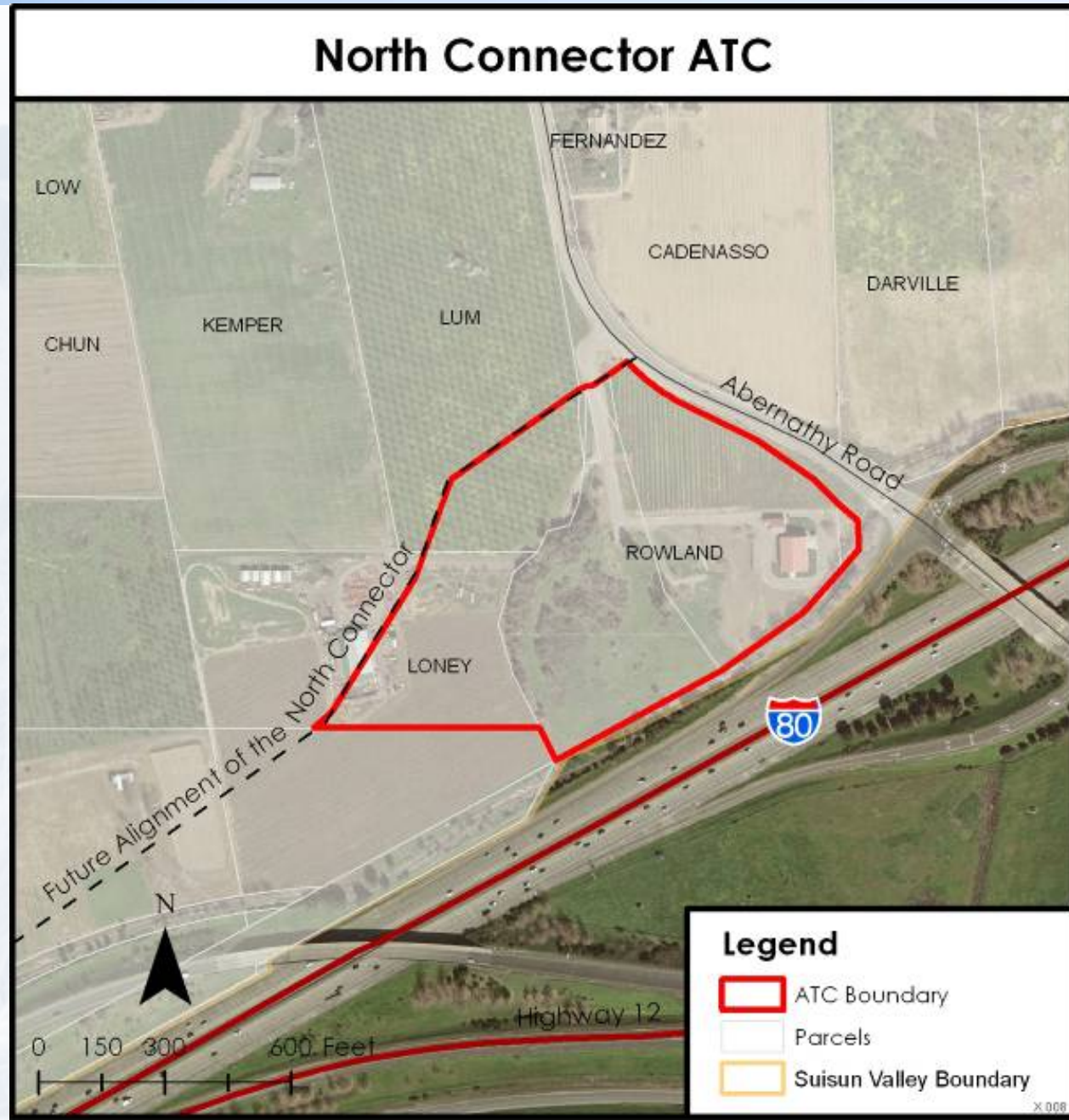
# Rockville Corner

- 10.5 Acres
- Served by water and sewer
- Not under Williamson Act contract



# North Connector

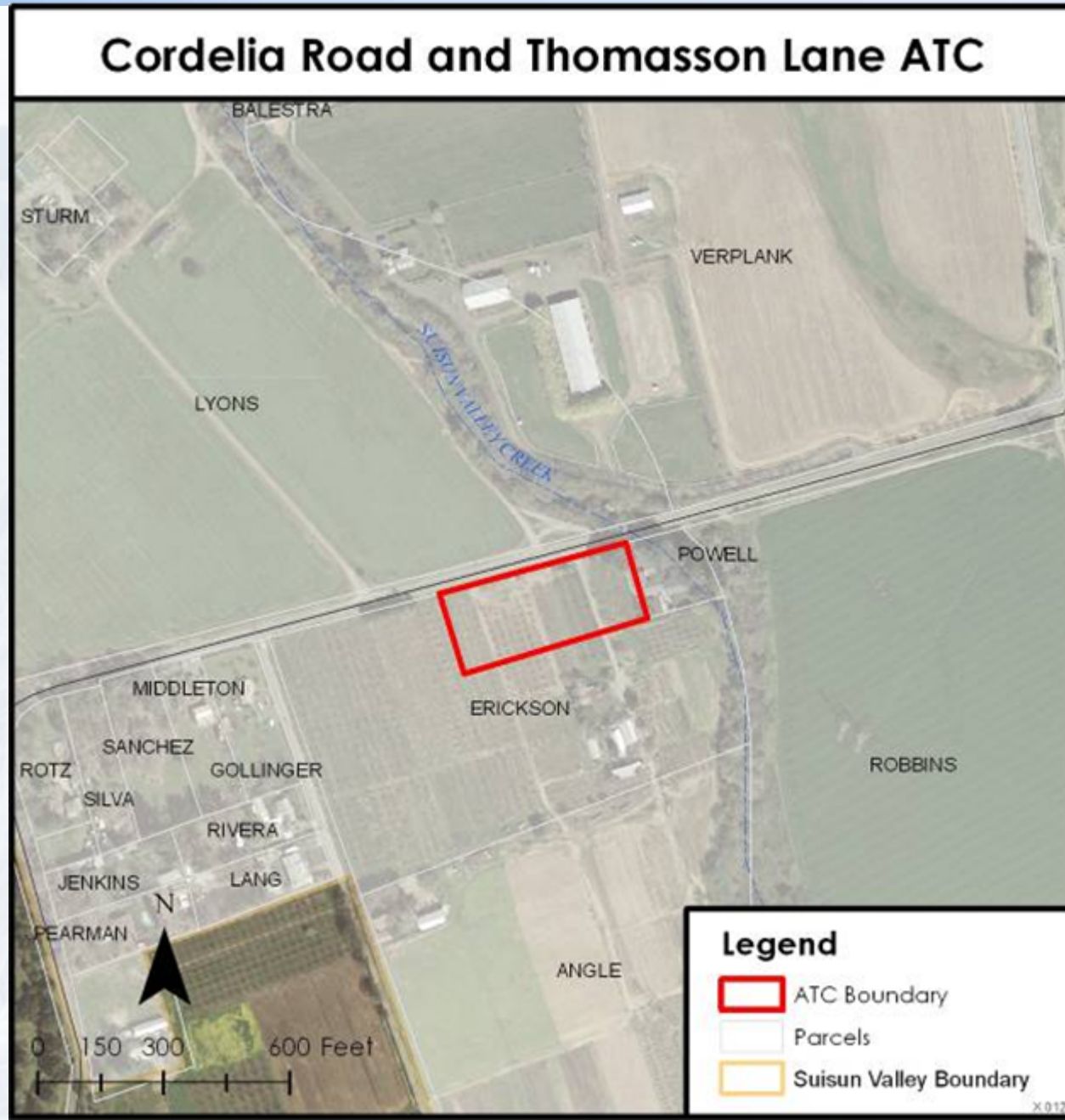
- 15 Acres
- ~2,000 feet from existing sewer line
- ~2,500 feet from existing water line
- Several parcels under Williamson Act (8.2 ac)





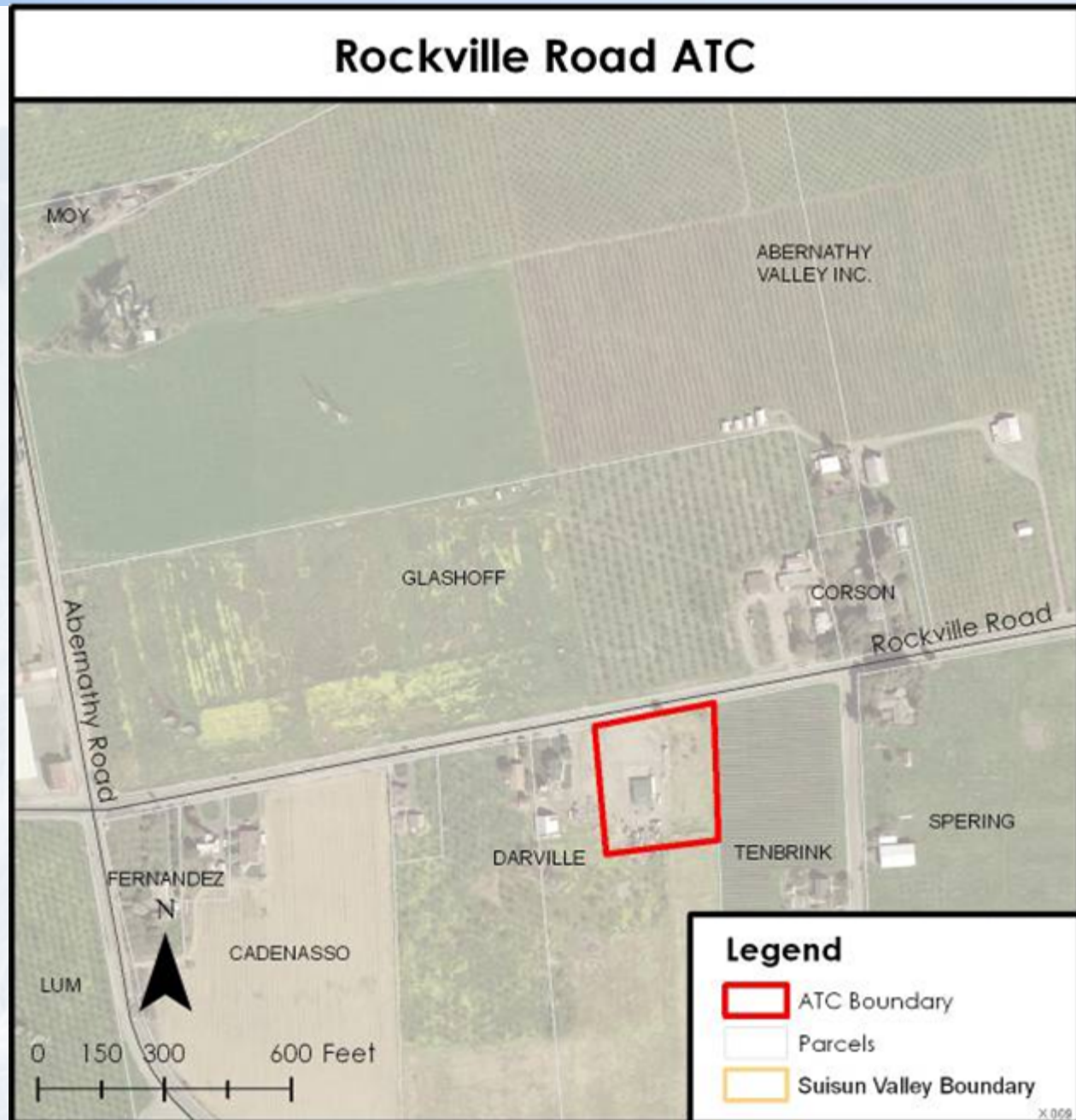
# Cordelia Road and Thomasson Lane

- 2 Acres
- No nearby sewer
- ~2,500 feet from existing water line
- Parcel under Williamson Act contract (2 ac)



# Rockville Road

- 2 Acres
- ~2,000 feet from existing sewer line
- ~3,500 feet from existing water line
- Parcel under Williamson Act contract (2 ac)





# Circulation

## • Phase I

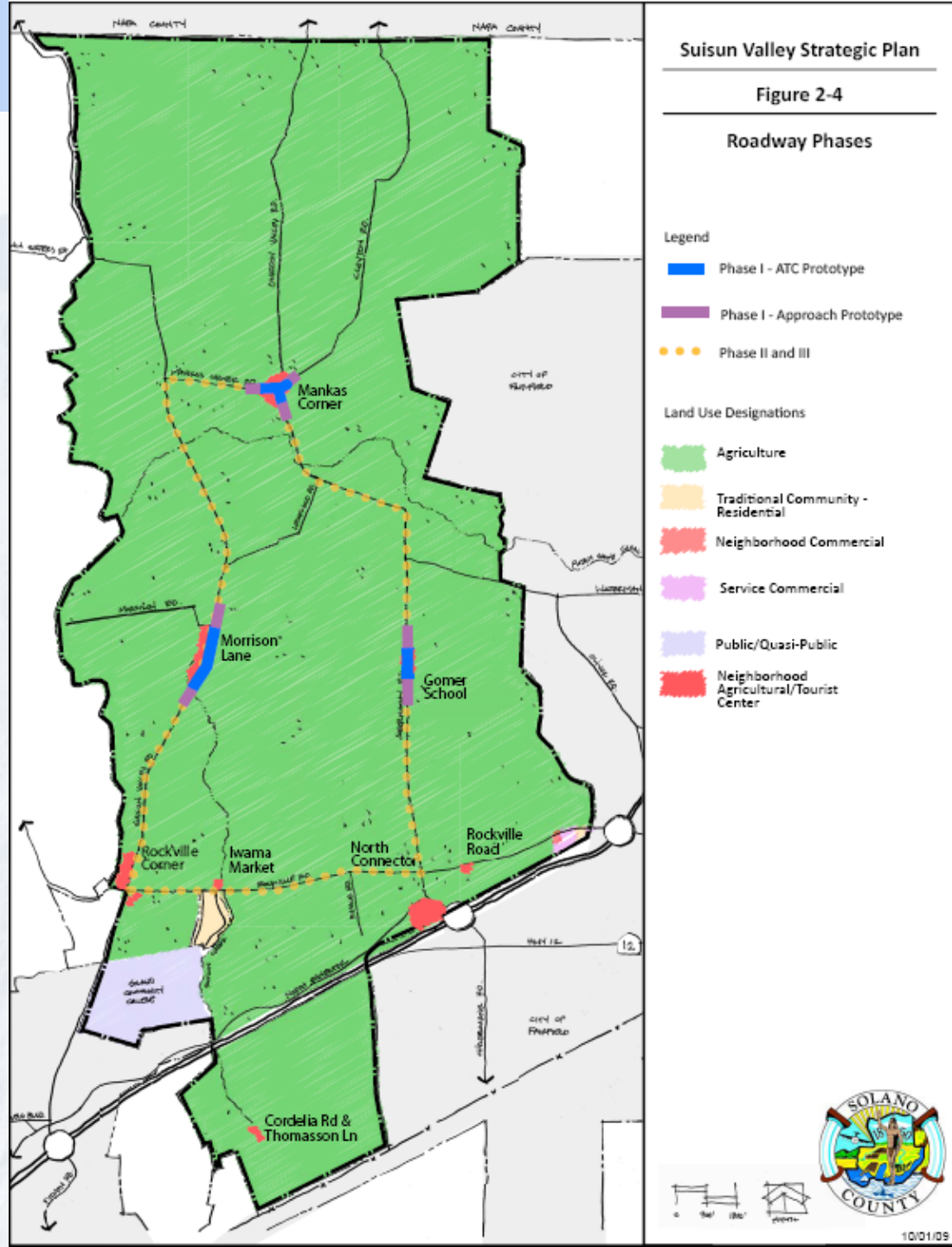
- ▣ Spot improvements at ATCs

## • Phase II

- ▣ Expand right-of-ways
- ▣ Improve utility pole placement
- ▣ Slow traffic
- ▣ Provide left turn lanes

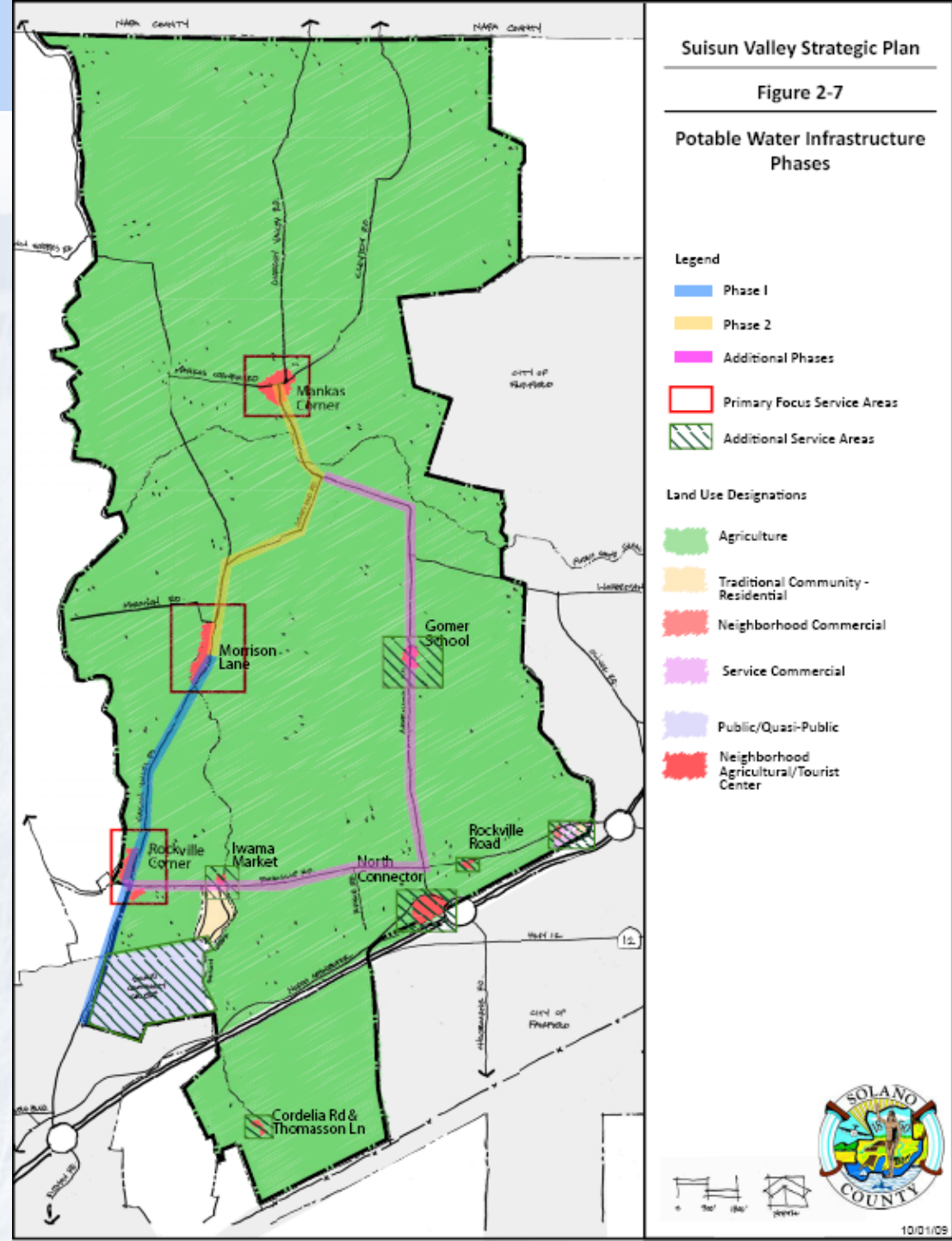
## • Phase III

- ▣ Pedestrian crossings
- ▣ Pathways
- ▣ Bicycle and equestrian access



# Infrastructure

- Wells vs water line
  - Extension
    - Phase I – To Morrison Lane
    - Phase II – To Mankas Corner
    - Cost estimates
  - Wells
    - Cost estimates by location
- Sewer
  - Rely on septic or packaged treatment
  - Cost estimates for 1,500 gpd systems



# Comments/Questions



# First Steps (after plan adoption)

- Zoning and Design Guidelines
  - ❑ County rezones per map and regulation updates
  - ❑ Applicants encouraged to read guidelines and submit project applications
  
- Circulation
  - ❑ Create Mankas Corner parking district to share off-street parking
  - ❑ Widen shoulder in Mankas Corner for on-street parking
  - ❑ Provide pedestrian pathway along on-street parking
  - ❑ Establish pedestrian crosswalks at Mankas Corner Road/Clayton Road intersection





# First Steps (after plan adoption)

- Infrastructure

- ❑ Provide information on existing wells
- ❑ Document procedures for establishing new wells
- ❑ Lead collaborative efforts to allow public water service

- Funding

- ❑ Apply for funding of pedestrian and bicycle facilities on Mankas Corner Road
- ❑ Apply for funding of Phase I roadway improvements benefitting the Mankas Corner ATC
- ❑ Establish a Property-Based Business Improvement District in Mankas Corner



# Comments/Questions





# Next Steps

- Public comments integrated into changes to plan
- CEQA document
- Public hearings
- Adoption

