

# Suisun Valley Strategic Plan

## *Neighborhood Agriculture/Tourist Centers*



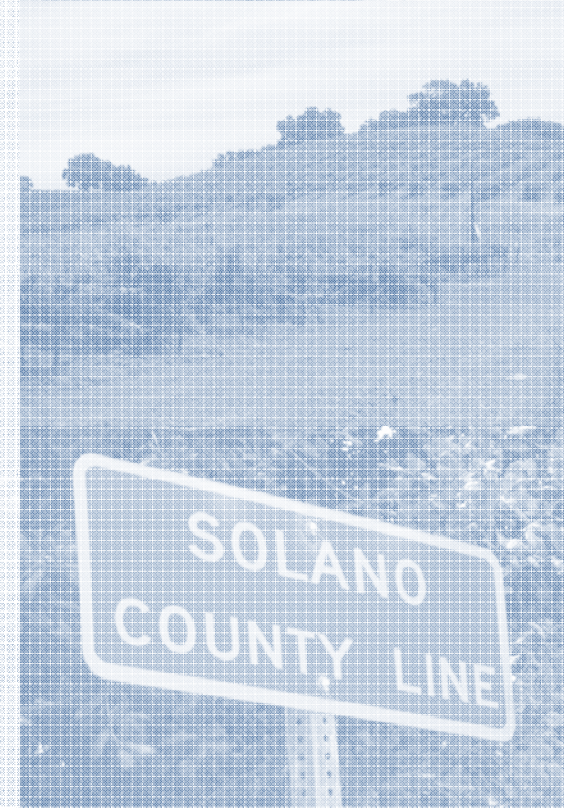
# Presentation Outline

- What are Neighborhood Agricultural/Tourist Centers?
- Three Alternatives
- Eight Proposed Sites
- Next Steps
- Questions



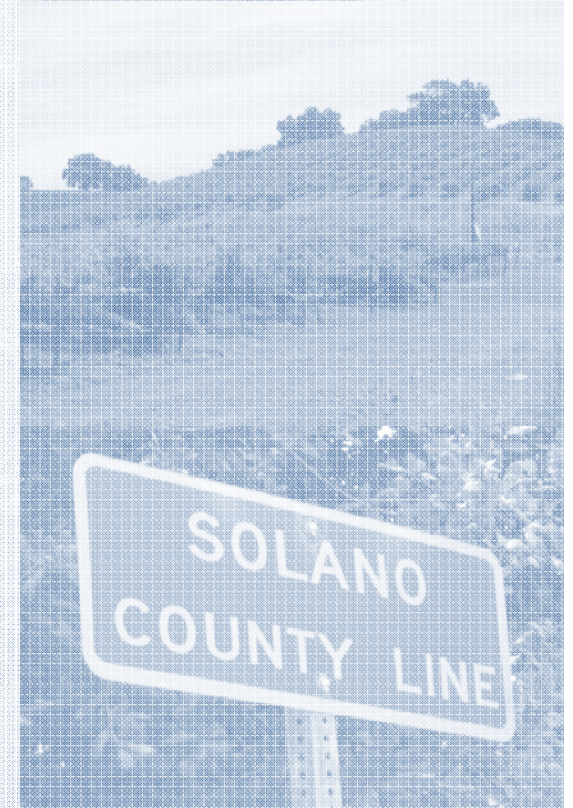
# What are Neighborhood Agricultural/Tourist Centers (ATCs)?

- Provide areas for complementary tourist commercial facilities
  - Compatible with surrounding agricultural uses
- Suisun Valley is a destination for those with interests in wine and local produce



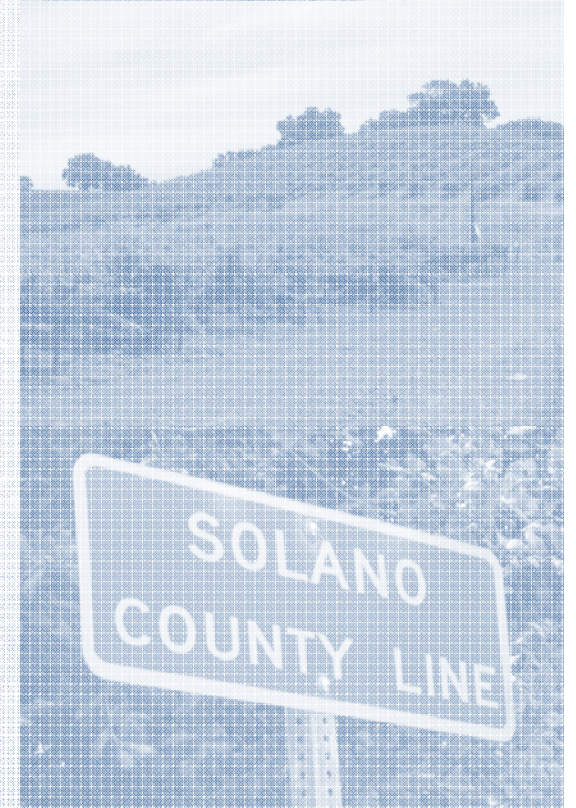
# What are Neighborhood Agricultural/Tourist Centers (ATCs)?

- Difference between Agriculture and ATC:
  - ❑ Many similar uses
  - ❑ ATC's don't need to be "ancillary to agricultural use"
    - ❑ Restaurants
    - ❑ Bakeries
    - ❑ Wineries and tasting rooms
    - ❑ Bed and breakfasts
    - ❑ Gallery
  - ❑ Additional uses
    - ❑ Hotel
    - ❑ Farm/ranch supply store
    - ❑ Agricultural trucking services (NC only)
    - ❑ Service Station (NC only)
    - ❑ Farm equipment sales (NC only)



# What are Neighborhood Agricultural/Tourist Centers (ATCs)?

- The General Plan proposed eight locations for ATCs in Suisun Valley:
  - ❑ Gomer School
  - ❑ Rockville Road
  - ❑ North Connector
  - ❑ Morrison Lane
  - ❑ Iwama Market
  - ❑ Rockville Corner
  - ❑ Mankas Corner
  - ❑ Cordelia Rd and Thomasson Lane



# Existing Centers

## Gomer School-

0.5 acres

## Morrison Lane-

1.5 acres

## Iwama Market-

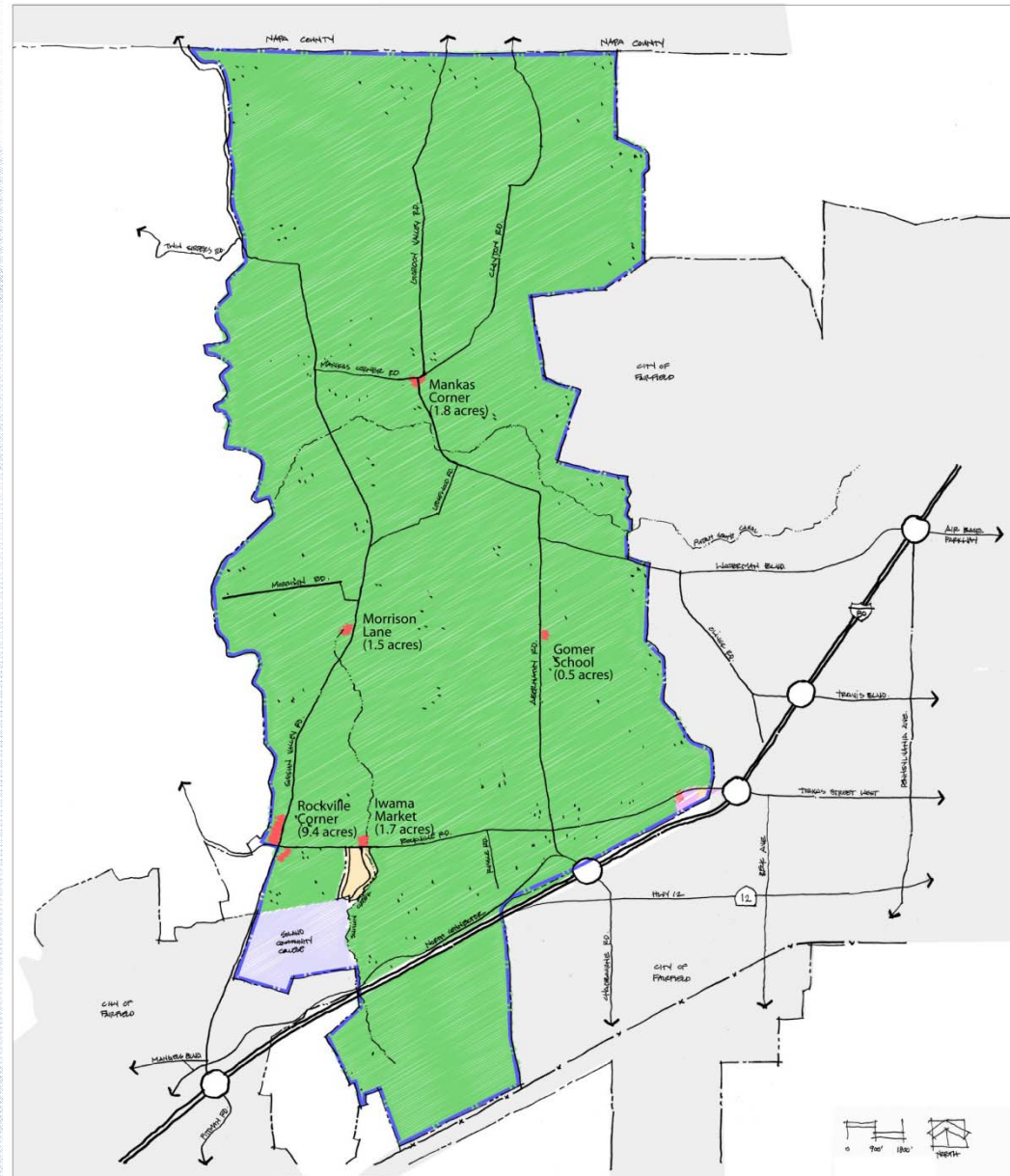
1.7 acres

## Rockville Corner-

9.4 acres

## Mankas Corner-

1.8 acres



## Suisun Valley Strategic Plan

Neighborhood Agricultural/  
Tourist Centers

Existing Centers

### Land Use Designations

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



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# Alternatives

- Maximum of 75 acres devoted to ATCs in Suisun Valley (per General Plan)
- Currently 14.9 acres of ATC used in 5 sites
- Three strategies to distribute 75 acres across eight potential ATC sites



# Alternative 1

## Main Objective

- Maximize North Connector as main site

## Opportunities

- North Connector acts as marquis gateway to valley
- Centers are located throughout valley
- Additional acreage is available for future flexibility

## Challenges

- Method to distribute “leftover” acreage fairly





# Alternative 1

## Gomer School-

6.2 acres

## Rockville Road-

3.5 acres

## North Connector-

22.4 acres

## Morrison Lane-

3.7 acres

## Iwama Market-

4.2 acres

## Rockville Corner-

9.4 acres

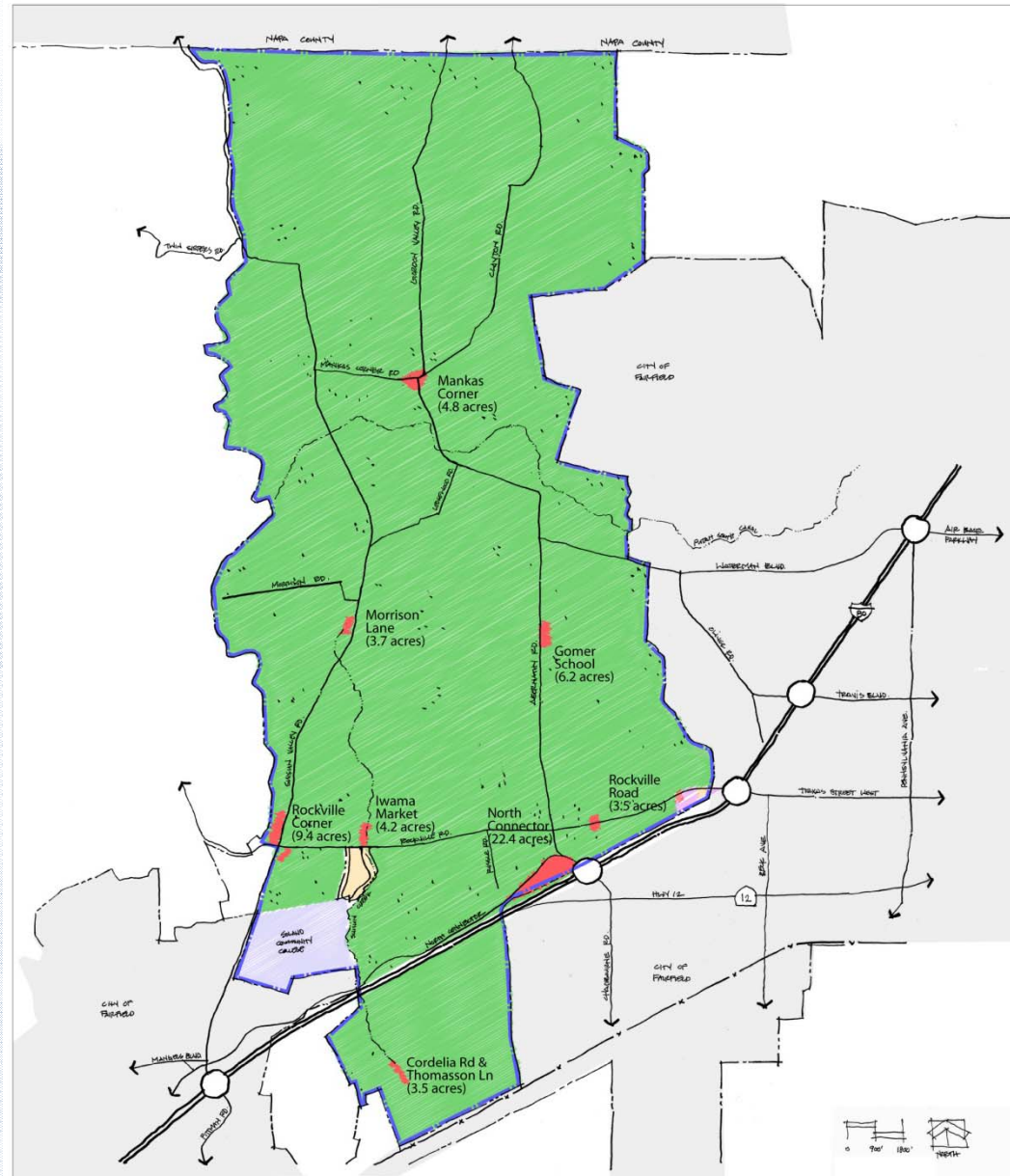
## Mankas Corner-

4.8 acres

## Cordelia Rd. and

## Thomasson Lane-

3.5 acres



## Suisun Valley Strategic Plan

Neighborhood Agricultural/  
Tourist Centers

Alternative 1

## Land Use Designations

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



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# Alternative 2

## Main Objective

- ❑ Establish three main centers that focus on Abernathy Road entrance to Suisun Valley

## Opportunities

- ❑ Three focal points to appeal to types of visitors
- ❑ Focuses infrastructure improvements on Abernathy
- ❑ Visibility of North Connector site
- ❑ Reduced number of centers

## Constraints

- ❑ Emphasis misses western valley
- ❑ North Connector could overwhelm
- ❑ Method to distribute “leftover” acreage fairly



# Alternative 2

## Gomer School-

9.1 acres

## North Connector-

22.8 acres

## Morrison Lane-

7.6 acres

## Iwama Market-

1.7 acres

## Rockville Corner-

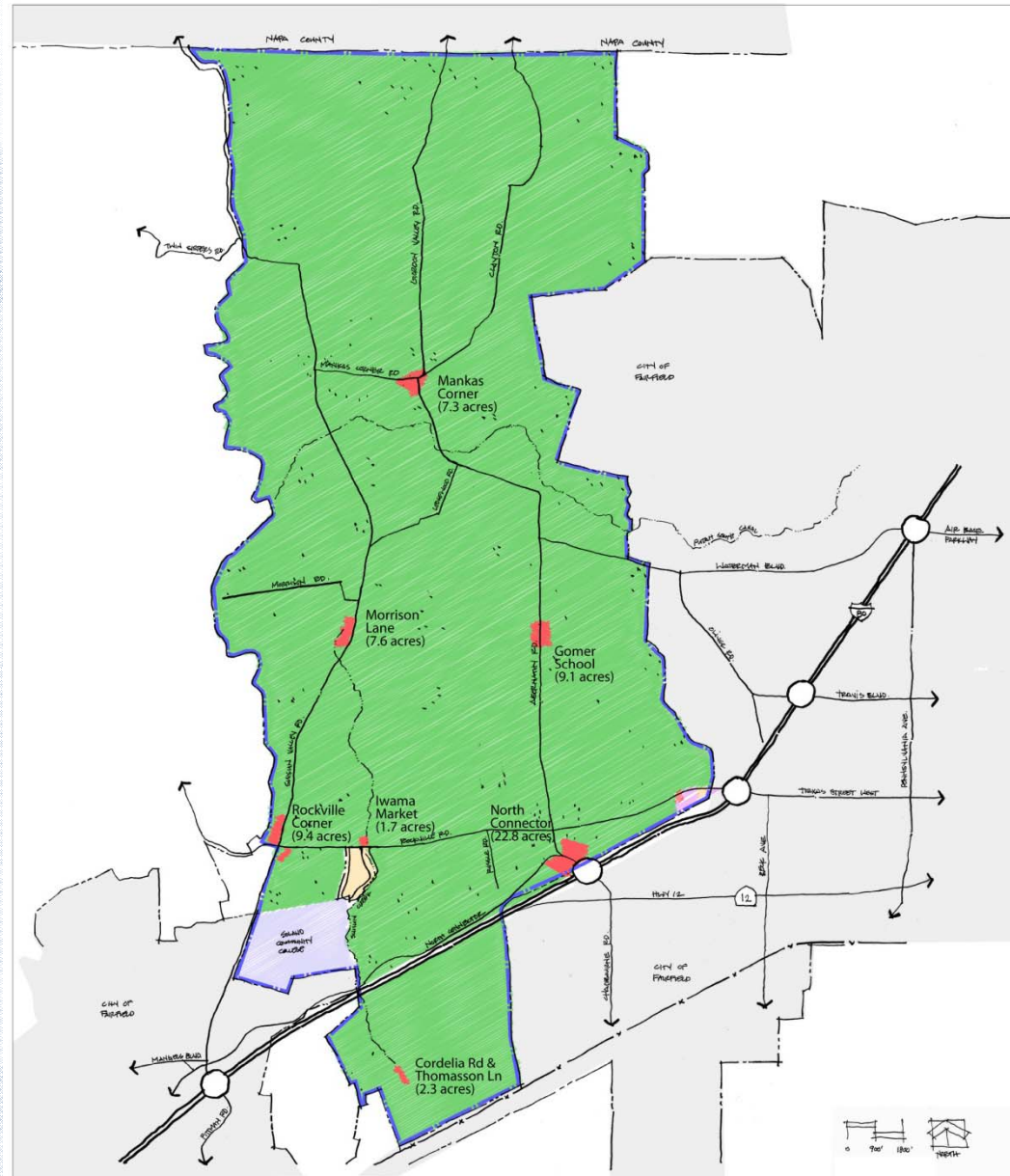
9.4 acres

## Mankas Corner-

7.3 acres

## Cordelia Rd. and Thomasson Lane-

2.3 acres



## Suisun Valley Strategic Plan

Neighborhood Agricultural/  
Tourist Centers

Alternative 2

### Land Use Designations

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



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# Alternative 3

## Main Objective

- Maximize ATC acreage across entire valley with Gomer School to draw visitors in

## Opportunities

- Gomer School becomes a main focus
- Builds on “loop” road concept
- Extends Abernathy Road entrance
- Establishes two entrances

## Constraints

- Higher infrastructure costs to maintain loop



# Alternative 3

## Gomer School-

9.1 acres

## Rockville Road-

2.3 acres

## North Connector-

23.6 acres

## Morrison Lane-

9.9 acres

## Iwama Market-

4.2 acres

## Rockville Corner-

15.3 acres

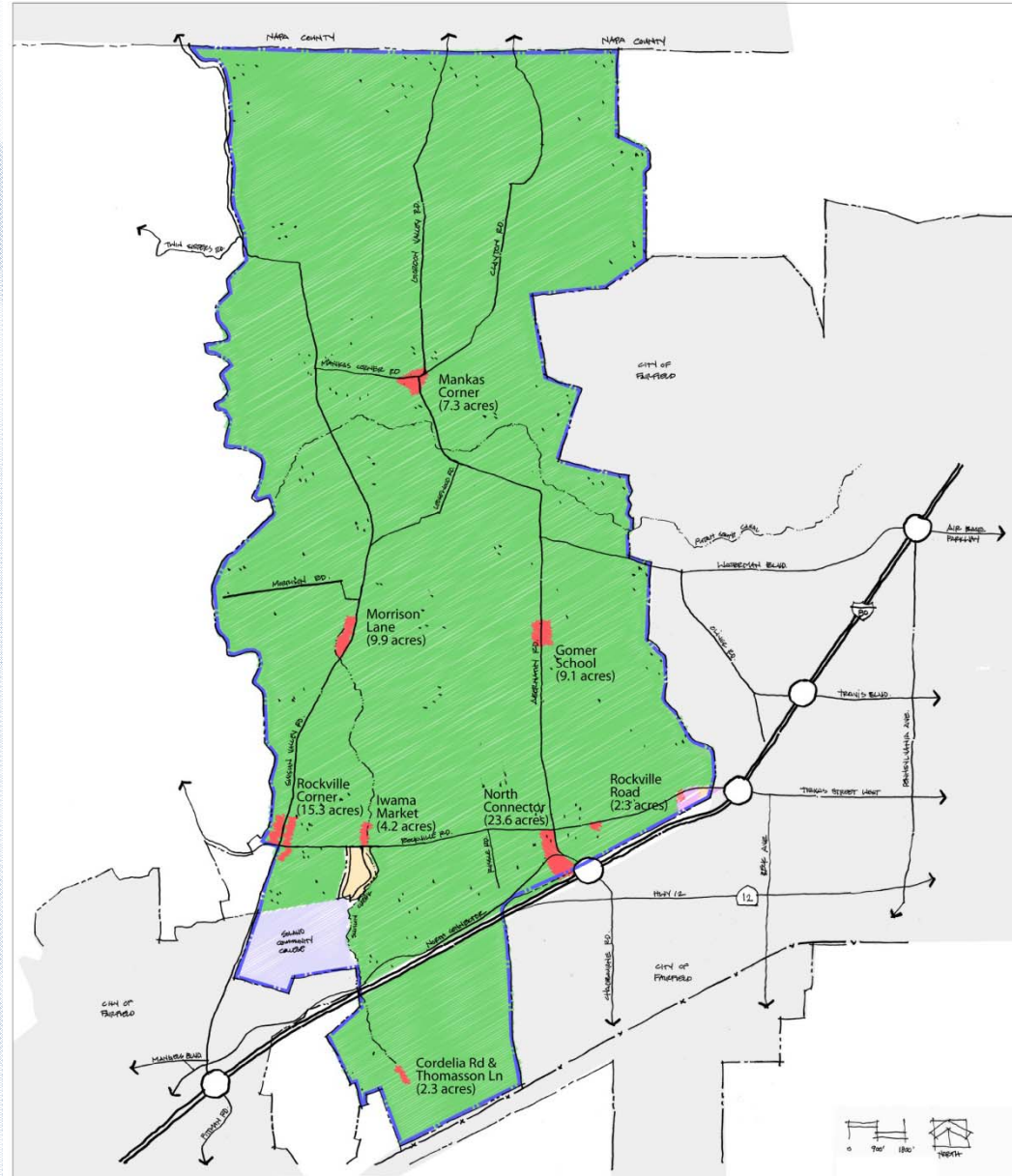
## Mankas Corner-

7.3 acres

## Cordelia Rd. and

## Thomasson Lane-

2.3 acres



## Suisun Valley Strategic Plan

Neighborhood Agricultural/  
Tourist Centers

Alternative 3

## Land Use Designations

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



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# Alternatives

## Acreages Compared Among Alternatives

		Acres			
		Existing	Alternative 1	Alternative 2	Alternative 3
1	Gomer School	0.5	6.2	9.1	9.1
2	Rockville Road	0.0	3.5	0.0*	2.3
3	North Connector	0.0	22.4	22.8	23.6
4	Morrison Lane	1.5	3.7	7.6	9.9
5	Iwama Store	1.7	4.2	1.7	4.2
6	Rockville Corner	9.4	9.4	9.4	15.3
7	Mankas Corner	1.8	4.8	7.3	7.3
8	Cordelia Road and Thomasson Lane	0.0	3.5	2.3	2.3
<b>General Plan Acreage</b>		<b>75.0</b>	<b>75.0</b>	<b>75.0</b>	<b>75.0</b>
<b>Difference (Leftover Acreage)</b>		<b>60.1</b>	<b>17.4</b>	<b>14.8</b>	<b>1.0</b>
<b>Total</b>		<b>14.9</b>	<b>57.6</b>	<b>60.2</b>	<b>74.0</b>

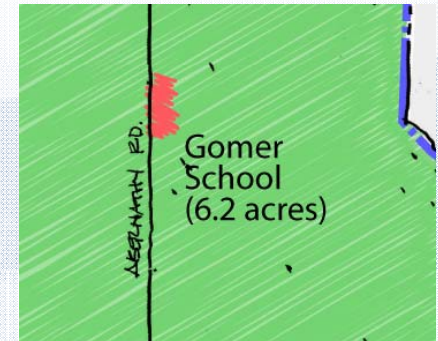
\* In Alternative 2, the Rockville Road center is combined with the North Connector center.

# Sites

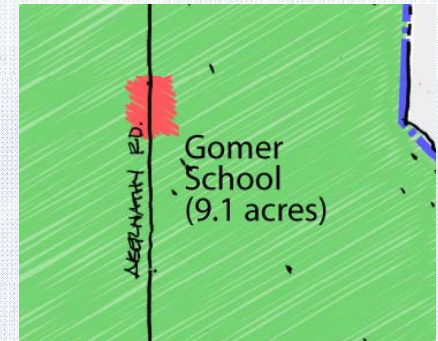
- Eight ATCs
- Different strengths/opportunities/locations
- Two to three alternatives



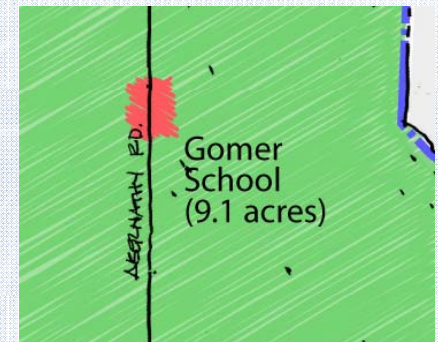
# Gomer School



**Alternative 1**



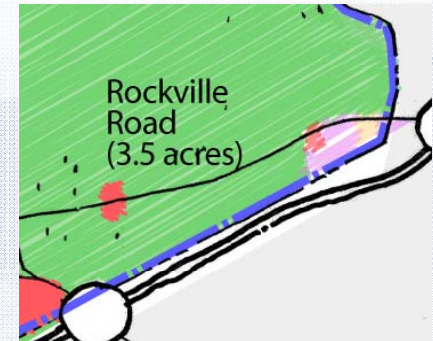
**Alternative 2**



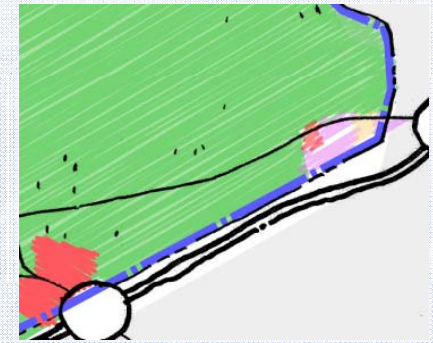
**Alternative 3**



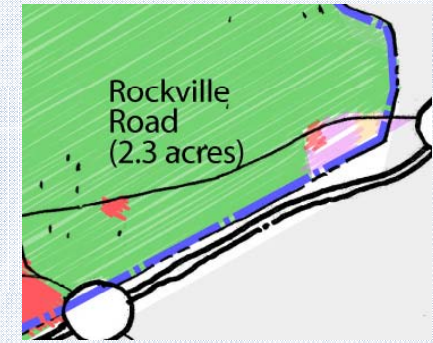
# Rockville Road



**Alternative 1**

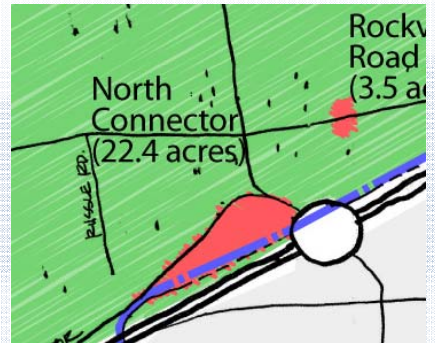
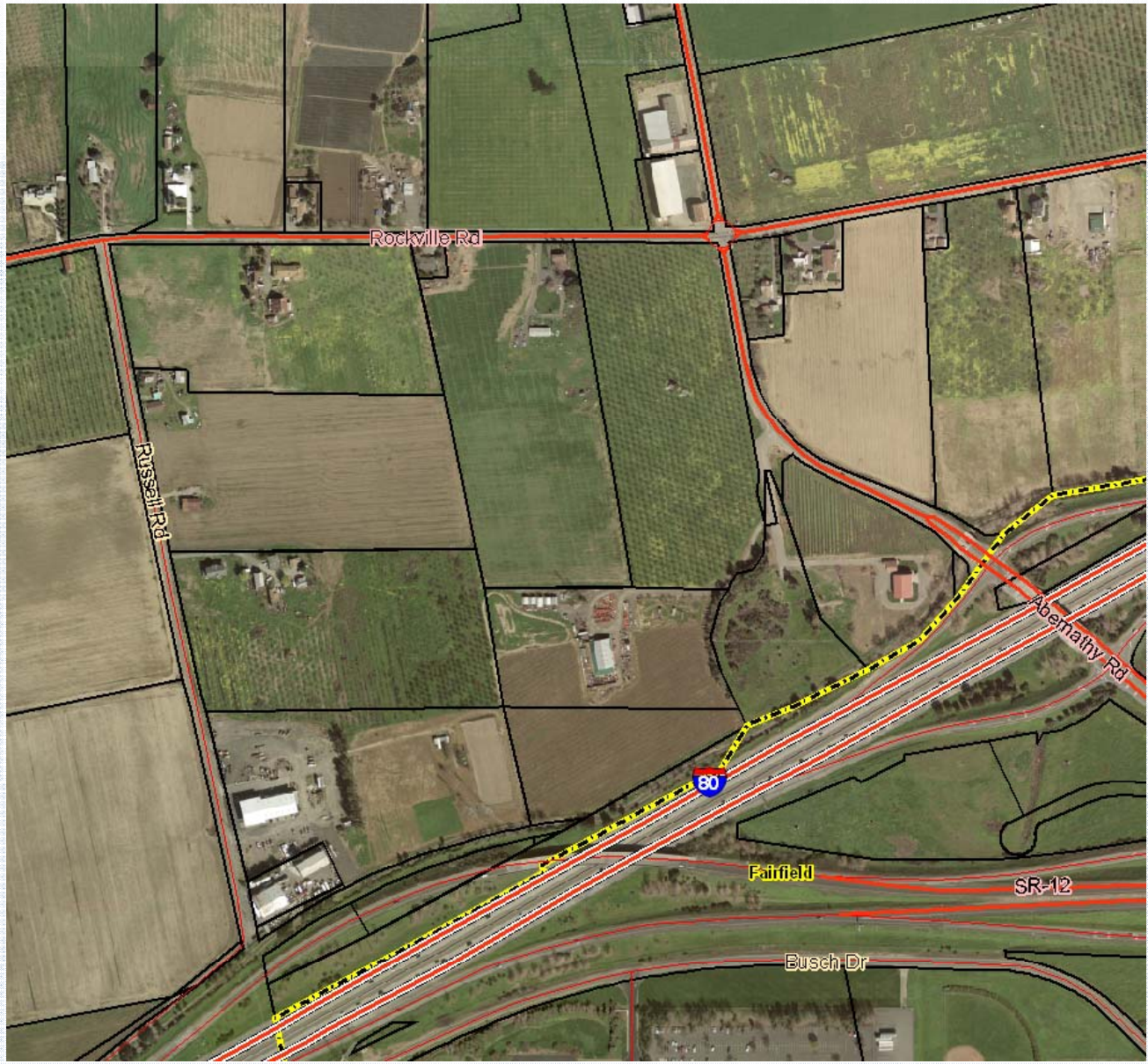


**Alternative 2**



**Alternative 3**

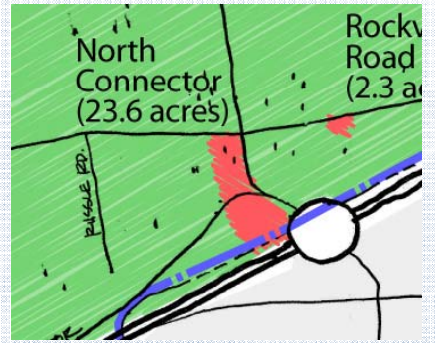
# North Connector



**Alternative 1**

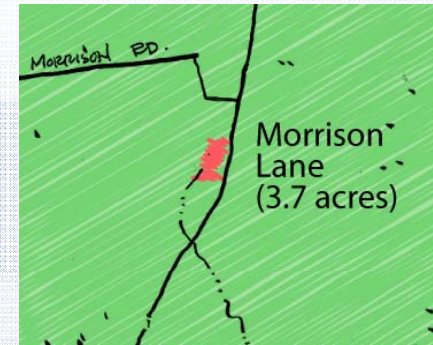


**Alternative 2**

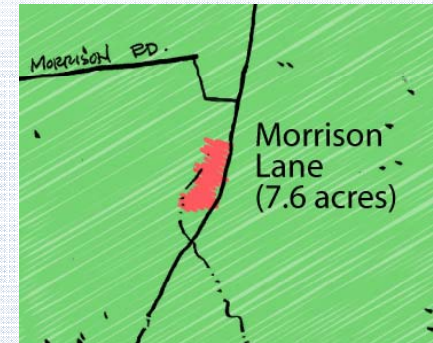


**Alternative 3**

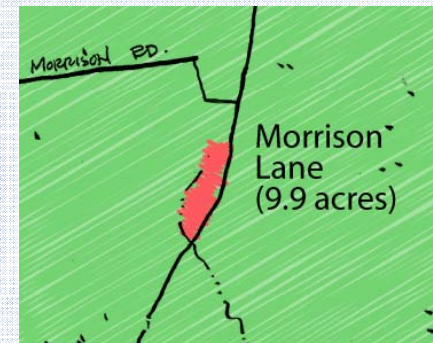
# Morrison Lane



**Alternative 1**

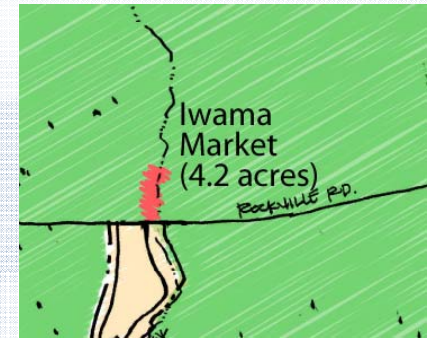


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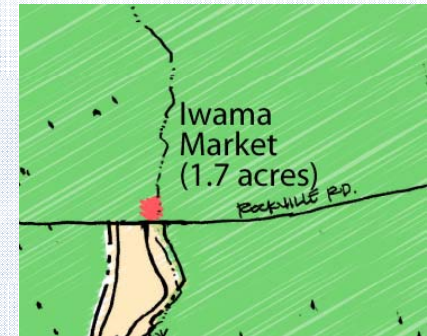


**Alternative 3**

# Iwama Market



**Alternative 1**

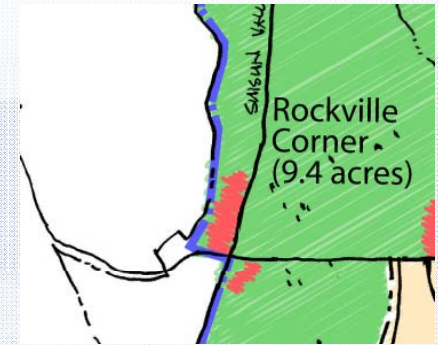


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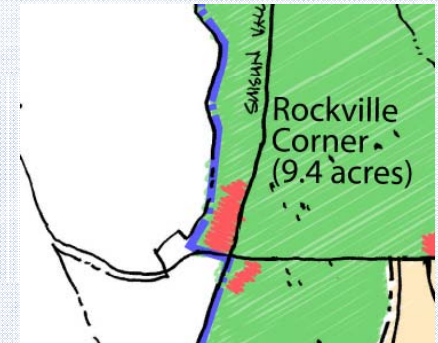


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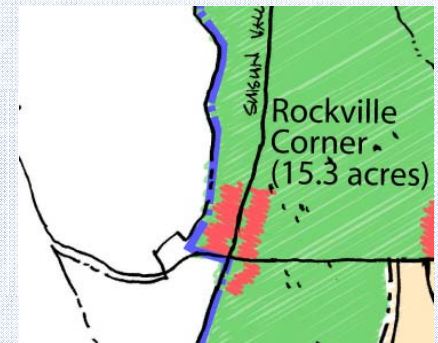
# Rockville Corner



**Alternative 1**

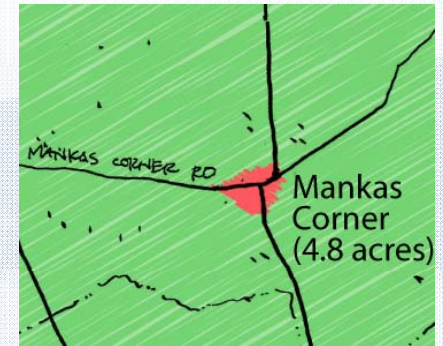


**Alternative 2**

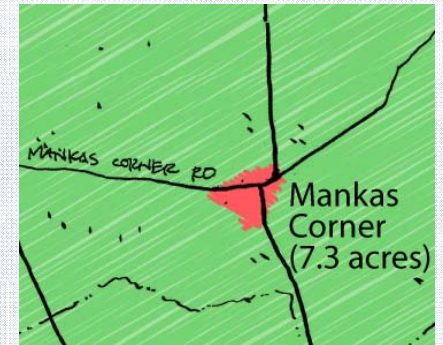


**Alternative 3**

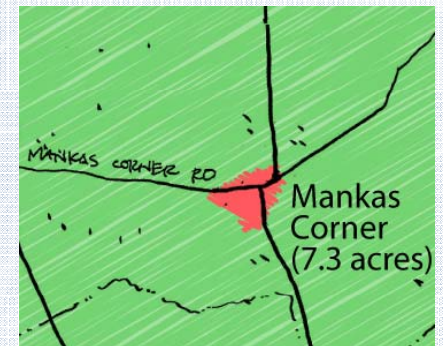
# Mankas Corner



**Alternative 1**

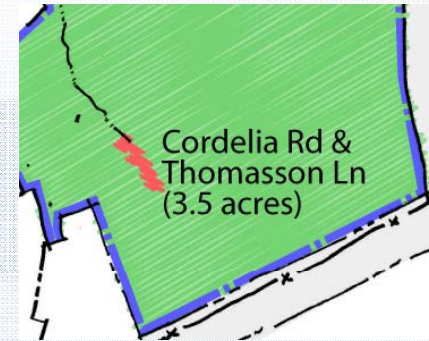


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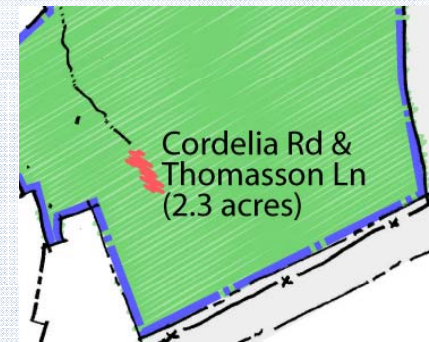


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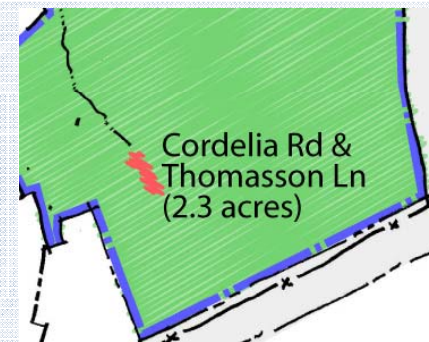
# Cordelia Road and Thomasson Lane



**Alternative 1**



**Alternative 2**



**Alternative 3**

# Next Steps

- Preferred alternatives
- Infrastructure study
- Presentation to community
- Final map/zoning of ATCs





# Questions/Comments

## Discussion

