

Suisun Valley Strategic Plan

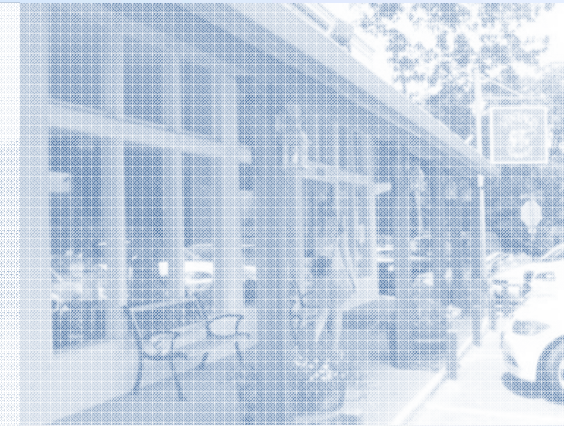
Stakeholder Meeting – April 20, 2009



Planning for a Sustainable Solano County

Presentation Outline

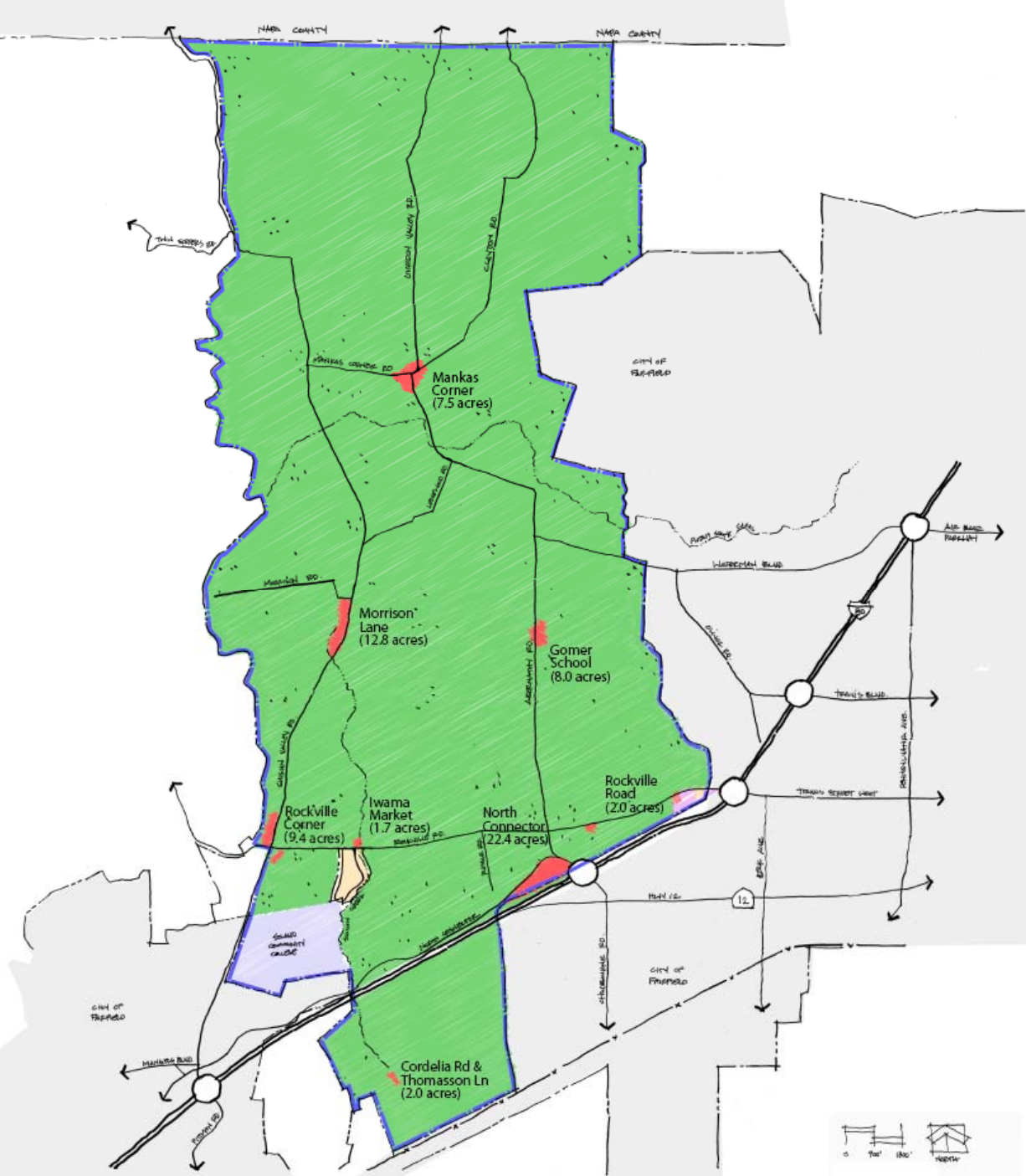
- Welcome and Re-Cap
- Infrastructure
- Roadway Prototypes
- Marketing Plan
- Infrastructure and Roadway Financing Options
- Next Steps



Re-Cap

- Meeting 1: Land Use Alternatives
 - ▣ Discussed each center and three alternatives
 - ▣ Comments on types of uses expected at each center
- Preferred Alternative:
 - ▣ North Connector ATC must be well-designed
 - ▣ Keep acreages same or small at:
 - Rockville Corner
 - Rockville Road
 - Thomasson Lane
 - Iwama Market
 - ▣ Emphasize:
 - Mankas Corner
 - Morrison Lane
 - Gomer School





Suisun Valley Strategic Plan

Neighborhood Agricultural/
Tourist Centers

Preferred Alternative

Land Use Designations

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

"Planning for a Sustainable Solano County"

Re-Cap

- Meeting 2: Zoning and Design Guidelines
 - ❑ Discussed possible zoning changes
 - ❑ Reviewed rural character and possible design guidelines
 - ❑ Received direction on priorities for infrastructure



Tonight

- Infrastructure and roadway improvements based on assumptions about preferred land uses and acreage
- Discuss assumptions and clarify options
- Receive input to modify for draft strategic plan



Infrastructure

Water Infrastructure



Infrastructure

- Typical water demand
 - ▢ Residential – 250 to 500 gallons per day (gpd) per unit (depends on landscaping)
 - ▢ Commercial – 2,300 to 2,800 gpd per business (depends on type and visitors)
 - ▢ Agricultural
 - Vines – 650,000 gallons per acre per year
 - Trees – 1,300,000 gallons per acre per year
- Fire flow water demand
 - ▢ Fire Marshal determines flow and duration
 - ▢ California Fire Code – 3,500 gallons per minute (gpm) for 3 hours
 - ▢ California Water Works – minimum residual pressure of 20 psi
- Fire flow demand determines water main size



Infrastructure

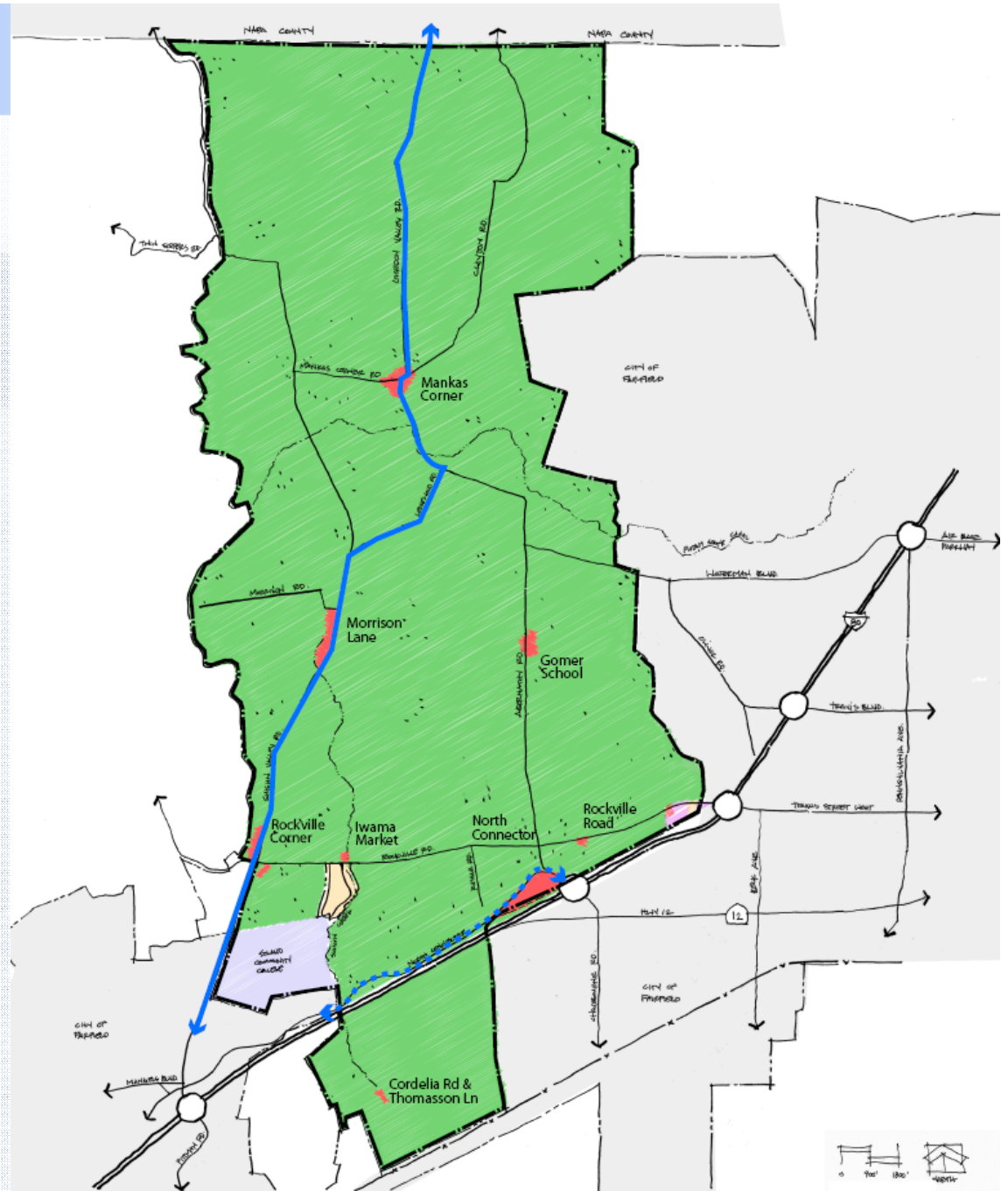
- Water Supply Options

- Option 1

- Tap into existing 24-inch main along Suisun Valley Road with extensions
 - Tap into main along North Connector

- Option 2

- Individual wells



Infrastructure

- Water connections
 - Approx. \$2,500 per connection
- Water main extension
 - 12-inch line – \$77 per linear foot/ \$406,560 per mile
 - Cost varies depending on size and length of extension
 - 10-inch line – \$71, 8-inch line – \$63
- Individual wells
 - Locate away from sources of contamination
 - Typical well development costs (800 to 1,000 gpm) – est. at least \$1,000,000
 - Consider fire flow needs



Infrastructure

Wastewater Infrastructure



Infrastructure

- Typical wastewater generation
 - Café – open 11:00 to 2:30. 50 guest visits.
 - 3 gallons per meal per visit * 50 guest visits = 150 gallons
 - Retail spaces – Open from 10:00 to 6:00 pm. 8 employees.
 - 8 employees * 10 gallons per employee = 80 gallons
 - B&B – ten guest rooms, two people per room = 20 guests
 - 50 gallons per guest * 20 guests = 1,000 gallons
 - Art gallery – Open from 10:00 to 6:00 pm, 50 visits
 - 5 gallons per visit * 50 visits = 250 gallons
- Total: 1,480 gallons

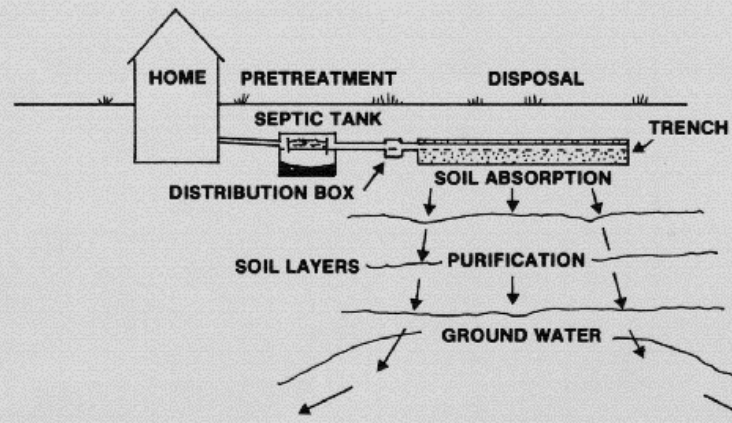
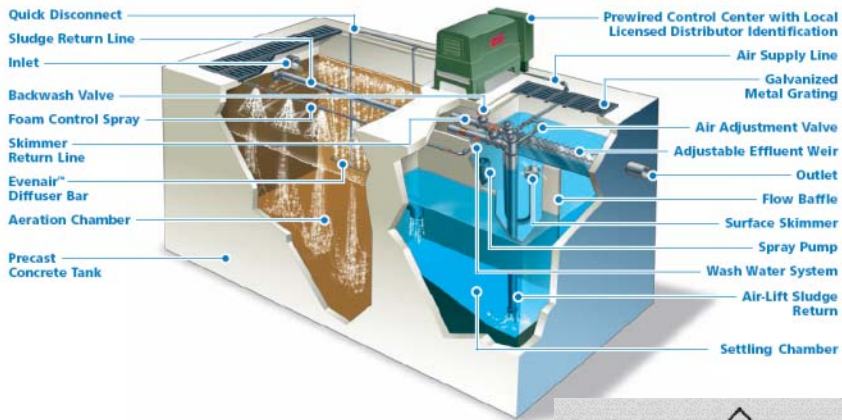
Based on information from *Wastewater Engineering Treatment Disposal Reuse* by Metcalf & Eddy



Infrastructure

- Wastewater Options
 - ▣ Packaged treatment plants for ATCs
 - ▣ Septic systems

The exclusive Modulair® System design



Planning for a Sustainable Solano County

Infrastructure

- Packaged Treatment Plants

- ❑ 1,500 gpd capacity
- ❑ Easily expandable with use of modules
- ❑ Approx. \$150,000 to install
- ❑ Much more rapid treatment than septic system
- ❑ Smaller footprint

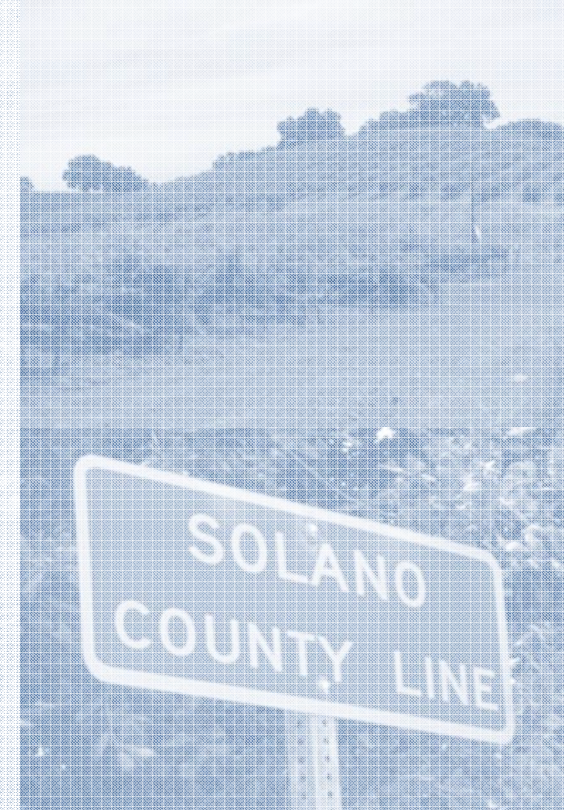
- Septic

- ❑ 1,500 gpd capacity
- ❑ Not easily expandable
- ❑ Less than half price of packaged treatment plant
- ❑ Sized for maximum load at property = large tank/large leachfield
- ❑ Very specific siting requirements



Infrastructure

Discussion: Water and Sewer Infrastructure



Roadway Prototypes

Roadway Prototypes

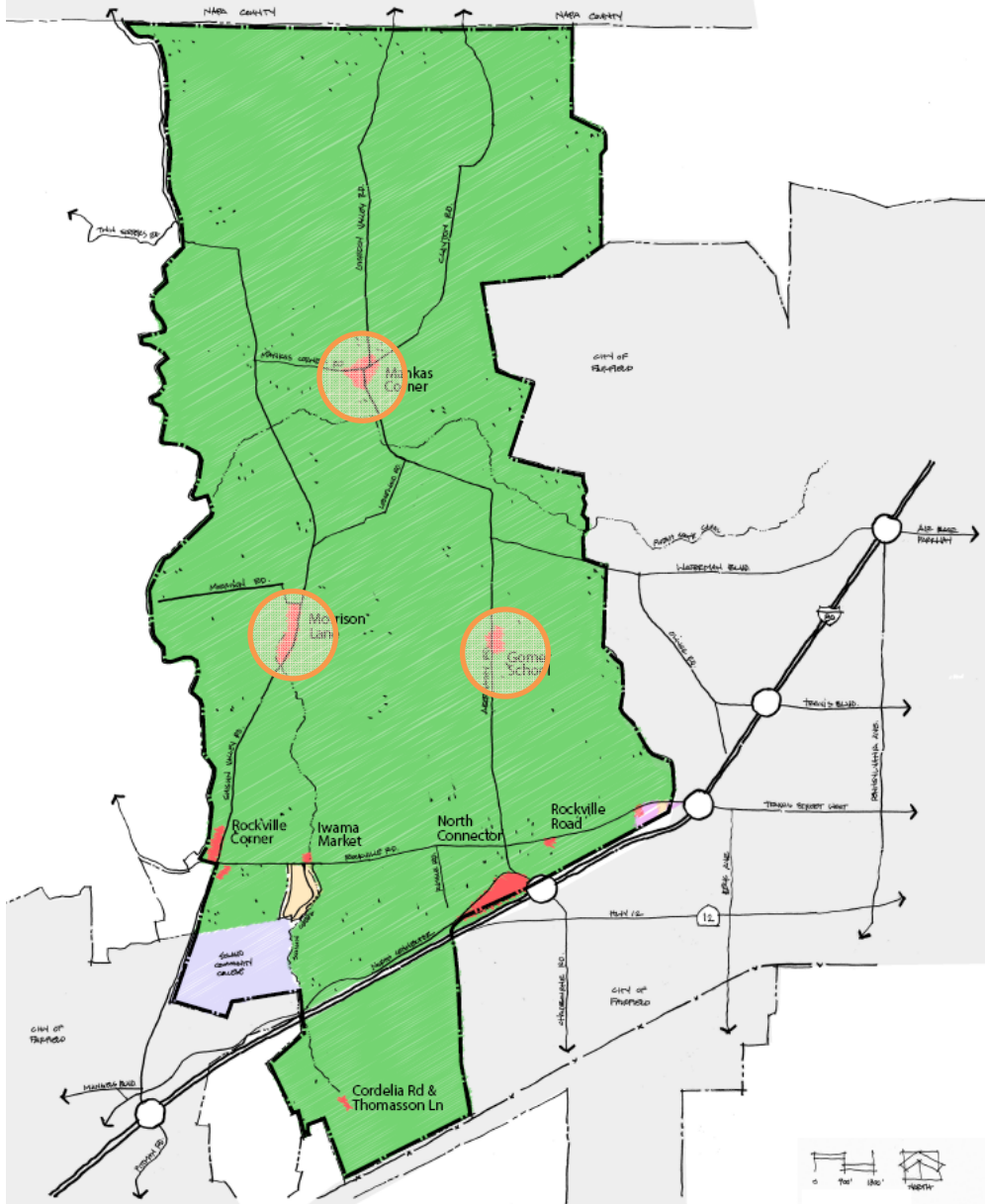


Roadway Prototypes

- Considerations:
 - ▣ Safety
 - ▣ Cost
 - ▣ Location
 - ▣ Bicycle use
 - ▣ Flooding

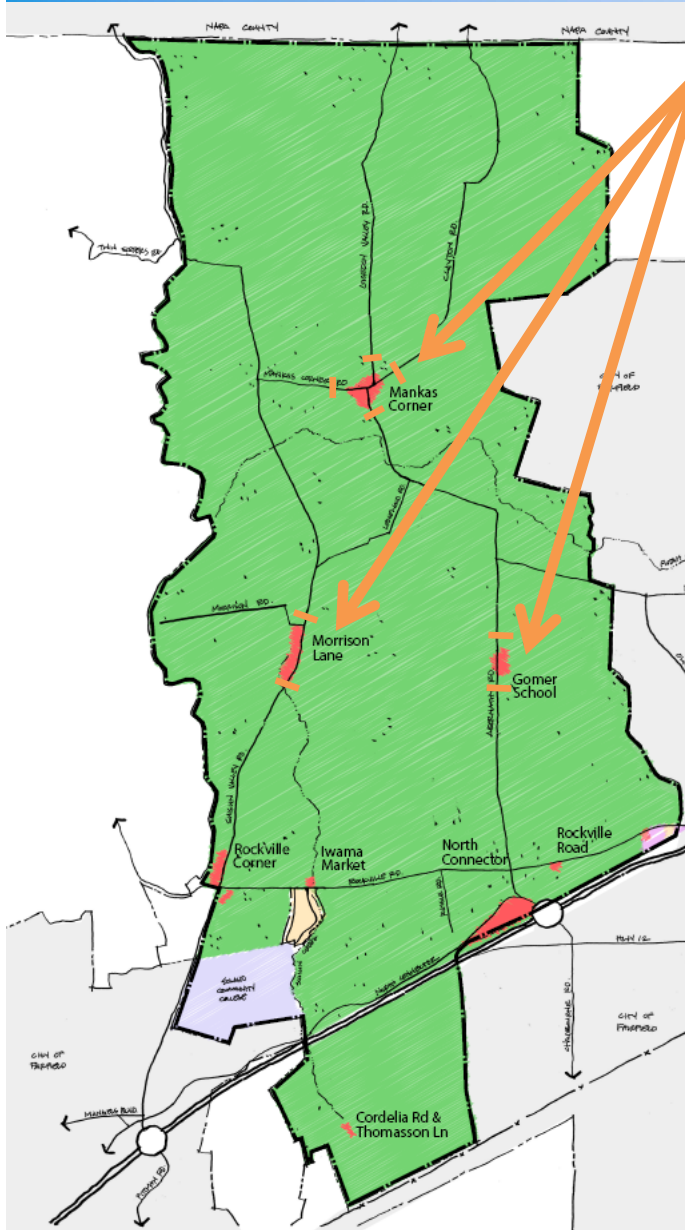


Roadway Prototypes



Planning for a Sustainable Solano County

Roadway Prototypes



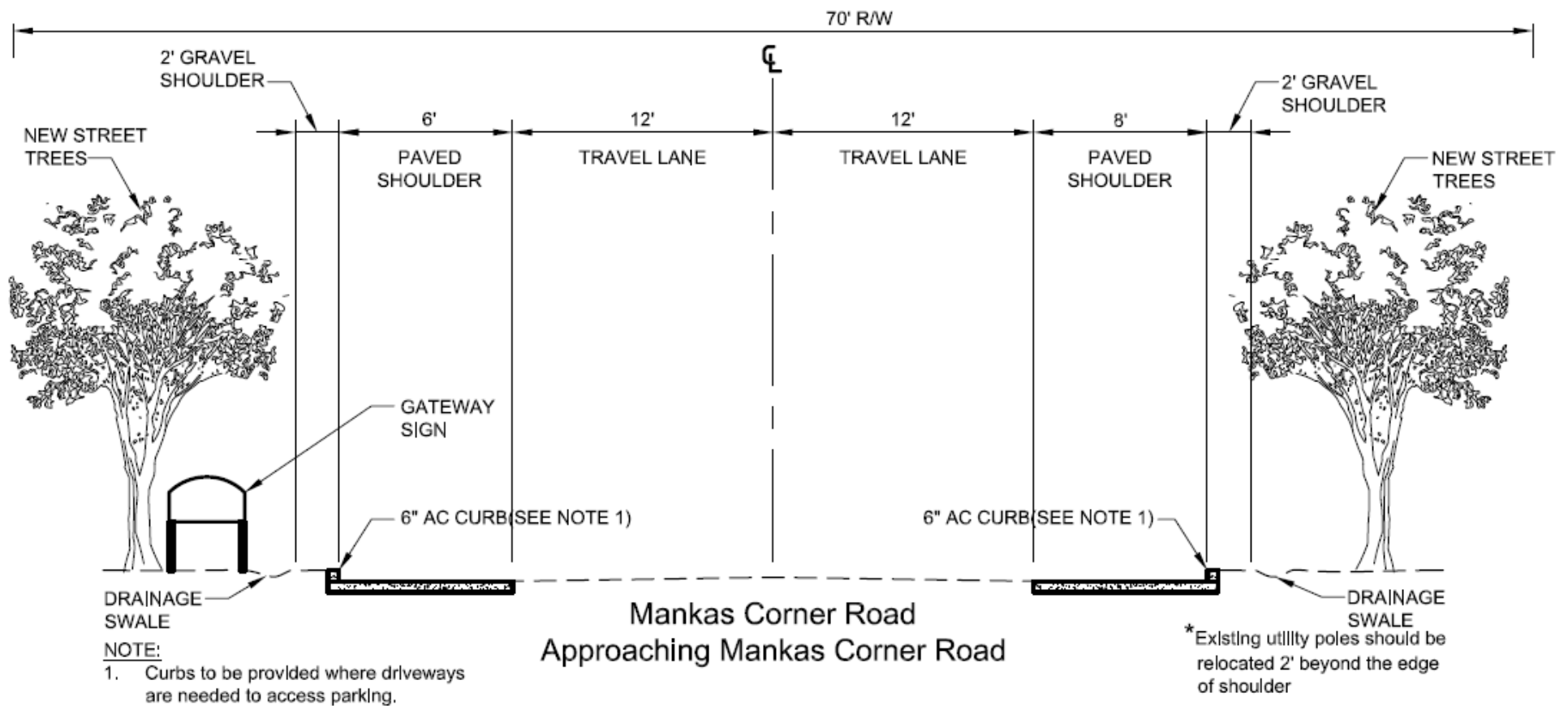
Approach Prototype

- Slow traffic
- Signal entrance to pedestrian area
- Create safer conditions for auto/bicycle/ pedestrian interactions
- Provide for drainage
- Move utility poles to safe distance



Roadway Prototypes

- Mankas Corner Approach Prototype



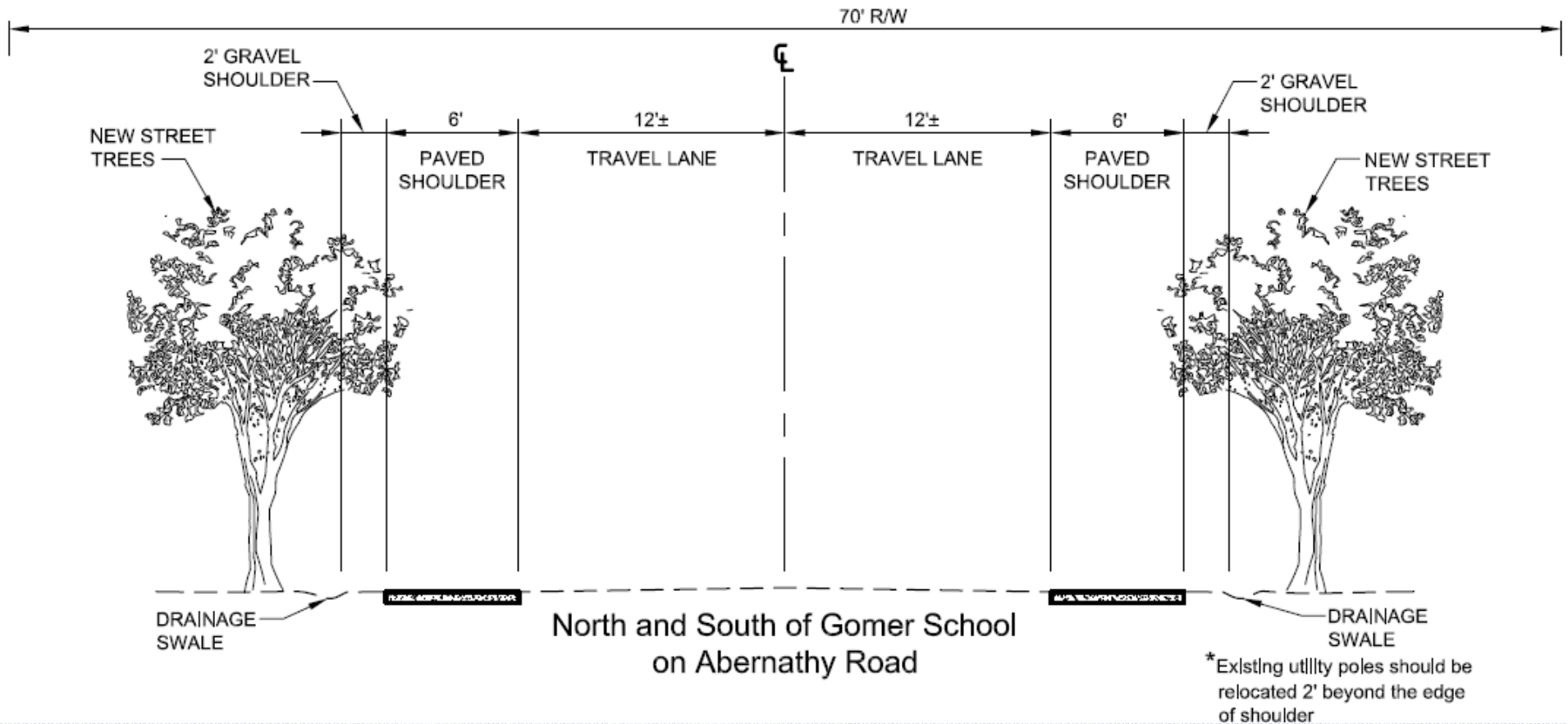
Roadway Prototypes

- Mankas Corner Approach Prototype



Roadway Prototypes

- Gomer School Approach Prototype



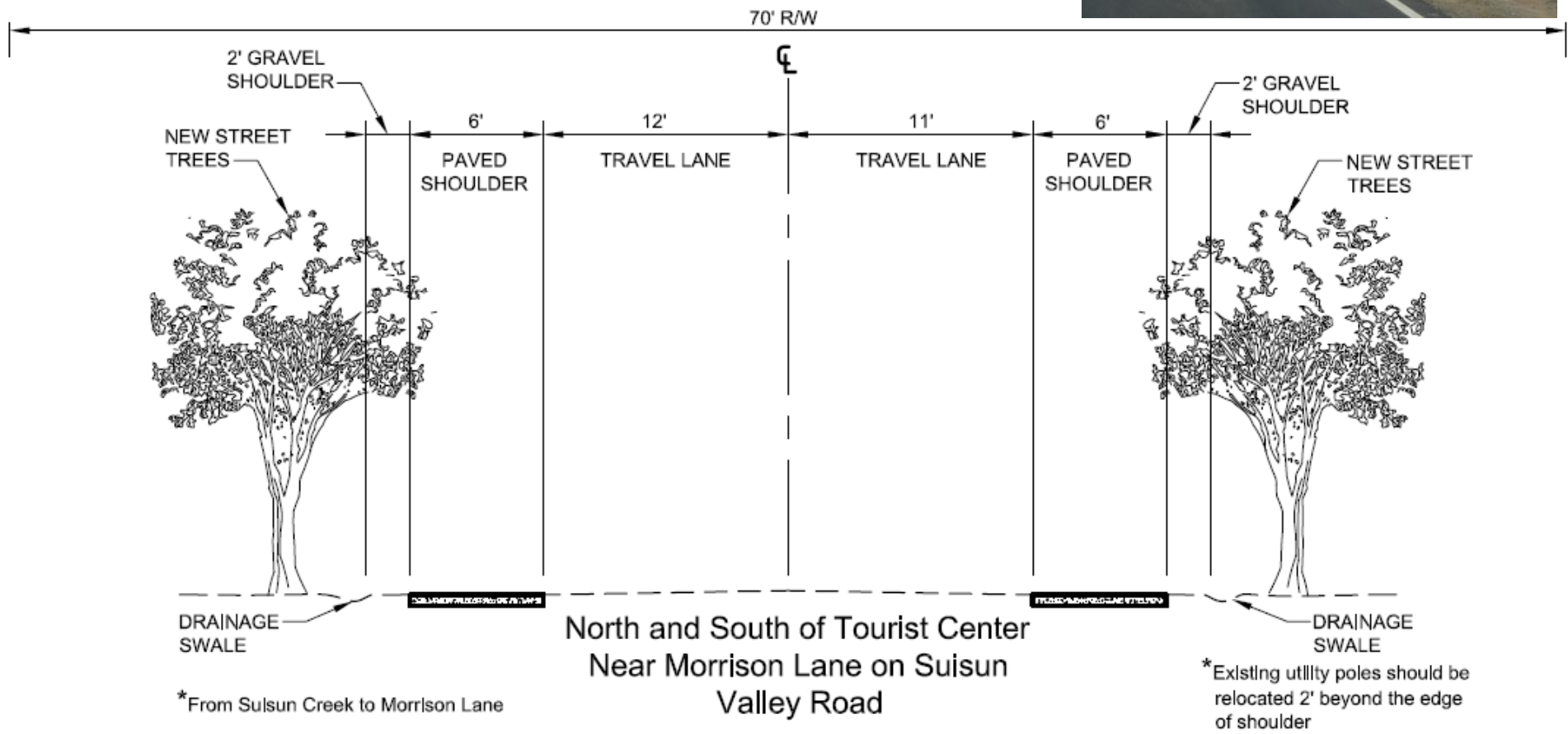
Roadway Prototypes

- Gomer School Approach Prototype



Roadway Prototypes

- Morrison Lane Approach Prototype

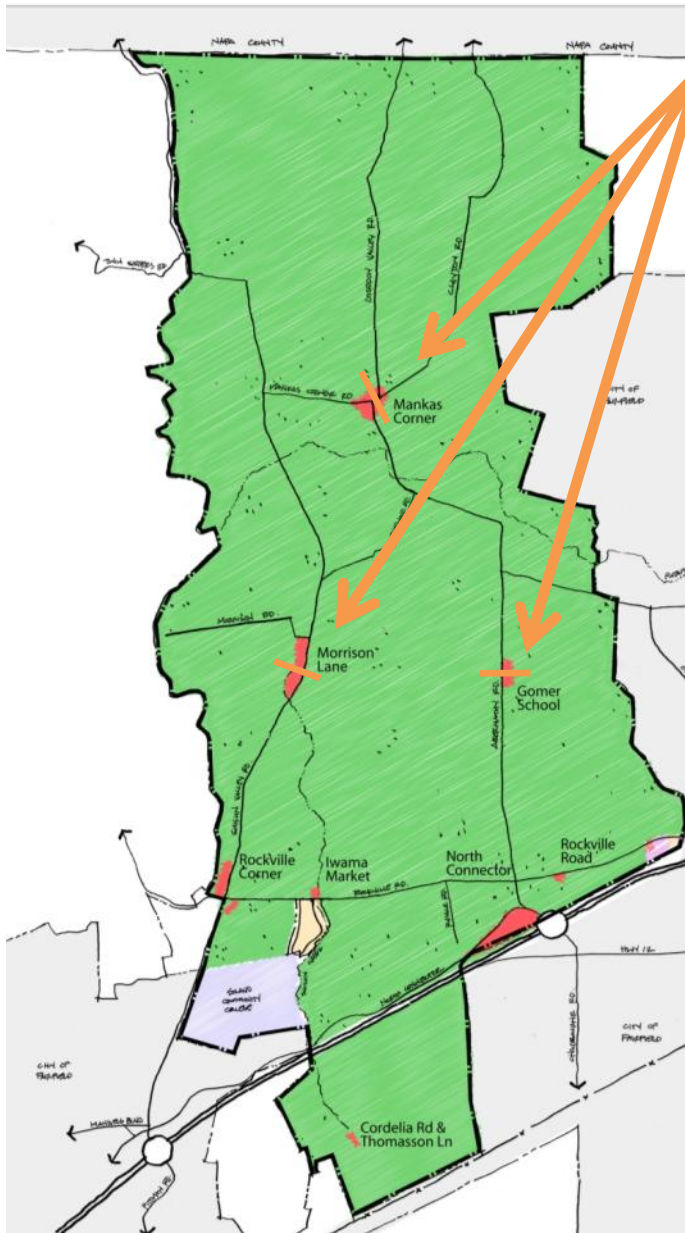


Roadway Prototypes

- Morrison Lane Approach Prototype



Roadway Prototypes



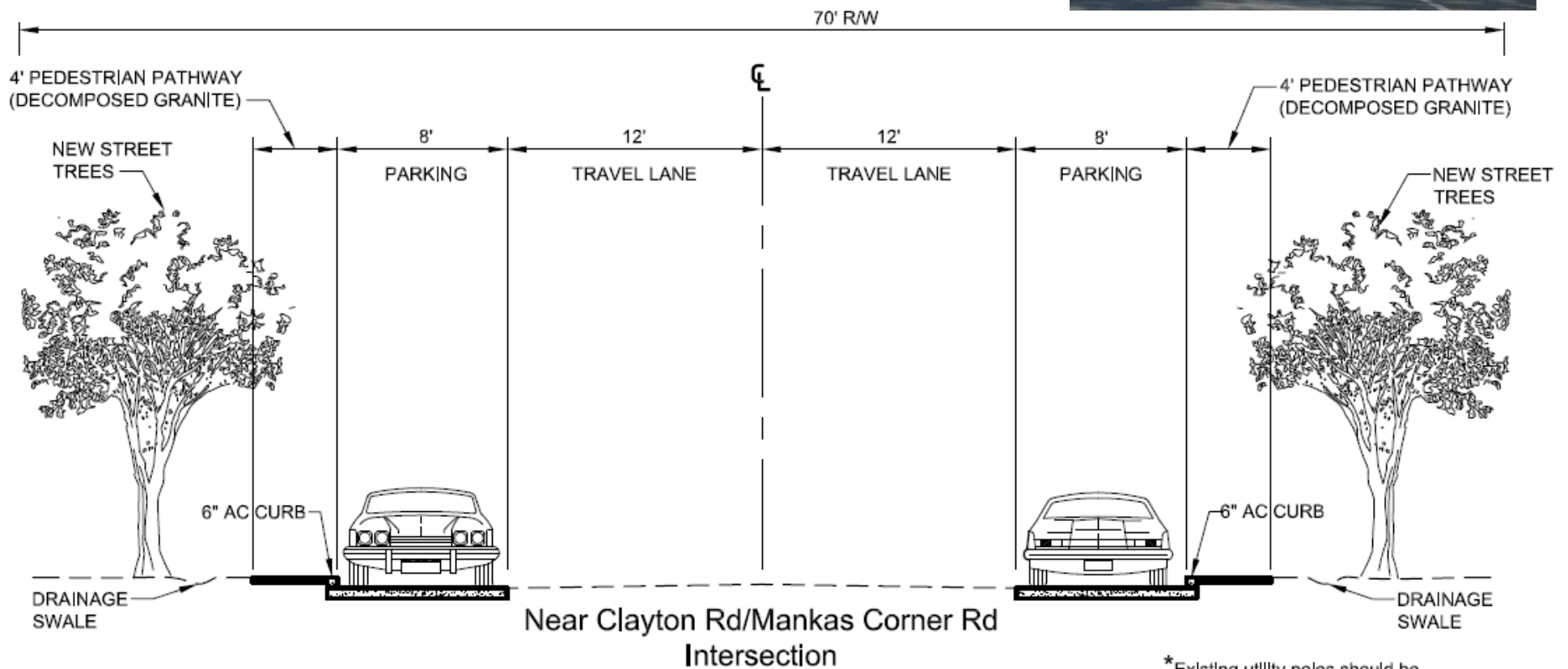
ATC Prototype

- Allow for safe turns
- Create safer conditions for auto/ bicycle/ pedestrian interactions
- Provide for drainage
- Move utility poles to safe distance



Roadway Prototypes

- Mankas Corner ATC Prototype



*Existing utility poles should be relocated 2' beyond the edge of shoulder

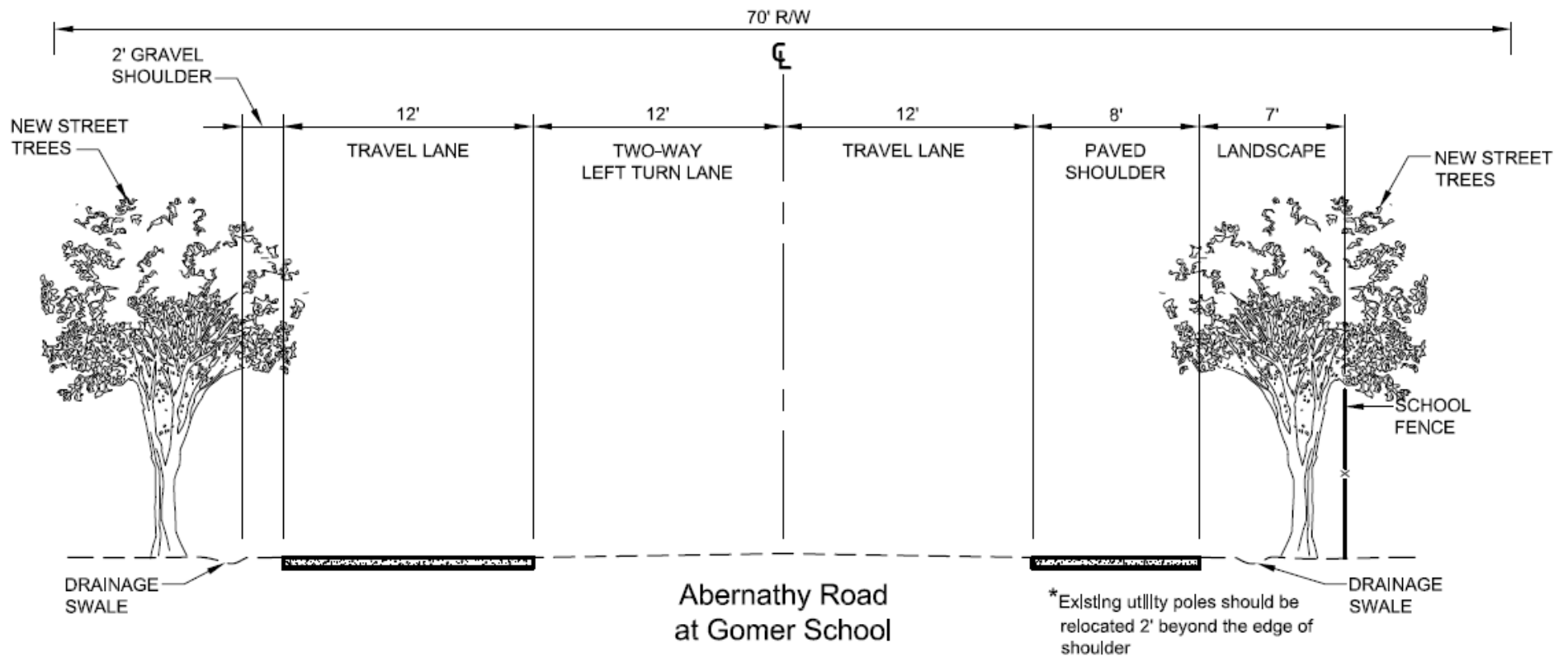
Roadway Prototypes

- Mankas Corner ATC Prototype



Roadway Prototypes

- Gomer School ATC Prototype



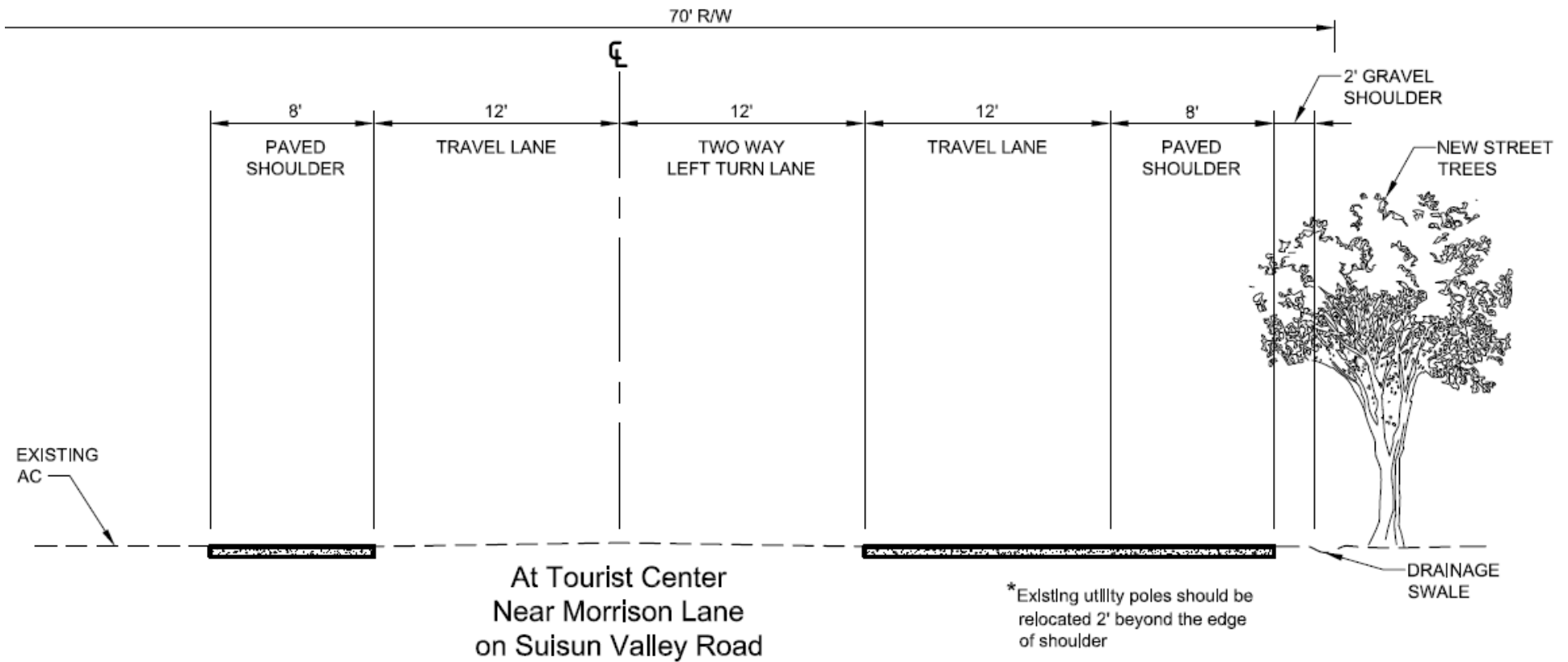
Roadway Prototypes

- Gomer School ATC Prototype



Roadway Prototypes

- Morrison Lane ATC Prototype



Roadway Prototypes

- Morrison Lane ATC Prototype



Roadway Prototypes

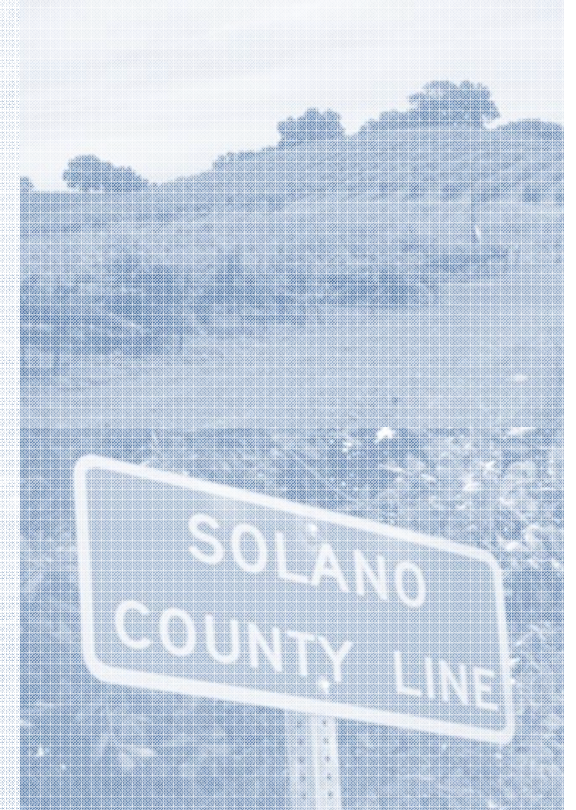
Discussion: Roadway Prototypes



Marketing and Branding Plan

- Strategic Goals

- Goal 1: Position Suisun Valley as a viable agritourism destination.
- Goal 2: Expand awareness of Suisun Valley as a local source for food, wine, and other related businesses.
- Goal 3: Strengthen cooperation among growers, wineries, and other related businesses to increase profitability.
- Goal 4: Build support for agriculture as a vital economic development base for Solano County.
- Goal 5: Establish the organizational capacity to sustain current activities and develop new programs.



Marketing and Branding Plan

- County Actions

- ❑ Infrastructure/roadway/ATCs improvement plans.
- ❑ Allow for more flexibility in zoning for off-site sources.
- ❑ FARM Coordinator/Agric. Planner.
 - ❑ FARM Coordinator is currently preparing Grant Proposals for funding of local marketing activities.
- ❑ Link to Suisun Valley website on County's site.
- ❑ Other ideas?

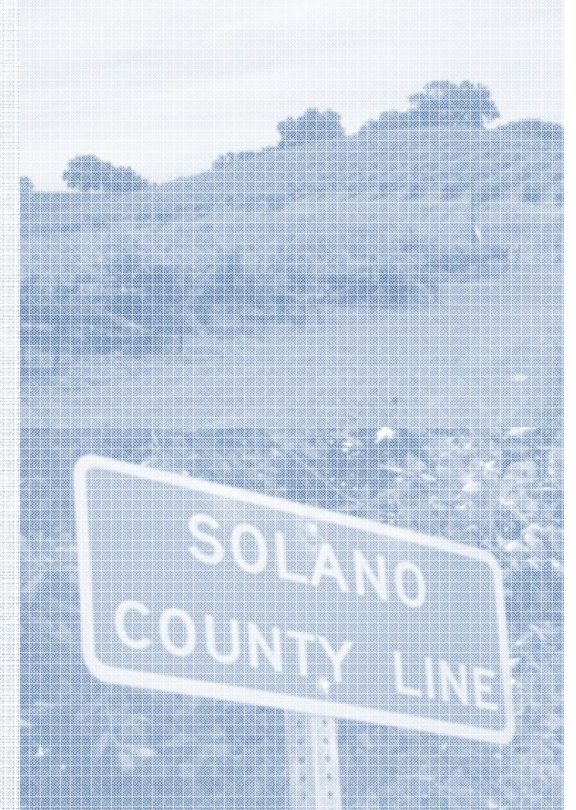


Discussion: Marketing and Branding



Infrastructure and Roadway Financing Options

- Transportation funding through the Solano County Regional Transportation Plan
 - If included in one or more plans such as bicycle/pedestrian plans or transportation sales tax expenditure plans
- Grants and loans through the State of California and the federal Government, such as:
 - USDA Rural Development Services
 - Economic Development Administration
 - California Department of Housing and Community Development (CDBG)
- “Pay as you go” Strategies
 - Property owner fair share contribution to infrastructure improvements associated with development
 - User fees (primarily to upgrade infrastructure for existing users/uses)
- Assessment and bonding strategies
 - Special assessment districts
 - Community services district/area



Next Steps

- Community Meeting
 - ▣ June 22, 2009
- Draft Strategic Plan
 - ▣ Preferred distribution of ATC acreage
 - ▣ Design Guidelines
 - ▣ Zoning Ordinance
 - ▣ Infrastructure recommendations and cost
 - ▣ Roadway recommendations and cost
 - ▣ Marketing Plan – the County’s role
 - ▣ Financing options

