

2 Land Use, Circulation, and Infrastructure

Land Use



This chapter presents the land use and circulation plan for the Suisun Valley strategic plan area and discusses the key infrastructure improvements needed to support the land use and circulation plans.

Suisun Valley is envisioned as a thriving regional agricultural destination supported by Neighborhood Agricultural Tourist Centers (ATCs) that sustain and enhance the unique rural character within the area. As described within the General Plan and the vision statement shown in the introduction, Suisun Valley is intended to serve as a destination for visitors interested in local wine production and local produce and who wish to enjoy “a beautiful agricultural landscape with no fallow land.” In order to accomplish this vision, the General Plan expanded the number and type of uses allowed in the Valley. The General Plan directed the creation of two new land use designations; Agriculture-Suisun Valley and Neighborhood Agricultural/Tourist Center (ATC). The uses allowed within these designations were listed in Table LU-8 of the General Plan. As identified within the General Plan, agricultural areas were designated as Agriculture-Suisun Valley, and eight approximate locations were identified for future use as ATCs:

- Mankas Corner
- Gomer School
- Morrison Lane

- Iwama Market
- Rockville Corner
- North Connector (at Abernathy Road)
- Cordelia Road at Thomasson Lane
- Rockville Road (east of Abernathy Road)

Figure 2-1 shows the General Plan land use designations for the Suisun Valley area. ATCs were shown on the General Plan Land Use Diagram as asterisks to show the County’s intent to include eight centers with a total of 75 acres. As part of the strategic plan process, these areas have been defined and acreages distributed as shown on Figure 2-2.

Table 2-1
Suisun Valley Existing Land Uses

Existing Use	Acres	Percent
Agriculture	8,366	92.1%
Commercial	35	0.4%
Industry	74	0.8%
Public	184	2.0%
Residential	176	1.9%
Right-of-Way	226	2.5%
Vacant	23	0.3%
Total	9,084	100.0%

Source: Solano County Assessor’s Office 2006, Adapted by AECOM 2009



As shown in Table 2-1, most land in Suisun Valley (92 percent of total acres) is currently in agricultural use, producing grapes for wine, small grains, and fruit crops. More than one-half (4,700 acres) of the land in this area is currently under a Williamson Act contract. Based on growth controls and Williamson Act conditions, limited potential currently exists for farmers and landowners to include tourism-related uses on their properties.

Under the Williamson Act, landowners enter into contract with Solano County to keep their land within agricultural and open space uses in return for a lower property tax assessment. The uses allowed on property in the Williamson Act are subject to provisions of Government Code sections 51200-51207 and Solano County's Williamson Act Rules and Regulations.

Williamson Act agreements automatically renew each year and extend for 10 years. The County or landowner may file for nonrenewal, which halts the yearly automatic renewal. The property assessment increases each year until the property is released from the Williamson Act contract after 10 years. A landowner may also cancel their Williamson Act contract subject to the County Board of Supervisors making certain findings described in the County's Williamson Act Rules and Regulations. If the Board makes these findings, the owner would be charged a cancellation fee and the contract terminated.

Some of the land uses allowed under the County's General Plan and the proposed revisions to Zoning Regulations for agricultural properties described in Chapter 5 of this plan are not consistent with the Williamson Act. Such activities include, but are not limited to, bed and breakfasts, hotels, resorts, restaurants, bakeries, and cafés. Landowners within the Williamson Act seeking to operate such uses may need to file for nonrenewal for portions of the property where these activities would take place.

Most nonagricultural uses within the Valley are, or will be, agriculture-supporting. The Willotta Oaks subdivision in the southern portion of the area is the only residential settlement within the strategic plan area. A subdivision is proposed for development on the west side of Suisun Valley Road, directly adjacent to, but outside of, the plan border. Other residential uses are scattered throughout the agricultural areas,

consisting primarily of single homes on individual agricultural parcels. Solano Community College is located in the southwestern portion of the Valley, just below the Willotta Oaks subdivision. No change to these areas is anticipated in either the General Plan or this strategic plan. Commercial uses are mainly located in areas designated for ATCs, with one exception. An existing commercial node on the east end of Rockville Road, near the I-80 interchange, is designated as Service Commercial and Highway Commercial. The purpose of the ATC designation is to support continuing viable agriculture within Suisun Valley. This small service and highway commercial area is the only area not specifically required to contain agriculture-supporting uses.

Outside of the ATCs, and the areas previously described, the Suisun Valley is designated for agricultural use, pursuant to standards established in the Agriculture Chapter of the General Plan. The General Plan sets aside 75 acres of land within the Suisun Valley for use as ATCs. This acreage was distributed based on comments received at Strategic Plan community meetings and stakeholder sessions.

Valley stakeholders desire to continue to emphasize Mankas Corner as an active ATC and take steps to allow more activity there. Many also supported a planned ATC at Morrison Lane. For the North Connector site, stakeholders identified a desire that land located between I-80 and the North Connector should be included in an ATC, as it wouldn't be functional for agriculture. In addition to comments on specific locations, stakeholders outlined a desire to maintain future flexibility with regard to the siting of ATCs, reserving some acreage so that the County would have the flexibility to accommodate unforeseen projects that could contribute to the Valley's vision. Because of this desire for flexibility, some ATC acreages were scoped back, based upon the premise that a project applicant could request acreage for additional sites in the future.

In response to the comments received, the 75 available ATC acres were divided among the eight centers and a future reserve (see Table 2-2). Some of these centers correspond to areas characterized by existing uses compatible with uses allowed in the ATCs (e.g. Mankas Corner, Morrison Lane).

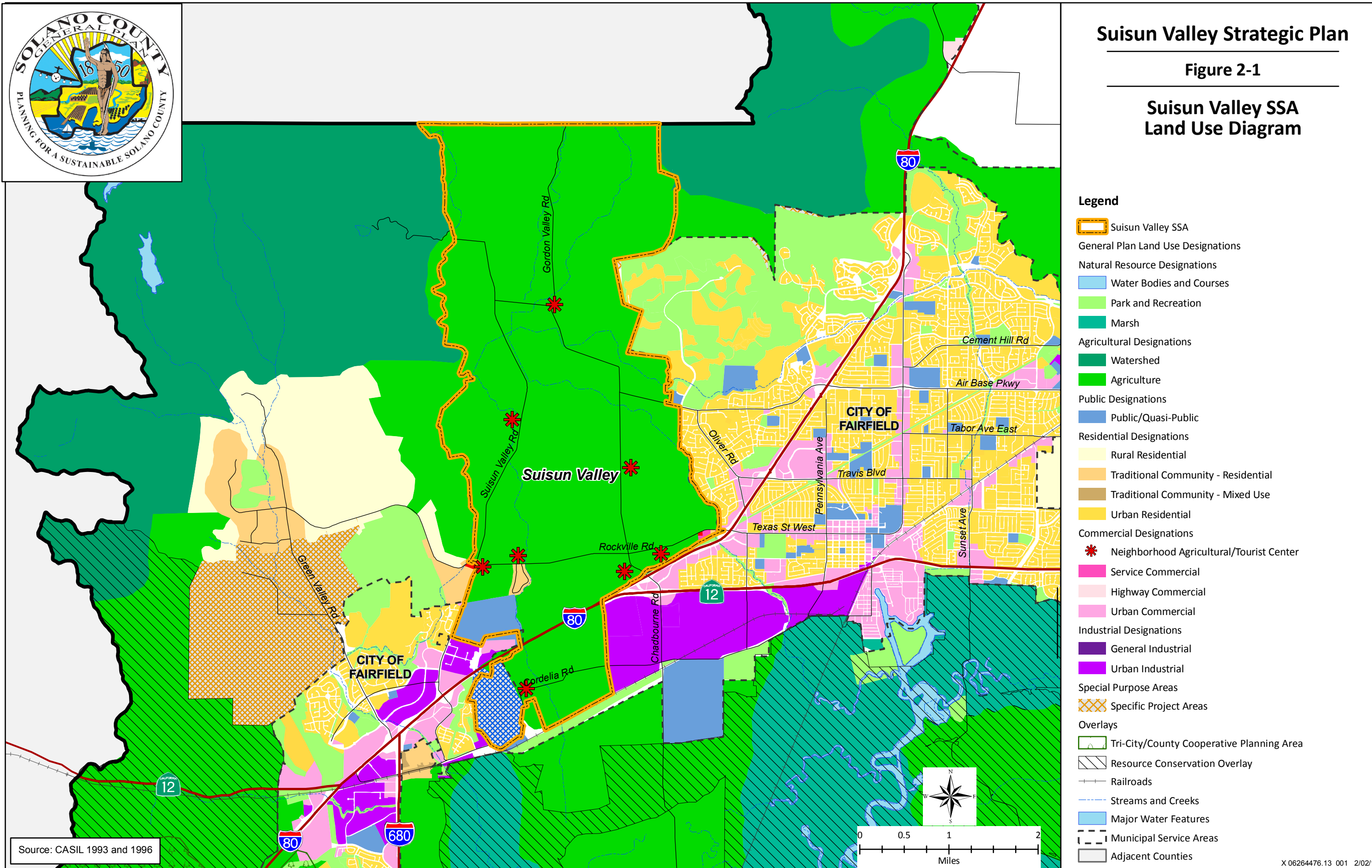




Suisun Valley Strategic Plan

Figure 2-1

Suisun Valley SSA Land Use Diagram



Legend

- Suisun Valley SSA
- General Plan Land Use Designations
- Natural Resource Designations
 - Water Bodies and Courses
 - Park and Recreation
 - Marsh
- Agricultural Designations
 - Watershed
 - Agriculture
- Public Designations
 - Public/Quasi-Public
- Residential Designations
 - Rural Residential
 - Traditional Community - Residential
 - Traditional Community - Mixed Use
 - Urban Residential
- Commercial Designations
 - ✱ Neighborhood Agricultural/Tourist Center
 - Service Commercial
 - Highway Commercial
 - Urban Commercial
- Industrial Designations
 - General Industrial
 - Urban Industrial
- Special Purpose Areas
 - Specific Project Areas
- Overlays
 - Tri-City/County Cooperative Planning Area
 - Resource Conservation Overlay
 - Railroads
 - Streams and Creeks
 - Major Water Features
 - Municipal Service Areas
 - Adjacent Counties

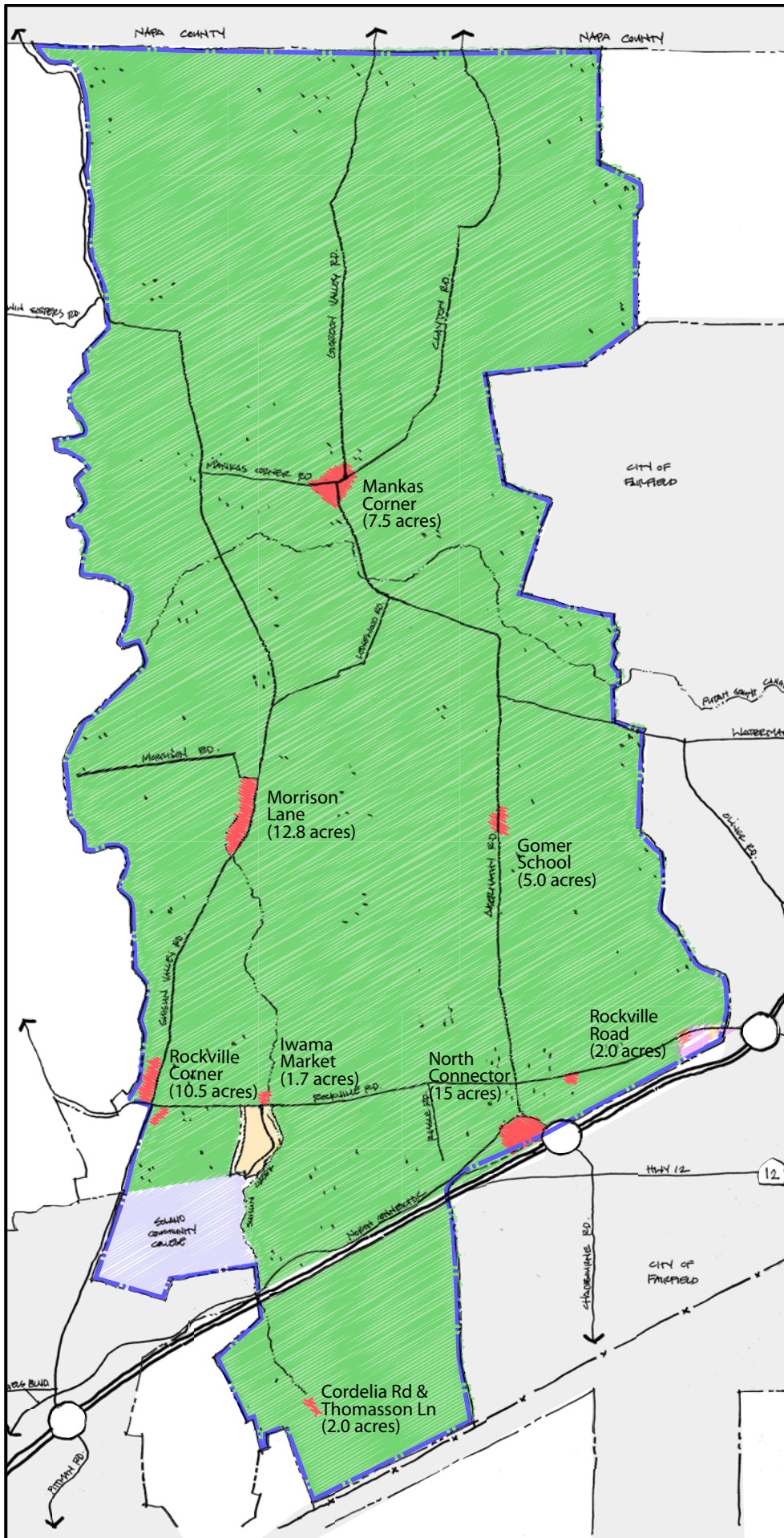
Source: CASIL 1993 and 1996

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"Planning for a Sustainable Solano County"

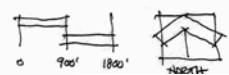
Figure 2-2

Neighborhood Agricultural/
Tourist Centers



Land Use Designations

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



Existing use acreage is provided for comparison purposes only. It takes into account the uses present within a planned ATC that currently function like an ATC but does not preclude the expansion of existing or future uses consistent with zoning. For instance, Rockville Corner shows that existing and proposed ATC acreage is the same (10.5 acres). However, the ATC at Rockville Corner is not built out, and has remaining development potential. Additional development within the 10.5 acres would be allowed, so long as such development does not exceed the development standards identified in the Zoning Regulations (see Chapter 5).

**Table 2-2
Distribution of ATC Acreage**

Centers		Acres Existing	Proposed
1	Mankas Corner	1.8	7.5
2	Gomer School	0.5	5.0
3	Morrison Lane	1.5	12.8
4	Iwama Market	1.7	1.7
5	Rockville Corner	10.5	10.5
6	North Connector	--	15.0
7	Cordelia Road and Thomasson Lane	--	2.0
8	Rockville Road	--	2.0
Future Reserve		--	18.5
Total		16.0	75.0

Landowners with parcels zoned ATC or ATC-NC will likely pursue nonrenewal for the portion of the parcel so zoned. In some cases, the rezone would bring the parcel below the minimum parcel size required by Williamson Act regulations, requiring the entire parcel to be put into nonrenewal. Figure 2-3 indicates the parcels that are currently under a Williamson Act contract.

Reserve acreage is available for future tourist-oriented projects, contingent on the Board of Supervisors making the following findings:

1. The proposed project site is contiguous with an existing ATC;

2. The proposed project would not cause the total planned acres of ATC within Suisun Valley to exceed 75 acres; and
3. The proposed project would contribute to the Vision of the Suisun Valley as an agricultural tourism destination.

NEIGHBORHOOD AGRICULTURAL TOURIST CENTERS

The General Plan expanded the types of uses allowed within agriculturally-zoned areas. These policy changes are addressed within the proposed updates to the County’s Zoning Ordinance described in Chapter 5. Although the range of allowed uses was expanded, many of the uses now permitted must still be ancillary to agricultural use of the property. Within ATCs, land and business owners are encouraged to develop uses that support agriculture, but those uses do not have to be ancillary to agriculture.

ATCs are the primary locations for promoting visitor enjoyment within the Valley. These nodes will bring visitors into the Valley, provide concentrated locations for tourist-serving uses, and draw people through the Valley; thereby increasing visitor awareness of other attractions. The following paragraphs provide a description of each ATC, its general character, and specific planning opportunities and constraints.

Three locations were chosen as primary focal points for investment on the premise that development in these sites will help to attract visitors into the Valley. These three sites are Mankas Corner, Gomer School, and Morrison Lane. They were chosen for their central locations within the Valley, their unique built and environmental assets, and their potential for future development. The idea is that these three sites will act as catalysts within the Valley, promoting a great visitor experience. By investing in some initial improvements at these three sites, the hope is that other businesses will also prosper.






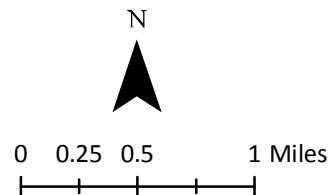
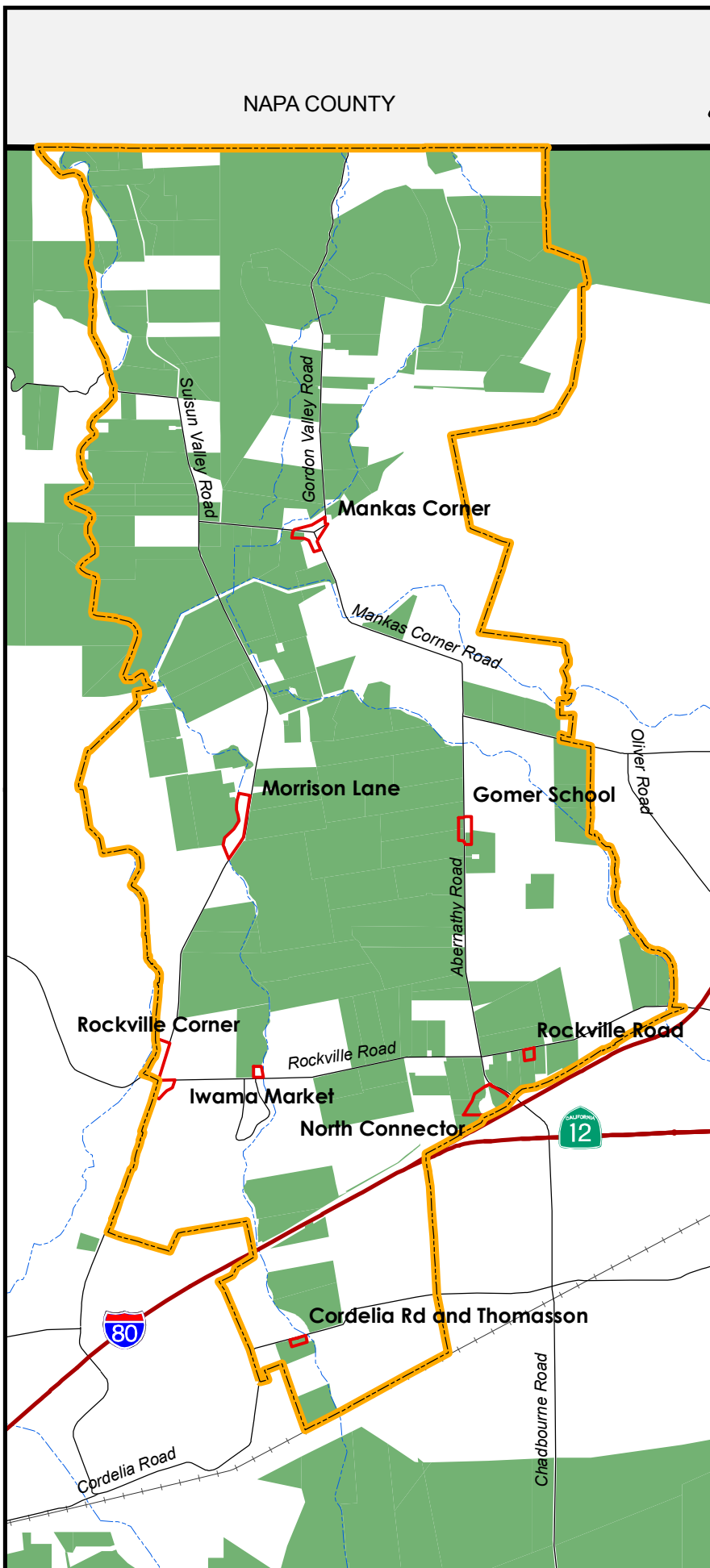
Suisun Valley Strategic Plan

Figure 2-3

Williamson Act Parcels (2006)

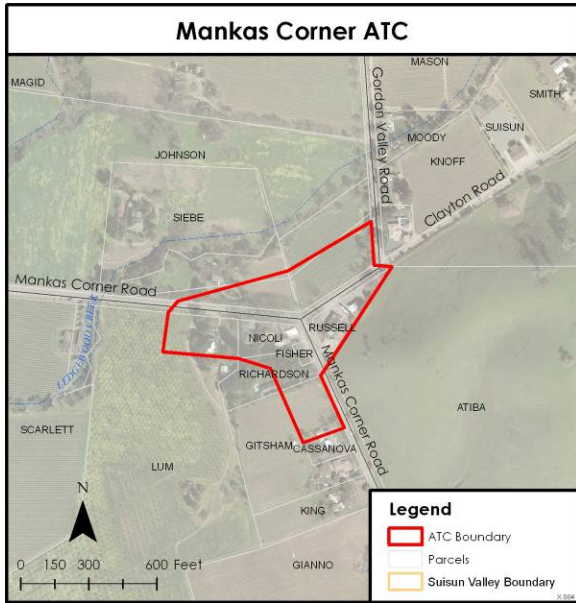
Legend

-  Suisun Valley Strategic Plan Area
-  Agricultural Tourist Centers
-  Parcels under Williamson Act Contract (2006)



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Mankas Corner



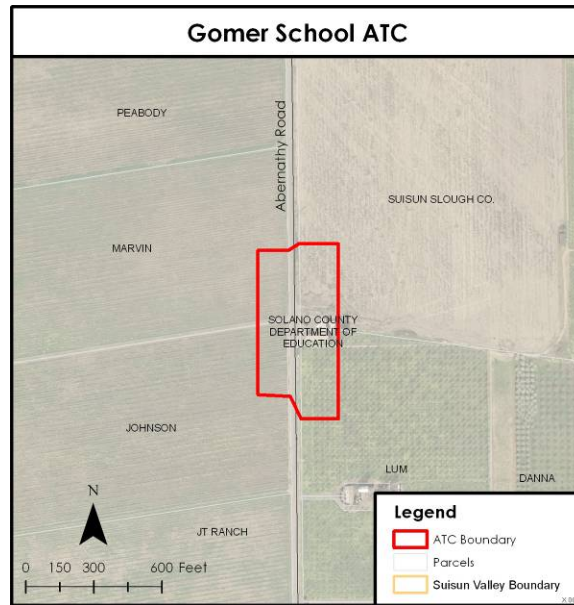
The emphasis in Mankas Corner is on enjoying outdoor activities. Described as the “Sonoma Square” of Suisun Valley, this is the cultural heart of the community. Activities should be low-impact, and mostly conducted outdoors. Limited retail or dining uses could be added. Today, approximately 1.8 acres at Mankas Corner support tourist-serving uses, including the Vintage Café. Growth and expansion of tourist-serving uses at Mankas Corner are encouraged and anticipated. Future desired tourist-serving uses at Mankas Corner could include another art gallery, restaurant, and a bed and breakfast on the additional 5.7 acres.

However, future ATC acreage at Mankas Corner is limited by the availability of infrastructure to support future projects. A water pipeline runs through Mankas Corner, but it is at capacity and no additional connections may be made at this time. No sewer connections are currently available within one mile of Mankas Corner. If these infrastructure challenges are overcome, Mankas Corner would be an ideal location for additional economic activity. Tourist-serving uses will be encouraged on all sides of the intersection, though pedestrian safety at roadway crossings should be enhanced. Parking, with appropriate design to address safety and flow

issues, will need to be included as a component of future projects.

A portion of a proposed Mankas Corner ATC parcel is under a Williamson Act contract. In order to fully develop this portion as a part of the Mankas Corner ATC, the landowner would need to file for nonrenewal.

Gomer School



Gomer School is the historic and educational hub of the Valley. Visitors would be brought to this location to be informed, educated, and sent out to enjoy the rest of the Valley’s attractions. Today, approximately 0.5 acres at Gomer School is used for education and administrative purposes, consisting of the old school site. Originally built in 1900, Gomer School is used for educational purposes. It is an attractive historic landmark within the Valley and could provide a focal point for additional tourist or agriculture-related educational activity. Commercial use should be minimal at Gomer School; rather, emphasis should be placed on learning. Activities and services here may include a visitor’s center, museum, and educational facilities on an additional 4.5 acres. Small commercial facilities supporting the main focus of the center could include a café or small convenience store. Initially, ATC uses at the Gomer School site would be limited to five acres on the east

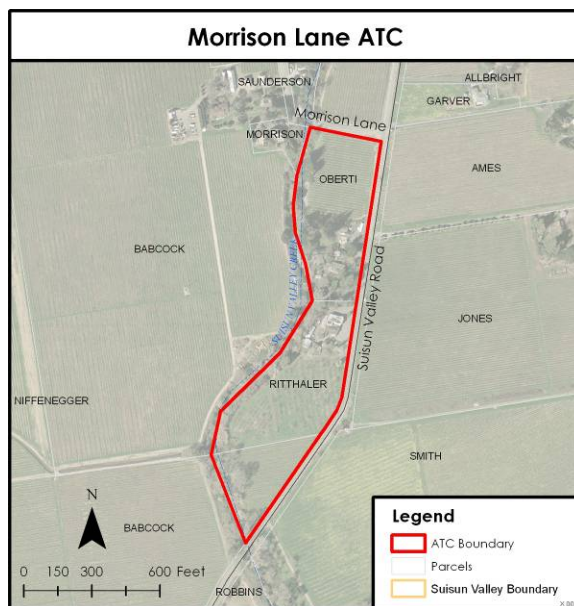


side of Abernathy Road, with some flexibility to grow in the future. ATC uses would not be allowed on the west side of Abernathy Road.

Abernathy Road has a strong rural character in this area and lies within the 100-year floodplain. There are no water or sewer lines within a mile of this location. Gomer School is surrounded on all sides by active agriculture, thus adjacent owners may want to explore creating a demonstration farm, produce stands, and tasting rooms. Traffic and access are key issues, and special consideration should be given to slowing traffic as it nears this location. Such traffic calming is especially important as pedestrians cross Abernathy Road to visit wineries located on the west side of the street.

Several parcels in this ATC are currently under Williamson Act contracts. Landowners of these parcels would be required to file for nonrenewal before the parcels would be eligible for many of the expanded uses allowed under the County’s Zoning Regulations.

Morrison Lane



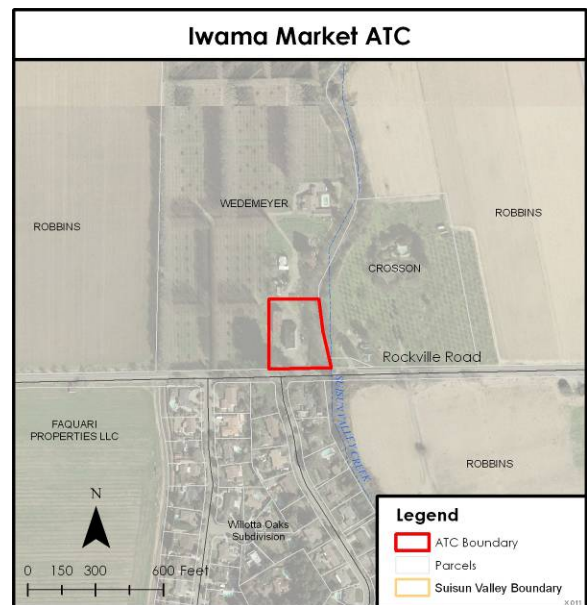
Morrison Lane is an iconic location for the Valley. With close to 13 acres located west of Suisun Valley Road—stretching north from Morrison Lane to where Morrison Creek and Suisun Valley Road

intersect—this site is appropriate for activities that contribute to an exciting visitor experience. Today, approximately 1.5 acres at Morrison Lane support tourist-serving uses consisting of the Suisun Valley Wine Cooperative and its tasting room. A wide variety of future uses is encouraged on an additional 11.3 acres at Morrison Lane; from picnicking and camping to wine tasting and restaurants.

The Morrison Lane ATC lies approximately 7,000 feet from the closest sewer connection and within the right-of-way of the Gordon Valley pipeline. It is located along Suisun Valley Road, which has a strong rural character at this location. Entrances to the site must respond to automobile, bicycle, and pedestrian circulation conflicts and safety concerns. Development designs and practices in this area should respond to the location along the creek and thus should be both contextually and environmentally sensitive. Morrison Lane is one of the largest ATCs in the Valley, and should be kept to the west side of Suisun Valley Road to take advantage of the microclimatic conditions and the great views across the Valley floor.

No portion of the Morrison Lane ATC is under a Williamson Act contract.

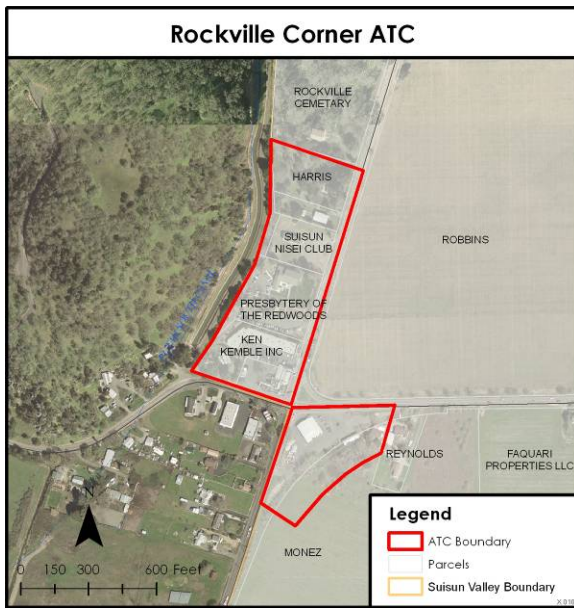
Iwama Market



This center features the historic Iwama Market, located on approximately 1.7 acres along Rockville Road across from the Willotta Oaks subdivision. The Iwama Market site will remain much as it is today, although additional acreage would be available in the future for a project that fits the needs and conditions of the Valley.

The Iwama Market ATC is located within 250 feet of a water line serving Willotta Oaks to the south and approximately 2,700 feet from a sewer line serving Rockville Corner to the west. Any additional buildings or site improvements should be low-impact in character to protect the adjacent creek.

Rockville Corner



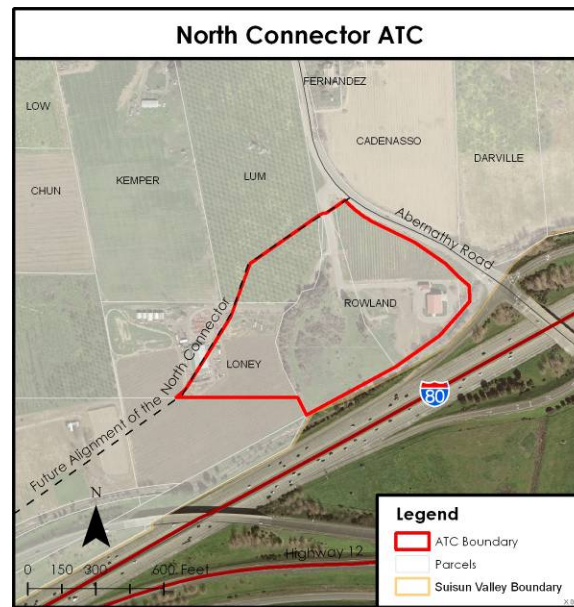
Rockville Corner is a primary entrance to the Suisun Valley characterized by both the presence of local services and commanding views of the surrounding hills and agricultural lands. Rockville Corner’s location and access to services makes it an ideal location to establish a small town main street. Today, approximately 10.5 acres at Rockville Corner support tourist-serving uses, including a florist, the historic Icehouse, and a deli. Growth and expansion of tourist-serving uses at Rockville Corner are encouraged and anticipated. However, to protect adjacent agricultural lands and the adjacent Rockville Cemetery, this growth is intended to occur

through reuse and infill development of existing properties, as opposed to outward expansion of the ATC.

Rockville Corner contains some urban services. Because of health reasons it was connected to the public sewer, which dead-ends in this area. Rockville Road and Suisun Valley Road intersect at this location and are generally wider and include curbs and gutters in front of existing businesses. This area is also served with public water.

Buildings at Rockville Corner should be oriented toward streets, and the range of permitted activities should be expanded in focused areas of the site. One of these more intense locations could be along the old turn lane containing the Icehouse. The northeast corner of Rockville Corner will be left as agriculture in order to maintain the rural feeling as visitors enter the Valley. All uses permitted in ATCs should be encouraged in this location, but the intensity will be greater than in other locations because of its water and sewer connections.

North Connector



The North Connector site, located at the intersection of Abernathy Road and I-80, represents a key entry to Suisun Valley from both I-80 and the City of Fairfield. This ATC will be served by the new North



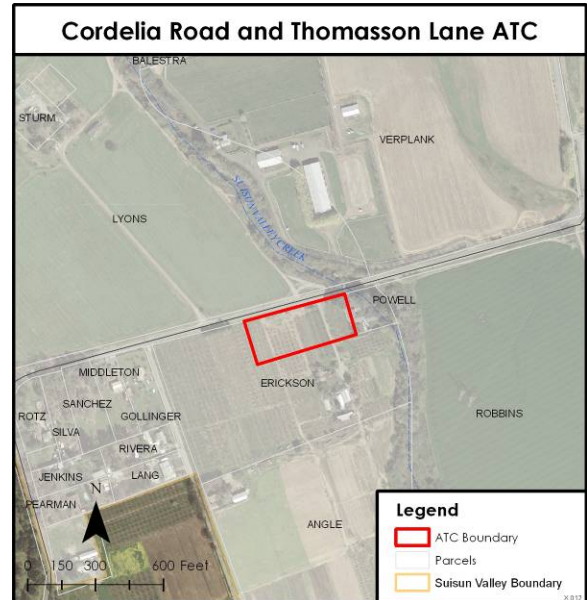
Connector roadway. Many drivers will be passing this location on their way to or from work. Thus, it must be designed carefully to maintain the rural character of the Abernathy Road gateway.

Currently used for agricultural purposes, future commercial uses associated with this ATC will be limited to approximately 15 acres located between the North Connector roadway and the freeway. It is anticipated that there may be additional demand for future ATC acreage at this site, and future proponents are strongly encouraged to bring ideas forward in the future. No existing water or sewer lines are located in the vicinity. The North Connector roadway will include a new 30-inch water main for a portion of the roadway. It turns back toward the City of Fairfield over 2,500 feet to the west from the ATC. Another water main is located about 4,000 feet to the east. The closest sewer line is located about 2,000 feet to the southeast.

This site should serve as the marquee gateway to the Valley. Although uses such as service stations and farm equipment sales will be allowed, they must be designed and placed carefully so they do not block views of the agricultural lands beyond. Signage will be used to bring visitors into the Valley, but should also encourage them to explore further. A visitor’s center that serves the region would be an ideal use.

Several parcels in this ATC are currently under Williamson Act contracts. Landowners of these parcels would be required to file for nonrenewal before the parcels would be eligible for many of the expanded uses allowed under the County’s Zoning Regulations.

Cordelia Road and Thomasson Lane



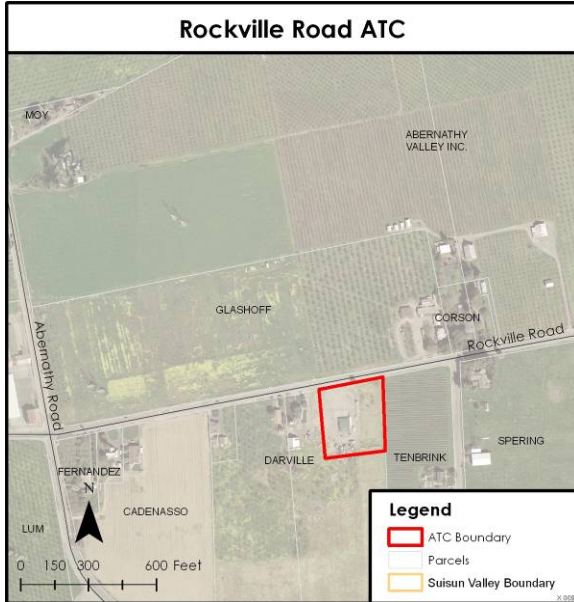
The Cordelia Road and Thomasson Lane ATC is adjacent to an existing farm stand in the far southern portion of the Valley. This center is unique in both location and scale relative to the other ATCs in Suisun Valley. Future uses at this location may include a commercial kitchen or a center to explore high-technology farming techniques.

The Cordelia Road and Thomasson Lane ATC is about 2 acres, and is located approximately 2,500 feet from a water line to the west and 4,200 feet from a water line to the east. No sewer lines are nearby.

All of this ATC is currently under a Williamson Act contract. The landowner would be required to file for nonrenewal before the parcel would be eligible for many of the expanded uses allowed under the County’s Zoning Regulations.



Rockville Road



The Rockville Road ATC occupies two acres surrounding an existing produce stand located on Rockville Road east of Abernathy Road. Initially, there are no plans for additional tourist-supporting development, though it is expected that this could change with the success of the Valley. In the future, this site could be an ideal location for additional investment and the County welcomes projects that will contribute to the vision of the Valley. This ATC is located within the 100-year floodplain, which occasionally floods during seasonal rains. The nearest water pipelines are located approximately 3,500 feet to the east and more than 5,000 feet to the west. The nearest sewer pipeline is about 2,000 feet to the south.

All of this ATC is currently under a Williamson Act contract. The landowner would be required to file for nonrenewal before the parcel would be eligible for many of the expanded uses allowed under the County's Zoning Regulations.

