

Suisun Valley Land Use Plan

Vintage Café at Manka's Corner in the Suisun Valley.



Suisun Valley will serve as a destination for those visitors interested in local wine production and local produce. Commercial land use designations are expanded in several Neighborhood Agricultural Centers in Suisun Valley. These Neighborhood Agricultural Centers will allow for additional commercial uses in eight areas: Manka's Corner, Rockville Corner, Morrison Road, Gomer School, Rockville Road east of Abernathy Road, North Connector at

Abernathy Road, Iwama Market, and Cordelia Road at Thomasson Lane. Even with these changes in designation, additional commercial development will be limited based on the number of parcels with Williamson Act contracts. Figure SS-4, the Suisun Valley Land Use Diagram, illustrates the location of these Neighborhood Activity Centers with asterisks. Outside of the Neighborhood Activity Centers, the Suisun Valley is designated for agricultural use, pursuant to standards established in the Agriculture chapter.

Agricultural land in Suisun Valley



Goal and Policies

A goal and policies were developed based on the community vision for Suisun Valley. The goal and policies provide a framework for implementing the future vision of a string of Neighborhood Agricultural Centers in a rural agricultural community.

Goal

SS.G-2: Preserve and enhance the landscape and economy of the Suisun Valley as a rural agricultural community.

Policies

- SS.P-9: Preserve agricultural production as the principal use of the Valley's farmlands.
- SS.P-10: Establish neighborhood agricultural centers that expand agri-tourism in the Valley.
- SS.P-11: Ensure that future development fits the scale of the Valley's rural and agricultural context.
- SS.P-12: Limit minimum agricultural parcel sizes in the Suisun Valley to encourage viable agricultural and ranching use. New

"Planning for a Sustainable Solano County"

Land Use Chapter

parcels shall not be created which are smaller than 20 acres in size.

- SS.P-13: Allow farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site.
- SS.P-14: Support programs that promote the branding and identity of Suisun Valley products.
- SS.P-15: Streamline permit processing for agricultural uses.
- SS.P-16: Develop design guidelines to promote community character and facilitate tourism within neighborhood agricultural/tourist centers.
- SS.P-17: Explore infrastructure alternatives for individual agricultural neighborhood centers in order to accommodate new commercial and tourist uses.
- SS.P-18: Work with local residents to find a suitable location for a public gathering place for community activities, including farmer's markets and seasonal festivals.

Implementation Programs

Regulations

SS.I-3: Preserve agricultural production as the principal use of the Valley's farmlands using such tools as minimum parcel sizes, establishment of neighborhood agricultural centers, and streamlined permit processing.

Related Policies: SS.P-9, SS.P-10, SS.P-12, SS.P-15

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

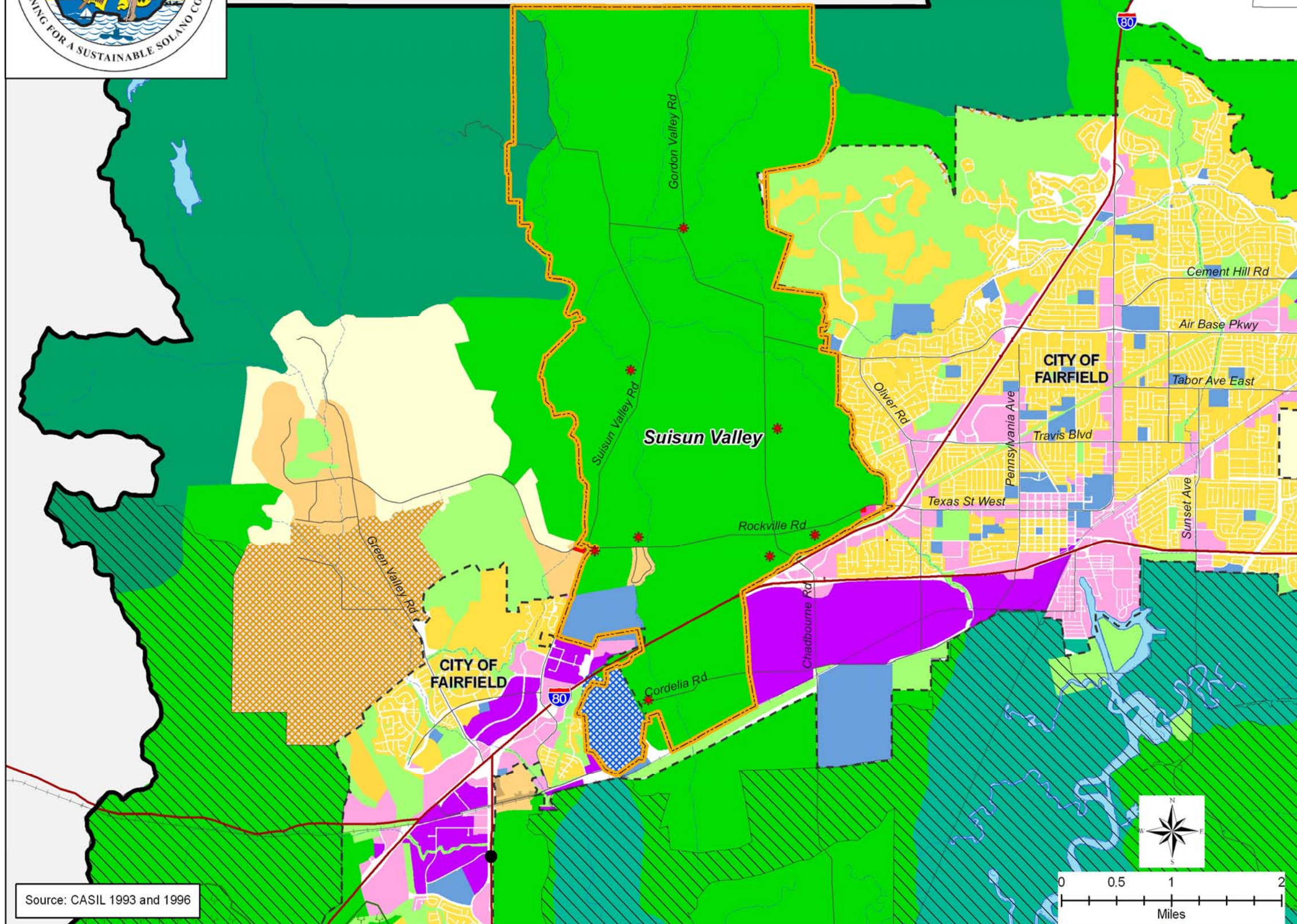
SS.I-4: Use zoning and development standards to ensure that future development fits the scale of the Valley's rural and agricultural context. Update the County Zoning Ordinance to incorporate and codify the desired uses identified in Table LU-4. Enact zoning and development standards allowing farms and vineyards to process, store, bottle, can, package, and sell products produced both on-site and off-site. Develop design guidelines to promote community character and facilitate tourism within neighborhood agricultural centers.



Solano County General Plan

Figure SS-4

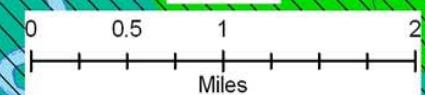
Suisun Valley SSA Land Use Diagram



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
- Basemap Layers
 - Roadways
 - Highways
 - Railroads
 - Streams and Creeks
 - Major Water Features
 - Municipal Service Areas
 - Adjacent Counties

Source: CASIL 1993 and 1996



X.06264476.04 025 8/22/08

"Planning for a Sustainable Solano County"

Related Policies: SS.P-11, SS.P-13, SS.P-16
 Agency/Department: Department of Resource Management
 Funding Source: General Fund; Suisun Valley Fund
 Time Frame: Ongoing

Ongoing Planning Efforts, Public Outreach, and Education

SS.I-5: As part of the County's economic development program, support programs that promote the branding and identity of Suisun Valley products.

Related Policy: SS.P-14
 Agency/Department: Department of Resource Management
 Funding Source: Suisun Valley Fund
 Time Frame: Ongoing

SS.I-6: Work with local residents to find a suitable location for a public gathering place for community activities, including farmers' markets and seasonal festivals. Explore infrastructure alternatives for individual agricultural neighborhood centers to accommodate new commercial and tourist uses.

Related Policies: SS.P-17, SS.P-18
 Agency/Department: Department of Resource Management
 Funding Source: Suisun Valley Fund
 Time Frame: Ongoing

Desired Uses

Table LU-8 summarizes desired uses within Suisun Valley land use designations. The summary is intended to provide an understanding of the range and type of uses that are provided for within each land use designation. Table LU-4 is not meant to identify all permitted uses, conditionally permitted uses, or prohibited uses within each proposed designation. A complete list of permitted and conditionally permitted uses will be incorporated in the updated Zoning Ordinance, as described in Program SS.I-3.

"Planning for a Sustainable Solano County"

**Table LU-8
Desired Uses in the Suisun Valley Special Study Area**

Allowed Uses	Agriculture–Suisun Valley Region	Neighborhood Agricultural/Tourism Center
Agricultural Land Uses		
Crop production, including orchards and vineyards	▲	▲
Agricultural accessory structures	▲	▲
Agricultural processing facilities	▲	▲
Animal facilities and operations		
Grazing	▲	▲
Stable, private	▲	▲
Wind turbine generators, noncommercial (over 100 feet)	▲	
Storage/maintenance of agricultural equipment/supplies	▲	▲
Tourism Uses		
Roadside stands	▲	▲
Restaurant/café	#	▲
Bakery	#	▲
Winery and tasting facilities	#	▲
Local products store*		▲
Bed and breakfast (≤10 rooms)	#	▲
Hotel (≤30 rooms)		▲
Resort	●	
Gallery	#	▲
Commercial and Service Uses		
Agricultural trucking services and facilities		**
Service station		**
Nursery	▲	
Farm/ranch supply store		▲
Storage/sale of agricultural service products (fertilizer, fuel)	▲	▲
Custom farm services (e.g., hay baling)	▲	
Farm equipment fabrication and repair	▲	**
Farm equipment sales		**
Residential Uses		
Single-family dwelling (and accessory unit)	▲	▲
Agricultural employee housing	▲	▲
Farm labor housing (seasonal labor camp)	▲	
Home-based businesses	▲	▲
Recreation, Education, and Public Assembly Uses		
Agricultural education/demonstration farms	▲	
Special events facilities (e.g., weddings)	▲	▲
Public service facility	▲	▲

"Planning for a Sustainable Solano County"

**Table LU-8
Desired Uses in the Suisun Valley Special Study Area**

Allowed Uses	Agriculture–Suisun Valley Region	Neighborhood Agricultural/Tourism Center
Other Uses		
Cemetery	▲	
Signs—commercial and real estate	▲	▲

- ▲ Indicates use is allowed within land use designation
- * Local products stores are defined as stores that sell food, beverages, textiles, and crafts that are grown, collected, or produced in the local area.
- ** Only allowed in the Neighborhood Agricultural Center located at the North Connector/Abernathy Road near Interstate 80.
- # Allowed as ancillary use to agriculture on same property.
- Subject to discretionary review.

Collinsville

Existing uses in the Collinsville area include energy production and grazing.



The Collinsville Special Study Area includes about 8,500 acres located in the extreme southeastern portion of Solano County. Located south of SR 12 approximately 10 miles southwest of Rio Vista and 15 miles southeast of Travis AFB and Fairfield, Collinsville is bordered on the south and southwest by the Sacramento River and on the west by Montezuma Slough and Suisun Marsh.

Current land uses in Collinsville include natural resources land, utility operations, publicly owned open land, residences, wind farms, and agricultural lands. Dry farming, which rotates between grain and grazing sheep, is the major agricultural practice in this area. Much of the land used for dry farming is also used for production of wind energy.

Pacific Gas and Electric Company and the Sacramento Municipal Utility District both own large tracts of land in the Collinsville area. A cluster of fewer than 20 homes is located in the southern portion of the area along Collinsville Road. Another cluster of homes and businesses serving the local area is located in Birds Landing, at the northern edge of the area, where Collinsville and Birds Landing Roads intersect.

Community Involvement Process

Five public workshops were held to shape the land use plan, including policies and implementation programs for Collinsville. These items were subsequently reviewed with the Citizens' Advisory Committee, Planning Commission and the Board of Supervisors. The issues summarized below were recurring points of discussion that resonated throughout each of the workshops.

"Planning for a Sustainable Solano County"