



**COUNTY OF SOLANO
SUISUN VALLEY STRATEGIC PLAN
STAKEHOLDERS WORKING
SESSION**

County Administrative Center
1st Floor Multi Purpose Room 1610/1620
675 Texas Street, Fairfield

March 17, 2009
6 – 8 pm

Meeting Summary

1. Welcome and Introductions

Adam Cline (Solano County Staff) welcomed and introduced meeting attendees, staff, and consultants.

2. Context: Agricultural Designations and Agricultural Tourist Centers in Suisun Valley

Jeff Henderson (EDAW) presented the context for the Agriculture land use designation and Agricultural Tourist Centers (ATCs) in Suisun Valley from the 2008 Draft General Plan. The following comments were received from the stakeholders and the public:

- ✓ Preserve flexibility in distributing ATC acreage.
- ✓ Take advantage of the Gomer school site.
 - This is a key site in the valley to use for a visitor center, event center, or demonstration farm.
 - Make something happen to draw people in.
- ✓ Information about infrastructure is essential. The high cost of infrastructure may preclude development in the ATCs in favor of developing Agriculture-designated land.
- ✓ Consider the surroundings, climate, wind, and therefore, desired activities, to design centers.
- ✓ Maintain the ideal of a loop within the valley.
- ✓ Make the North Connector site prominent.
- ✓ Design the North Connector site carefully.
- ✓ Are we committing too much acreage?
- ✓ The North Connector site is a busy area and could deter tourists.
- ✓ Move the Rockville Road site toward existing commercial to the east or towards the creek.
- ✓ Morrison Lane site captures Berryessa traffic.
- ✓ How flexible is the 75 acres?
- ✓ Plan for traffic and infrastructure needs.
- ✓ Reserve acres in some areas but don't designate the exact land.
- ✓ How are Williamson Act parcels going to be included?

3. Overview: Three Agricultural Tourist Center Alternatives

Elizabeth Boyd (EDAW) presented three alternative approaches to distributing acreage available for Agricultural Tourist Centers within Suisun Valley.

4. Discussion: Individual Agricultural Tourist Centers

Jeff Henderson presented each Agricultural Tourist Center and compared how the centers work across all alternatives. Mr. Henderson led a discussion on each center and received the following comments and questions:

Gomer School

- ✓ Use to highlight whole valley.
- ✓ Keep to one side of the road, although allowing visitors to cross Abernathy Road to winery.
- ✓ Challenging location for outside events.
- ✓ Good location for demonstration farm.
- ✓ Keep larger center possible as “shadow footprint” but only zone something smaller.
- ✓ Untapped resource – educational facilities.
- ✓ Hub of the entire valley.
- ✓ Not a good site for commercial.
- ✓ Build on School’s historic value.
- ✓ Use the site to bring visitors in and push them out into Suisun Valley.
- ✓ Create a museum in this location.
- ✓ Marin County allows tourism on Williamson Act land.
- ✓ Traffic is an issue.
 - How will city mitigate for pass-through traffic on Abernathy from Rancho Solano?
 - Speed limits.
 - More traffic will create slower conditions.
- ✓ Build bike infrastructure.
- ✓ Keep agricultural land visible.

North Connector

- ✓ Follow parcel lines.
- ✓ Could this be changed to an Agricultural Commercial designation?
- ✓ Takes away from what the valley is all about.
- ✓ Give this center fewer acres.
- ✓ This could be a visitor’s center for more than just the valley. It could serve regional attractions, including the Jelly Belly factory.
- ✓ Keep the general look of agriculture here.
- ✓ Curb appeal! Keep on one side (west only)/don’t stretch–stretching brings folks to Rockville Road.
- ✓ Design carefully. Use elevations to help. It isn’t visible from the freeway.
- ✓ Could be a good place for signage but not for stopping (create sign standards).
- ✓ Preserve this area as the front door to the valley. It is already used as one. Let’s keep it good.

Morrison Lane

- ✓ Good site to stop.
- ✓ Conducive for another center. Good spacing from Rockville Corner.
- ✓ This one could be the largest centers, but should be kept on the west side of Suisun Valley Road to take advantage of both the climate and the views.
- ✓ Place an emphasis on the creek.
- ✓ This center captures traffic going to Lake Berryessa.
- ✓ All types of uses are appropriate here. It already features a tasting room.
- ✓ Don't do much before the turn because of safety issues.
- ✓ Consider the possible impacts to the creek of septic and water systems.
- ✓ Make room for parking (we routinely run out on special events).
- ✓ There is a current project to improve the creek.
- ✓ What about camping or picnicking along the creek?
- ✓ Could you use agricultural land for parking?

Iwama Market

- ✓ Protect the creek.
- ✓ Don't lose the current feel, it's "magical".
- ✓ Keep small/leave as existing.
- ✓ Bank some acres for the future to allow for the "right project" but don't plan anything now.

Rockville Corner

- ✓ Leave the northeast corner empty. It contributes to the rural feel of the valley.
- ✓ If there is to be a small town feel/design, it should be along Rockville Road, west of Suisun Valley Road.
- ✓ Sewer and water are available here.
- ✓ This could be a good place for a Renaissance Faire (or other large event) with seasonal festival parking on agricultural land.
- ✓ This area holds some historic roots of the county.
- ✓ If cost effective, reorient buildings toward the roads and provide sufficient parking.

Mankas Corner

- ✓ North side of Mankas Corner Road is a good site for events or parking.
- ✓ This could be the "Sonoma Square" of Suisun Valley.
- ✓ Need to preserve and incorporate accessible gathering and open spaces.
- ✓ Infrastructure is a challenge. Leave enough land to enable use of septic systems.
- ✓ Don't add more shops and restaurants, rather, cater to various outside activities.
- ✓ How is it possible to work with owners to enable the overall vision to occur?
- ✓ Growing north makes the most sense.
- ✓ Parking is an issue.
- ✓ Most promising for the economy.
- ✓ Reserve acreage here for the future if we can overcome infrastructure challenges.
- ✓ Could add a restaurant to the east ridge to take advantage of the views.
- ✓ Consider all infrastructure/service needs: fire, emergency, police - and think outside of the box on how to provide solutions. City provides visitors. Can they provide funding as well?
- ✓ Crossings are unsafe.

- ✓ It's a charming spot. Have a sensitive touch with land/natural features.

Cordelia

- ✓ Use this as an area for possible future center.
- ✓ Bank the acres but keep it small.
- ✓ Possible location for a commercial kitchen.
- ✓ Different feeling.
- ✓ Location for a special event use like a Renaissance Faire.
- ✓ Could be a high-tech farming educational center.
- ✓ Similar in character to Iwama Market.

5. Public Comment

- ✓ Evaluate infrastructure for alternatives

6. Closing Remarks and Next Steps

Mr. Henderson and Mr. Louie closed the meeting and invited attendees to the next meeting.