



AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS

ITEM TITLE		BOARD MEETING DATE	AGENDA NUMBER	
Public hearing to consider adopting a resolution to approve the Negative Declaration for the Suisun Valley Strategic Plan; Adopting a resolution approving the Suisun Valley Strategic Plan; and Adopting an ordinance amending Chapter 28, Zoning Regulations of the Solano County Code, implementing the Suisun Valley Strategic Plan and rezoning the properties within the Suisun Valley Strategic Plan area from A-40 and A-20 Agriculture to A-SV, Agriculture-Suisun Valley, and CN, Neighborhood Commercial to ATC, Agricultural Tourist Center consistent with the Suisun Valley Strategic Plan and Solano County General Plan		February 1, 2011 2 pm		
Dept:	Resource Management	Supervisory District Number 3		
Contact:	Jim Louie and Jim Leland			
Extension:	X3173 X3166			
Published Notice Required?		Yes <u>X</u>	No _____	
Public Hearing Required?		Yes <u>X</u>	No _____	

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors conduct a public hearing to consider the following:

1. **ADOPT** a resolution approving the Negative Declaration for the Suisun Valley Strategic Plan and related zone ordinance text amendment and zone district changes;
2. **ADOPT** a resolution approving the Suisun Valley Strategic Plan; and
3. **ADOPT** an ordinance approving the Suisun Valley Zone Text Amendment (ZT-10-03) and Rezoning (Z-10-01) implementing the Suisun Valley Strategic Plan.

SUMMARY:

The Board of Supervisors is requested to adopt resolutions approving the Negative Declaration and the Suisun Valley Strategic Plan, and an ordinance approving the Suisun Valley Zoning Text Amendment and Rezoning to implement the Suisun Valley Strategic Plan, consistent with the Solano County General Plan.

FINANCING:

The Suisun Valley Strategic Plan budget has been part of the approved budget of the Department of Resource Management during FY2008/09 and FY2009/10, and is funded by the County General Fund. AECOM was contracted to provide consultant services for the development of the Suisun

Valley Strategic Plan. The Suisun Valley Strategic Plan was accomplished within the \$133,025 budget.

BACKGROUND:

General Plan

The 2008 Solano County General Plan was adopted by the Solano County Board of Supervisors on August 5, 2008 and the Orderly Growth policies of that Plan came before the voters as Measure T on the November 2008 ballot. Measure T was passed by the voters, confirming the approval of the 2008 General Plan. One of the major elements of the 2008 General Plan and its Orderly Growth policies is the preservation of the County's agricultural resources and the identification of ten agricultural regions that have unique agricultural issues applicable to each area. The ten agricultural regions are identified as Suisun Valley, Green Valley, Dixon Ridge, Elmira/Maine Prairie, Jepson Prairie, Montezuma Hills, Pleasants/Vaca/Lagoon Valleys, Ryer Island, Western Hills and Winters. A General Plan implementation measure calls for the development of regional strategic plans for all the agricultural regions, including the Suisun Valley.

Suisun Valley Strategic Plan

The Suisun Valley Strategic Plan was initiated in January, 2009 as a part of the implementation program for the Solano County 2008 General Plan. The first Suisun Valley Strategic Plan Community Workshop was held on January 20, 2009. The workshop provided an overview of the planning process that was conducted as part of the 2008 General Plan. Studies prepared by the American Farmland Trust, UC Davis' Solano County Agricultural Futures Project, and Suisun Valley Funds' Marketing Plan were included in the strategic plan process. The Community Workshop built on the recommendations and findings of these documents to refine the general concepts for Suisun Valley to create more precise planning tools applicable to the project area. Key components of the Strategic Plan include the following:

- Agricultural tourist center locations, scope, and allowed uses
- Zoning and development standards
- Rural roadway character and design
- Development fee program and improvement fund
- Marketing and branding strategy

The Community Workshop was followed by three Suisun Valley Stakeholders Working Sessions. The stakeholders group included representatives from the Grape Growers Association, Fruit Growers, Solano Irrigation District, City of Fairfield, along with interested property owners and residents of Suisun Valley.

The Stakeholder Working Sessions incorporated the recommendations and findings outlined in the kickoff meeting and invited Suisun Valley stakeholders to review and refine planning approaches and alternatives for the Strategic Plan.

1. Suisun Valley Stakeholders Working Session 1, March 17, 2009
Topic: Agricultural Tourist Center Location Alternatives
2. Suisun Valley Stakeholders Working Session 2, March 30, 2009
Topics: Zoning & Development Standards
Roadway Character & Design

3. Suisun Valley Stakeholders Working Session 3, April 20, 2009

Topics: Infrastructure Alternatives
Road Character & Design Alternatives
Development Fees & Improvement Funding
Marketing & Branding

The Second Community Workshop was held on June 29, 2009 and provided an overview of the preferred alternatives for the various sections of the Strategic Plan. Comments and input received at the Community Workshop, along with recommendations prepared by American Farmland Trust, UC Davis' Solano County Agricultural Futures Project, and Suisun Valley Funds' Marketing Plan were included in the strategic plan planning process. The second workshop built on these recommendations and findings to refine the concepts for the draft Strategic Plan for public review and comment.

The Planning Commission received a status update on the progress of the Strategic Plan at the May 21, 2009 Commission meeting.

The Third Community Workshop on October 26, 2009 presented the preliminary draft of the Strategic Plan to the Suisun Valley community. An overview of the Strategic Plan was presented in the following areas:

- Design Guidelines and changes to Zoning Regulations
- Land Use, Circulation and Infrastructure Overviews
- Strategic Plan implementation and initial first steps.

DISCUSSION:

The proposed Negative Declaration for the Strategic Plan was released for public review on February 26, 2010. This initiated the formal 30-day public review period for the Negative Declaration. The review period concluded on March 30, 2010. One letter was received from Solano Transportation Authority and its comments are acknowledged.

The Planning Commission on March 18, 2010 received a staff and consultant presentation of the Suisun Valley Strategic Plan. After a public hearing the Planning Commission accepted the Suisun Strategic Plan and preliminary approval of the implementing zone text.

The Planning Commission at its meeting of October 7, 2010, approved the Negative Declaration of Environmental Impact for the Suisun Valley Strategic Plan, recommended approval of the Suisun Valley Strategic Plan, along with preliminary approval of the implementing zone text amendment and area rezoning consistent with the Strategic Plan.

After the October 7th Planning Commission meeting staff met with Farm Bureau representatives and the Agriculture Commissioner regarding comprehensive changes to the Exclusive Agricultural District. Planning staff projected that these changes would go before the Planning Commission and Board of Supervisors in early spring of 2011, however, it became apparent that some of this work was appropriate to include in the Suisun Valley text amendment. In addition to formatting changes, additional definitions were necessary and some zoning provisions required clarification.

Staff prepared proposed revisions to the Suisun Valley code sections incorporating the modifications to be consistent with proposed changes with the "A" Exclusive Agricultural District while retaining the special provisions for implementing the Suisun Valley Strategic Plan. The Planning Commission reviewed the revised Suisun Valley zoning text amendments and rezoning at a public hearing on January 6, 2011 and unanimously recommended approval to the Board of Supervisors.

Examples of the changes to the zoning regulations include: Definitions and standards for pastured livestock and poultry; an enhanced definition of agritourism, including permitting both temporary and permanent agritourism uses; specific development standards for agricultural, residential and tourist uses; and sign standards for the Suisun Valley agricultural and commercial districts.

ALTERNATIVES:

1. The Board of Supervisors could choose to not approve the Suisun Valley Strategic Plan, zone text amendment and rezoning. This action is not recommended because the proposed actions included a large amount of public participation and are consistent with Solano County General Plan; or
2. The Board may request changes or more information and make a decision at a later date.

OTHER AGENCY INVOLVEMENT:

The Suisun Valley Stakeholders group included representatives from the Grape Growers Association, Fruit Growers, Solano Irrigation District, City of Fairfield, along with interested property owners and residents of Suisun Valley. The County Administrator and County Counsel have reviewed this item and concur with the staff recommendation.

CAO RECOMMENDATION:

DEPARTMENT HEAD SIGNATURE:

Bill Emlen, Director
Department of Resource Management

Attachments

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D. Negative Declaration of Environmental Review for Suisun Valley Strategic Plan	45
E. Planning Commission Report for January 6, 2011	118
F. Planning Commission Report for October 7, 2010	127
G. Suisun Valley Strategic Plan (previously distributed and on file with Clerk of the Board)	