

**PLANNING AREAS BY CATEGORY
Solano County**

Key Sites

1, 5, 7, 8, 10, 11, 14, 15, 19, 20, 21, 22, 25, 27, 30, 31, 36, 38, 39, 40, 41, 43, 44, 47, 48, 50, 51, 62, 63, 65, 66, 69, 72, 73, 87, 90, 91, 92, 100, 102, 106, 107, 111, 112, 116, 119

Residential

4, 9, 17, 18, 26, 28, 32, 33, 35, 37, 49, 54, 55, 60, 64, 67, 74, 76, 78, 79, 81, 82, 85, 89, 93, 98, 99, 101, 104, 109, 110, 113, 114, 117, 118

Mixed Use

24, 97

Town Centers/Downtowns

6, 23, 52, 53, 56, 94, 105, 115

Employment Centers/Institutions

2, 3, 12, 13, 16, 29, 34, 42, 45, 46, 57, 58, 59, 61, 68, 70, 71, 75, 77, 80, 83, 84, 86, 88, 95, 96, 103, 108

Transit Center (Station Area)

53, 54, 55, 63, 92, 93, 94

Transit Corridor

3, 34, 59, 80, 96, 98, 114

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project
SOLANO COUNTY
KEY SITES

Benicia

Planning Area #100. Benicia Sky Valley: This area is north of the current city limits of Benicia and includes Lake Herman. It is primarily undeveloped rolling hills used for cattle grazing and open space. There are also ranchettes in the area. There was a moratorium on future planning for this area from 1993-1995 because of unresolved safety concerns over the nearby IT hazardous waste facility. Furthermore, the City's goal is to maintain this area in permanent agriculture/open space uses.

Planning Area #102. Benicia Business Park: This 528-acre area is part of the Benicia Industrial Park, which was established in 1965 after the closing of the Arsenal. It is currently undeveloped grazing land. Surrounding land uses include industrial and commercial uses, as well as utility use associated with the City's water treatment plant. The Benicia Business Park Master Plan proposes 285 acres of limited industrial uses, development of 45 acres of commercial uses, retention of 170 acres for open space, and installation of two water tanks that would provide water supply for the proposed development. The applicant is Albert D. Seeno Construction Company of Concord, CA.

Jobs: 8,223

Planning Area #106. Arsenal: The 345-acre Benicia Arsenal was founded in 1849 as the first arsenal on the Pacific Coast to store and ship Army weapons. The arsenal was deactivated in 1964, and the federal government transferred public trust lands to the State. The State granted these lands to Benicia to be managed. The City eventually transferred title to much of the Arsenal to Benicia Industries, Inc. to develop the Industrial Park and operate the Port. The City retained ownership of several of the most historically significant structures. Some portions of the area were sold to private investors and others were kept as historical buildings. There are four distinct historic districts identified. Today, there is a museum, a business and industrial park, and artist live/ workspaces in this area. There is a current proposal by Pacific Bay Homes to build 15 houses on private land between two historic buildings. The Arsenal Preservation Task Force is trying to get full environmental review on the project.

The Arsenal Historic Conservation Plan was published in November 1993 for the City of Benicia. This plan includes goal, objectives, design guidelines and criteria to be used in guiding future development and alterations for existing structures. The City of Benicia would like "encourage the retention and continued evolution of the lower Arsenal into a historic/cultural/commercial/industrial center of mutually compatible uses" (City of Benicia General Plan 1999). This mix is in keeping with the Arsenal's historic mix of uses during its long period of military use.

Dixon

Planning Area #1: This area of approximately 600 acres was annexed in the mid 1990s and is subject to a Master Plan. This land is primarily vacant, but is slated for commercial and industrial uses.

Jobs: 26,000

Planning Area #5: This area is the subject of a Master Plan, slated for mostly residential urban development. The Plan is in preliminary phases and includes 2,000 housing units as well as both commercial and industrial uses.

Projected Housing: 2,000

Planning Area #7: The Southpark Master Plan is being reviewed. This area would be a mixed-use area, including approximately 800 housing units.

Projected Housing: 800

Fairfield

Planning Area #31: There are 2,350 acres of undeveloped land in this area, most of which is on moderate to steeply sloped hillsides. None of this land is currently served by urban sewer or water service. Most of the area is unincorporated, though the City of Fairfield is interested in protecting Suisun Valley agriculture through providing an open space and recreation buffer along the perimeter of the Valley. There is an existing conservation easement for Rancho Solano but some limited development may occur.

Planning Areas #36, #38, #39, #41, #44, #47: The Peabody-Walters Master Plan area encompasses 2,526 acres, of which 1,370 will be available for development. The Master Plan area, and the sub-areas within it, are characterized by a multitude of ownerships. The Peabody-Walters Master Plan Diagram, from 1994, provides a potential of approximately 8,267 new jobs in industrial and commercial areas. It also provides for a maximum of 6,329 new dwelling units in five residential areas with a variety of densities and housing types. Also included in this area are parks, conserved open spaces and a Fairfield-Vacaville greenbelt.

Housing: 6,329 Jobs: 8,267

Planning Area #40: This area includes approximately 6,000 acres that is slated to be the part of the next major growth area for the City of Fairfield over the next 20 years. The policies for this area require that a balance be maintained between jobs and housing growth, with an overall citywide goal of between 1.5 and 1.8 jobs per household. Commercial businesses and offices will be surrounded by medium and high density housing, especially clustered around a multi-modal train and transit station that will be located along the Southern Pacific tracks. Land use patterns will disperse higher density and intensive uses within the urbanized area at three major centers located along the east-west expressway at major intersections. The industrial area will consist of a 320-acre Research and Development Park with a minimum density of 10 jobs per net acre, and a 1,100-acre Technology Park with a minimum density of 7 jobs per net acre.

Planning Area #43: This area is currently undeveloped and does not have municipal water and sewer service, nor major transportation access. Based on policies in the Travis AFB Protection Element, the area is not expected to be developed unless there is a significant change in the status of the Base. The northeast subarea, which adjoins the north edge of Travis AFB and east of this area, shall be retained for open space and agriculture. The only development currently allowed would be to accommodate the expansion of the Base, though any development must preserve and protect designated wetlands, including the Jepson Prairie. In the event of expansion or conversion of the Base, expected growth would be limited to airport and aviation related industry and commerce.

Planning Area #48. Tolenas: This area consists of large lot, semi-rural single-family development. Property ownership is divided and there are no public utilities. This area is outside municipal boundaries.

Planning Area #50: This area is now within the Sphere-of-Influence of Suisun City, though the City has not planned for any development for the area. Development is limited in areas because of the Travis AFB airport and biological conditions of the area. There is potential for a joint use area with Travis AFB for commercial and military uses.

Planning Area #51: This area is within Suisun City's Sphere-of-Influence though there are no projects in application at the moment. There is potential for commercial/industrial development in the area.

Planning Area #65. Whitewing: The County is anticipating an application for residential development with densities low

enough so that each residence would have its own septic system. The County estimates approximately one housing unit per 2.5 acres is appropriate for this rocky land.

Planning Area #66: This area includes over 4,000 acres and consists of approximately 800 acres of a relatively flat valley floor surrounded by rolling hills. The valley contains prime agricultural soils that has been used for orchards and vineyards, though recently, portions have been taken out of production. There is cattle grazing in the hills. The goal of the areawide plan is to preserve a substantial portion in permanent open space.

Planning Area #69: There is a rural residential pattern of development in this area. The area is unincorporated and the City of Fairfield has discussed annexing it for residential development.

Planning Areas #72 and 73. Nelson Hill: Nelson Hill is a predominant landform that includes 230 acres of wooded hills. The top of the hill was quarried for almost 100 years, and could be reactivated. A City water reservoir is located at the northeast corner of the hill. This is a Master Development Plan Area, intended for a combination of residential and open space uses. Any development will be limited in order to protect prominent ridges, significant tree stands, steep elevations and highly visible locations as permanent open space and recreation resources.

Rio Vista:

Planning Area # 107: This area was annexed into the City of Rio Vista a few years ago for residential development, although no projects have been proposed.

Planning Area #111: This area is an underutilized industrial area with potential for redevelopment.

Planning Area # 112: The City has designated this a residential area. Hoffman has submitted plans for a residential development there and the streets have been laid out.

Planning Area # 116. Waterfront: The City of Rio Vista is working on plans to revitalize this historic waterfront area that has been used for shipping on the Delta..

Suisun City:

Planning Areas #62 and #64: This is a 483-acre area with potential for an industrial/business park. The property-owner is working on a plan for development, but nothing has been submitted to the City at this time. There are wetlands in this area and a wetland analysis has been completed. There are about 70 developable acres.

Jobs: 3,049

Vacaville

Planning Area #8: This was originally the site of a new town proposal. No proposals are currently being considered and current uses include grazing and rural residential development.

Planning Area #10: This area north of Midway consists of 1,100 acres of agricultural fields outside of the city limits and sphere-of-influence. The area is under consideration for addition to the City's General Plan and is a long range study area for residential development.

Planning Area #11: There is a broken rural residential pattern of ranchettes at the north end of Browns Valley Road. This pattern does not lend itself to development since infrastructure is not in place and there are some steep hillsides. There is a small area, the McMurtry Lane area, that is designated for residential uses. There are unofficial plans for approximately 2-3 units/acre. The City foresees this area as the ultimate urban edge of Vacaville.

Planning Area #14: There is a Master Plan approved for this North Village area. The Plan includes 2,500 residential units, a business park and commercial uses on approximately 800 acres.

Housing: 2,500

Planning Area #15: This area is outside of the city limits and would have to be annexed in order to urbanize.

Planning Area #19: This area of Rogers Lane is outside the City's General Plan and the City wants the area to remain agricultural and rural residential. There are no proposals being considered at this time, though the City sees the potential for upper-scale housing in this area. There is some infrastructure in the area and the potential for additional residential development.

Planning Area #20: Residential development is slated for this area.

Planning Area #21. Pleasants Valley: This area is designated for upper-scale residential, retail and office park uses.

Planning Area #22: This is an older strip commercial area with potential for redevelopment.

Planning Area #25: There are strip commercial uses in this area with some vacant land providing potential for infill development.

Planning Area #27: There is an approved residential project of standard density going through annexation process in this area east of Leisure Town in the Vanden Road area.

Planning Area #30. There is an approved Specific Plan for the Lagoon Valley area. The plan is to build some residential, some business park and possibly a golf course, though the plan must be rewritten before any development can occur.

Vallejo

Planning Area #87: The Solano County Fairgrounds currently occupy this site. There has been discussion over the last several years of moving the Fairgrounds to the Dixon area or somewhere else in the County. This would allow reutilization of the area, potentially for commercial and office uses. There are no projects currently proposed.

Planning Area #92. Vallejo Waterfront: There is a Waterfront Master Plan for the Vallejo Waterfront that has been recently revised to include a mixed use project that will include upscale housing, retail, office, performing arts center and parking garage. The landscape architecture firm Wallace Roberts Todd (WRT) is developing guidelines for the waterfront public and open space, and will present a conceptual open space plan to the City. The City of Vallejo, The DeSilva Callahan LLC Developers and The Planning Collaborative won the prestigious "Best of the West" Gold Nugget Grand Award for Best On-the-Boards Site Plan for the Waterfront Master Plan in 1999.

Planning Area #91. Mare Island: Mare Island is approximately 3.5 miles long and one mile wide. Approximately 1,650 of its 5,460 acres are developed uplands. Tidal and non-tidal wetlands comprise the remaining acreage. The Mare Island shipyard was established by the Navy in 1854 to maintain, overhaul and refuel ships, including nuclear-powered ships. During WWI, Mare Island grew into a major ship construction and repair facility, employing 41,000 persons at its peak. The shipyard was closed in 1996.

Mare Island and the City of Vallejo have been working to turn the former Naval base into a thriving community, with the former base being transferred to the City. Once this transfer happens, the City can sell to private developers. There is a Mare Island Base Reuse Plan guiding this transition.

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project

Data Entry Sheet
SOLANO COUNTY
 September 22, 2001

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
1							
2							
3							
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6							
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10							
11							
12							
13							
14							
15							

Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
16							
17							
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33							
34							
35							

GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
36							
37							
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54							
55							

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
56							
57							
58							
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73							
74							
75							

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
76							
77							
78							
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94							
95							

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (14%)	Moderate (25%)	Above-Moderate (41%)
96							
97							
98							
99							
100							
101							
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118							
119							

EXISTING CONDITIONS TABLE

SOLANO COUNTY

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
1	0	291	1	Key/Pivotal Site
2	0	713	1	Employment Center/Institution
3	22	985	2	Employment Center/Institution
4	4,676	2,426	2	Residential
5	284	572	1	Key/Pivotal Site
6	84	140	4	Downtown/Town Center
7	1	0	1	Key/Pivotal Site
8	36	0	1	Key/Pivotal Site
9	843	39	1	Residential
10	101	0	1	Key/Pivotal Site
11	186	134	1	Key/Pivotal Site
12	4	1,472	1	Employment Center/Institution
13	3	134	1	Employment Center/Institution
14	150	461	1	Key/Pivotal Site
15	25	139	1	Key/Pivotal Site
16	5	1,209	2	Employment Center/Institution
17	7,808	7,492	2	Residential
18	35	0	1	Residential
19	45	0	1	Key/Pivotal Site
20	7	0	1	Key/Pivotal Site
21	25	4	1	Key/Pivotal Site
22	471	2,898	2	Key/Pivotal Site
23	290	5,224	4	Downtown/Town Center
24	512	940	2	Mixed Use
25	42	171	2	Key/Pivotal Site
26	18,426	5,492	2	Residential
27	20	29	1	Key/Pivotal Site
28	82	3	3	Residential
29	0	1,374	1	Employment Center/Institution
30	2	3	1	Key/Pivotal Site
31			1	Key/Pivotal Site
32	518	81	1	Residential
33	10,142	5,401	2	Residential
34	736	3,488	2	Employment Center/Institution
35	18,304	5,687	2	Residential
36	38	1,274	1	Key/Pivotal Site
37	0	0	1	Residential
38	0	115	1	Key/Pivotal Site
39	65	2,543	1	Key/Pivotal Site
40	4	0	1	Key/Pivotal Site
41			1	Key/Pivotal Site
42	1,043	4,812	2	Employment Center/Institution
43			1	Key/Pivotal Site
44	374	101	1	Key/Pivotal Site
45			1	Employment Center/Institution
46	0	4,847	1	Employment Center/Institution
47	1	0	1	Key/Pivotal Site
48	470	1,444	1	Key/Pivotal Site
49	27	0	1	Residential

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
50	19	0	1	Key/Pivotal Site
51	32	0	1	Key/Pivotal Site
52	279	374	5	Downtown/Town Center
53	536	1,749	5	Downtown/Town Center
54			2	Residential
55	745	946	3	Residential
56	263	5,822	5	Downtown/Town Center
57	57	1,128	2	Employment Center/Institution
58	44	79	2	Employment Center/Institution
59	63	620	2	Employment Center/Institution
60	1,416	291	3	Residential
61	0	932	1	Employment Center/Institution
62			1	Key/Pivotal Site
63			1	Key/Pivotal Site
64	410	43	1	Residential
65	27	0	1	Key/Pivotal Site
66	76	1	1	Key/Pivotal Site
67	610	0	1	Residential
68	8	15	1	Employment Center/Institution
69	110	0	1	Key/Pivotal Site
70	18	61	1	Employment Center/Institution
71	3	42	1	Employment Center/Institution
72			1	Key/Pivotal Site
73			1	Key/Pivotal Site
74	0	5	1	Residential
75	3	49	1	Employment Center/Institution
76	18	9	3	Residential
77	2	168	1	Employment Center/Institution
78	1,647	0	1	Residential
79	2,189	0	2	Residential
80	374	2,207	1	Employment Center/Institution
81	2,984	434	2	Residential
82	0	0	2	Residential
83	204	428	2	Employment Center/Institution
84	93	1,307	2	Employment Center/Institution
85	10,884	6,568	3	Residential
86		741	1	Employment Center/Institution
87	1	194	1	Key/Pivotal Site
88	0	1,994	1	Employment Center/Institution
89	15,267	5,505	2	Residential
90	42	9	4	Key/Pivotal Site
91	190	1,495	2	Key/Pivotal Site
92	248	351	4	Key/Pivotal Site
93	608	993	3	Residential
94	1,068	1,842	4	Downtown/Town Center
95	42	583	2	Employment Center/Institution
96	722	2,412	2	Employment Center/Institution
97	2,287	6,407	2	Mixed Use
98	242	90	2	Residential
99	1,036	633	2	Residential
100			1	Key/Pivotal Site

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
101	4,760	2,892	2	Residential
102	0	491	1	Key/Pivotal Site
103	36	3,661	1	Employment Center/Institution
104	4,152	1,715	3	Residential
105	265	1,044	5	Downtown/Town Center
106	470	1,388	3	Key/Pivotal Site
107	0	511	1	Key/Pivotal Site
108			1	Employment Center/Institution
109	95	0	2	Residential
110	122	0	2	Residential
111	115	224	1	Key/Pivotal Site
112	0	696	1	Key/Pivotal Site
113	398	0	3	Residential
114	104	8	3	Residential
115	291	56	4	Downtown/Town Center
116	20	65	3	Key/Pivotal Site
117	853	118	3	Residential
118	10	0	1	Residential
119			3	Key/Pivotal Site

Population, Household and Employment Growth 2000-2020

SOLANO COUNTY

Illustrative Example (a)

Jurisdiction	ABAG Household Projection				ABAG Jobs Projection				Housing Challenge (b)	Projected Housing Shortfall (c)
	2000	2020	# Change	% Change	2000	2020	# Change	% Change		
Benicia	10,080	10,720	640	6.3%	12,470	15,600	3,130	25.1%	2,087	1,447
Dixon	4,880	8,250	3,370	69.1%	4,930	7,920	2,990	60.6%	1,993	
Fairfield	29,920	39,990	10,070	33.7%	33,950	63,070	29,120	85.8%	19,413	9,343
Rio Vista	1,590	8,120	6,530	410.7%	1,780	3,190	1,410	79.2%	940	
Suisun City	7,630	9,100	1,470	19.3%	4,910	10,530	5,620	114.5%	3,747	2,277
Vacaville	28,030	36,360	8,330	29.7%	26,350	41,460	15,110	57.3%	10,073	1,743
Vallejo	38,310	46,900	8,590	22.4%	33,010	47,260	14,250	43.2%	9,500	910
Unincorporate	9,880	19,770	9,890	100.1%	12,110	21,750	9,640	79.6%	6,427	
Solano County	130,320	179,210	48,890	37.5%	129,510	210,780	81,270	62.8%	54,180	5,290

Notes:

(a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 45,000 to 70,000 units for Solano County. For illustrative purposes only, the high end of this range is shown and disaggregated in these two columns.

(b) Represents the number of new housing units needed to match job growth, assuming 1.5 employed residents per unit.

(c) Represents the difference between current ABAG housing unit projections and the jobs/housing challenge.

Projected Affordability Need:

Very Low Income: 20%

Low Income: 14%

Moderate Income: 25%

Above Moderate Income: 41%