

## **Agriculture Tourist Center-North Connector as Addressed by General Plan and Suisun Valley Strategic Plan**

### **General Plan Consistency:**

The Suisun Valley was identified as a special study area in the 2008 General Plan update process. There are special policies and implementation measures specifically addressing the valley and, in some instances, the subject property.

The 2008 General Plan designates this property as a Neighborhood Agricultural/Tourist Center, which:

*Provides for areas supporting complementary agricultural and tourism commercial facilities that are compatible with surrounding agricultural uses. In addition, permitted uses should enhance the agricultural character of surrounding areas, develop brand recognition, and create a destination for tourists. Permitted uses include small hotels, restaurants, retail shops, and facilities for the sale of local produce. – pg. LU-21*

The general plan called for the development of zoning and development standards to carry out the policies identified for the Suisun Valley. The general plan discusses the need for agricultural tourist centers.

### **Agricultural Tourist Centers**

*There was significant agreement among the group that agricultural tourism would be critical to the future viability of agriculture in the valley. Participants requested that additional uses be allowed on lands designated for agriculture. Participants also agreed that the creation of small tourist-oriented centers within the valley would help attract tourists and provide additional opportunities to market local products.*

*SS.P-10: Establish neighborhood agricultural centers that expand agri-tourism in the Valley.*

*SS.P-17: Explore infrastructure alternatives for individual agricultural neighborhood centers in order to accommodate new commercial and tourist uses.*

Table LU-8, *Desired Uses in the Suisun Valley Special Study Area*, lists land uses contemplated for inclusion in the Agricultural/Tourist Centers. A museum is not a listed use identified in the table.

As a result, the project requires a zoning text amendment (Z-17-02) to add Museum to the Agricultural Tourist Center- North Connector (ATC-NC) District.

### **Suisun Valley Strategic Plan**

As required by the general plan, the County undertook a Strategic Planning effort for the Suisun Valley which resulted in the adoption of the Strategic Plan and new zoning districts for the Suisun Valley. Through the strategic plan, the County adopted a vision statement for the Suisun Valley:

*Suisun Valley is a unique farming region that supports profitable family farms and quality of life for all its residents. It is a destination for tourists seeking world class wine, identifiable Suisun Valley farm products and a beautiful agricultural landscape with no fallow land. The Suisun Valley appellation is so famous that it creates new markets and increases demand for Suisun Valley wine and other farm products outside of the region.*

The strategic plan provided further guidance on the individual agricultural/tourist centers designated in the general plan. The North Connector site guidance is:

*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.*