



Zone Text Amendment ZT-17-02 Rowland Family Properties

Solano County Board of Supervisors
January 22, 2019
Department of Resource Management

Item 29
File 19-84

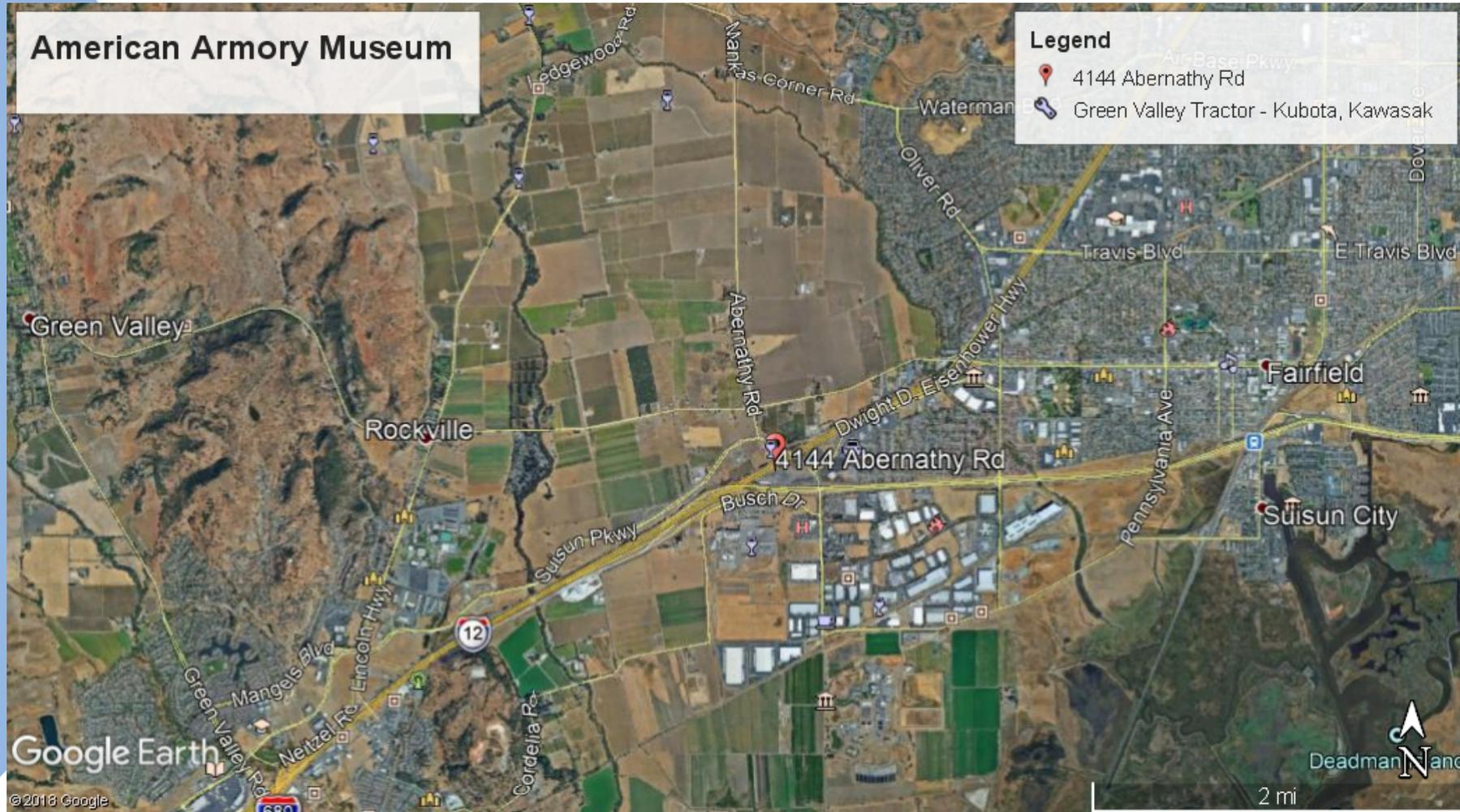


Request

- Public Hearing to consider Zone Text Amendment ZT-17-02
- Proposes to amend Chapter 28 of the Solano County Code adding museum and library to the table of allowed uses in the ATC-NC zone district located south of the intersection of Abernathy and Suisun Parkway
- Consists of 7 assessors parcels totaling 21 acres
- The zone text amendment does not apply to the other seven Agricultural Tourist Centers

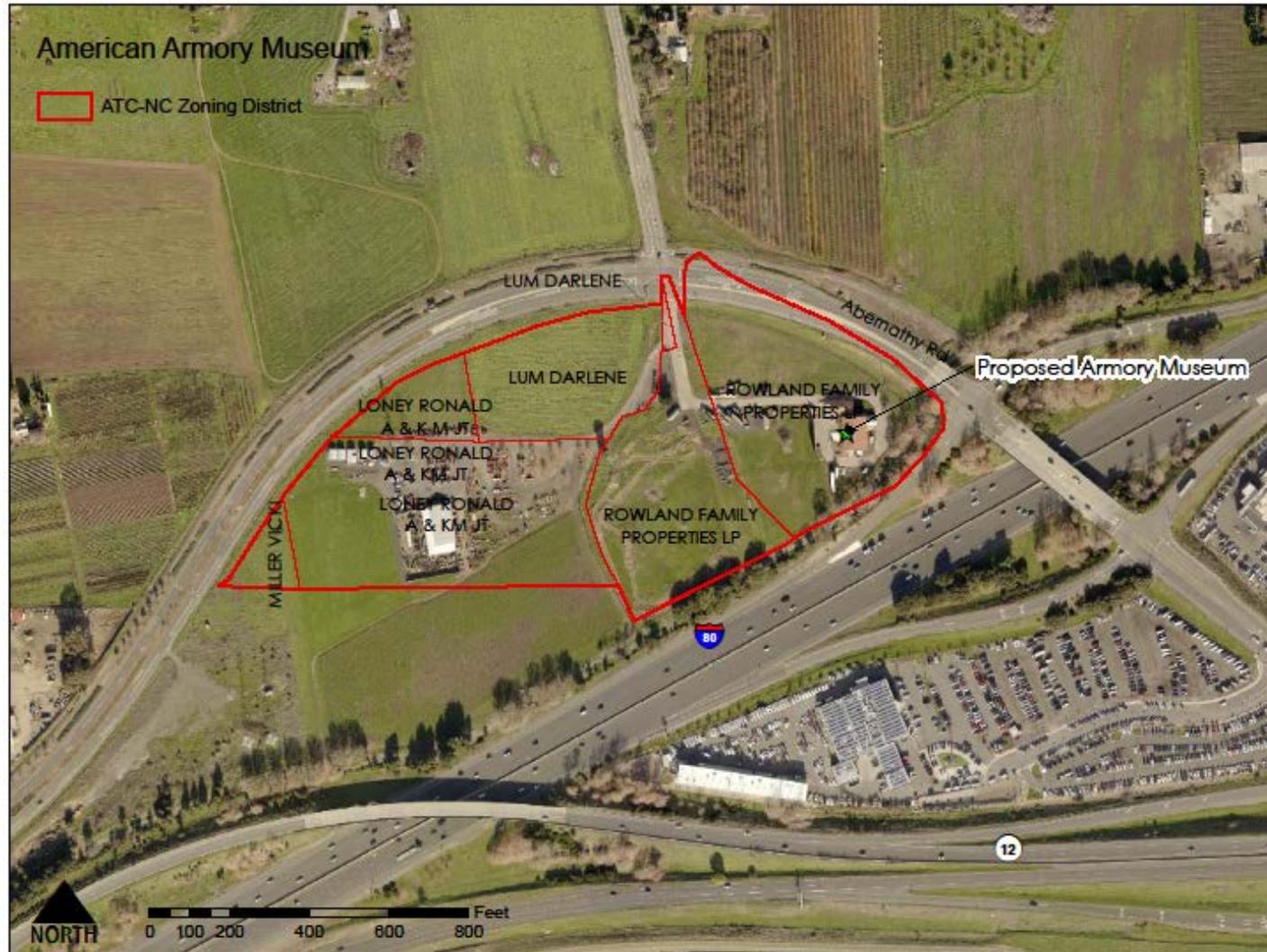


Vicinity Map



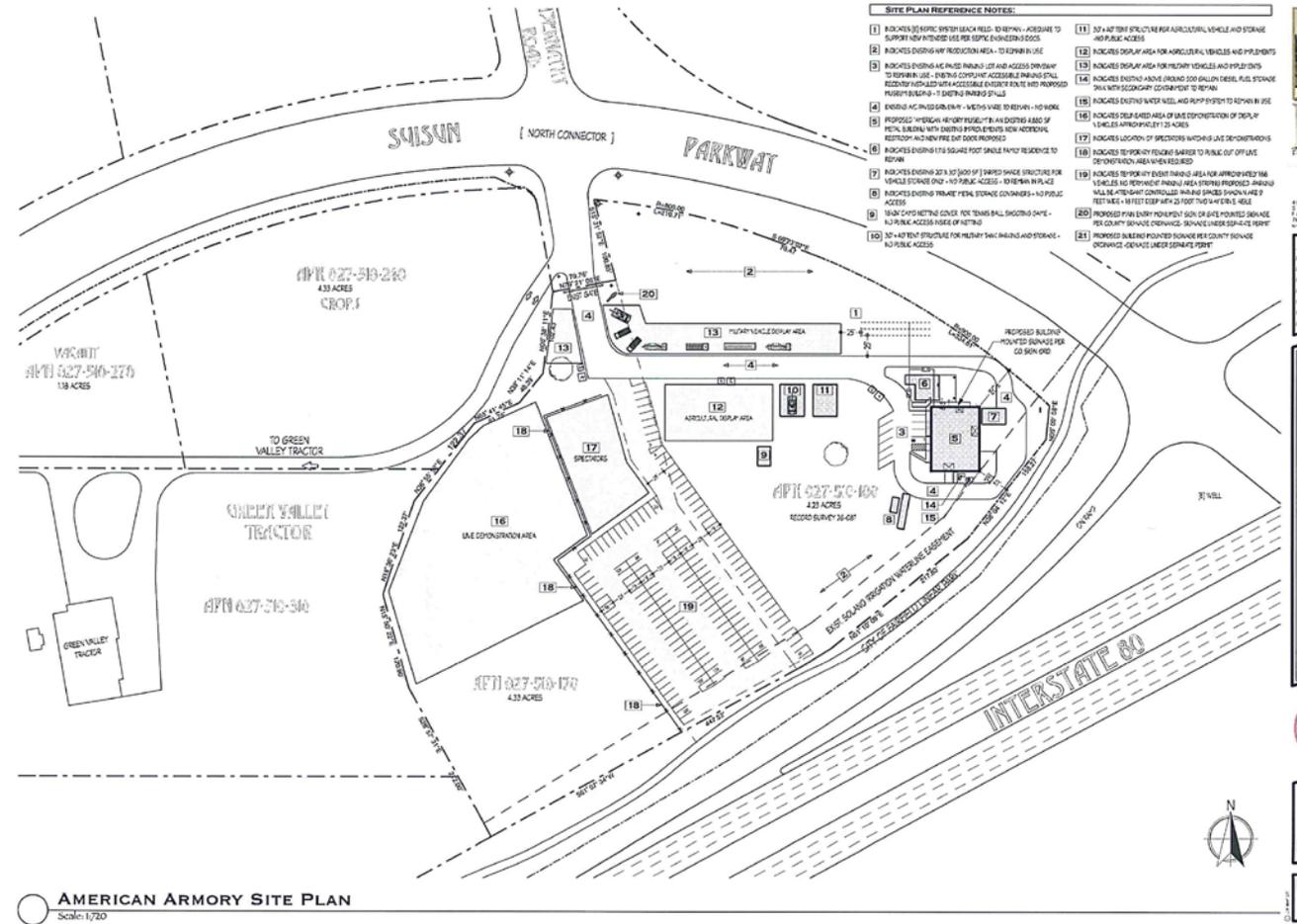


ATC-North Connector View





Site Plan





Planning Commission Review

- Zone Text Amendment considered concurrent with PC review of Use Permit (U-17-06) for the American Armory Museum
- Museum is not currently listed in ATC-NC allowed uses table
- PC unanimously approved use permit and recommended approval of the Zone Text Amendment
- No appeal was filed regarding the use permit approval
- Use Permit contingent on Board approval of Zone Text Amendment



Background on American Armory Museum (AAM)

- AAM nonprofit public benefit corporation with specific purpose of operating a museum
- Intends to educate visitors about US military and Solano County's agricultural history through stationary displays of military and historical agricultural vehicles and equipment
- AAM proposes several types of events according to Use Permit U-17-0-6 approved by Planning Commission:
 - Six public events per year with up to 200 persons per event,
 - One annual fundraiser event with up to 600 persons with "live vehicle demonstrations," and
 - Six third party events with up to 50 persons



Analysis

- ATC-NC zone district small in area
- Proposed text amendment does not apply to other seven Agriculture Tourist Centers
- Museum use can further tourism in Suisun Valley
- Museum type use is appropriate for the entry location into the Suisun Valley



Environmental Review (CEQA)

- Mitigated Negative Declaration was circulated and made available for public review and comment through December 19, 2018
- Comments received from Central Valley Regional Water Quality Control Board and Department of Water Resources
- Comments included in Conditions of Approval



Recommendation

1. Waive reading of the ordinance;
2. Conduct a public hearing to consider Zone Text Amendment No. ZT-17-02;
3. Adopt the Ordinance, Zone Text Amendment No. ZT-17-02, amending Chapter 28 of the Solano County Code by allowing a museum and library use in the ATC-NC zone district, APN's 0027-510-170, 180, 140, 240, 270, 310 and 340; and
4. Adopt the Mitigated Negative Declaration for the project.



General Plan

- Suisun Valley identified as special study area
- Main issues identified include; maintaining agricultural character, improving agricultural production and income, creation of agricultural tourist centers, and providing infrastructure to support proposed uses
- Establish neighborhood agricultural centers that expand agri-tourism in the valley SS.P-10
- Table LU-8 identifies desired uses in the Suisun Valley in the Agricultural Tourist Center



Suisun Valley Strategic Plan

- Strategic Plan includes a vision statement that values the Valley as a unique farming region and is a destination for tourists seeking world class wine, identifiable Suisun Valley farm products and a beautiful agricultural landscape...
- Provide concentrated locations for tourist serving uses and draw people into the Valley,
- Provides guidance on each of the eight Agricultural Tourist Centers (ATC) designated in the General Plan



ATC-North Connector

- One of eight Agricultural Tourist Centers located in the Suisun Valley
- Consists of 7 Assessors Parcels on 21 acres at the intersection of Abernathy and Suisun Parkway
- Properties contain a tractor sales and service operation, three acres of developed footprint where a winery operation existed, and currently used by AAM, and agricultural lands
- Represents a key entry to Suisun Valley from both I-80 and the City of Fairfield
- 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



View of Front Gate Area



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View of Residence and Museum Bldg



12/18/2018



View Looking at Front Gate and Suisun Parkway

