

## Consistency with Plans and Policies

### *Special Event Facility Defined:*

Solano County Code section 28-01 defines a Special Event Facility as a facility that is rented out to third parties for social gatherings or similar types of noncommercial events. Food preparation and limited overnight lodging facilities for event attendees may also be included. The facility can be solely dedicated to such use. Marketing or promotional events conducted by the operator, such as wine club events at a winery, are not considered special events per the definition. Special Event Facilities are further classified into small, medium and large facilities based on the number of people attending and the number of events held per year. The Use Permit under appeal before the Board's consideration is a medium sized special event facility since it proposes to have 150 or less people and hold 12 or fewer events per year.

### *General Plan and Zoning Consistency*

As conditioned in the Use Permit, the Project is consistent with both the Solano County General Plan and the Suisun Valley Strategic Plan. As described within the General Plan, Suisun Valley is intended to serve as a destination for visitors interested in local wine production and local produce and who wish to enjoy "a beautiful agricultural landscape with no fallow land." In order to accomplish this, the General Plan expanded the number and type of uses allowed in the Suisun Valley and directed the creation of two new land use designations: Agriculture-Suisun Valley and Neighborhood Agricultural/Tourist Center (ATC). Allowable uses within these designations are listed in Table LU-8 of the General Plan and include "Special Event Facilities (e.g. weddings)" for both designations.

The General Plan and Suisun Valley Strategic Plan both designate the subject property as Agriculture-Suisun Valley, or A-SV-20. Per Solano County Zoning Code section 28.23.11, the purpose of the Agriculture-Suisun Valley District is to maximize the viability of the family farm by allowing uses that support agriculture and excluding incompatible uses. Table 28-23A lists a variety of related retail and tourist orientated uses considered to be compatible with family farms in the A-SV-20 Zoning District and the type of land use permit required, including special event facilities and hosted vacation rentals. While some of uses being conducted on site are allowed by right within the zoning district, a use permit is required for the Special Events Facility and vacation rental, and when issued, the Project would be consistent with the provisions of the A-SV-20 Zoning District. The Project includes conditions of approval designed to ensure that impacts on the surrounding neighborhood are minimized.

The General Plan and Suisun Valley Strategic Plan also show a potential Morrison Lane ATC located along Suisun Valley Road between Morrison Creek and Morrison Lane.

**Table LU-8  
Desired Uses in the Suisun Valley Special Study Area**

Allowed Uses	Agriculture–Suisun Valley Region	Neighborhood Agricultural/Tourism Center
<b>Agricultural Land Uses</b>		
Crop production, including orchards and vineyards	▲	▲
Agricultural accessory structures	▲	▲
Agricultural processing facilities	▲	▲
Animal facilities and operations		
Grazing	▲	▲
Stable, private	▲	▲
Wind turbine generators, noncommercial (over 100 feet)	▲	
Storage/maintenance of agricultural equipment/supplies	▲	▲
<b>Tourism Uses</b>		
Roadside stands	▲	▲
Restaurant/café	#	▲
Bakery	#	▲
Winery and tasting facilities	#	▲
Local products store*		▲
Bed and breakfast (≤10 rooms)	#	▲
Hotel (≤30 rooms)		▲
Resort	●	
Gallery	#	▲
<b>Commercial and Service Uses</b>		
Agricultural trucking services and facilities		**
Service station		**
Nursery	▲	
Farm/ranch supply store		▲
Storage/sale of agricultural service products (fertilizer, fuel)	▲	▲
Custom farm services (e.g., hay baling)	▲	
Farm equipment fabrication and repair	▲	**
Farm equipment sales		**
<b>Residential Uses</b>		
Single-family dwelling (and accessory unit)	▲	▲
Agricultural employee housing	▲	▲
Farm labor housing (seasonal labor camp)	▲	
Home-based businesses	▲	▲
<b>Recreation, Education, and Public Assembly Uses</b>		
Agricultural education/demonstration farms	▲	
Special events facilities (e.g., weddings)	▲	▲
Public service facility	▲	▲

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**Table LU-8  
Desired Uses in the Suisun Valley Special Study Area**

Allowed Uses	Agriculture–Suisun Valley Region	Neighborhood Agricultural/ Tourism Center
<b>Other Uses</b>		
Cemetery	▲	
Signs—commercial and real estate	▲	▲

- ▲ Indicates use is allowed within land use designation
- \* Local products stores are defined as stores that sell food, beverages, textiles, and crafts that are grown, collected, or produced in the local area.
- \*\* Only allowed in the Neighborhood Agricultural Center located at the North Connector/Abernathy Road near Interstate 80.
- # Allowed as ancillary use to agriculture on same property.
- Subject to discretionary review.