Solano County
Airport Land Use Commission
675 Texas Street
Fairfield, California 94533
www.solanocounty.com

Planning Services Division **Steve Vancil**

Phone: (707) 784-6765 / Fax: (707) 784-4805 **Chairman**

DATE: February 9, 2012

MEMORANDUM:

To: Solano County Airport Land Use Commission

From: Jim Leland, Principal Planner

Subject: **ITEM 7: Action Item**: Design Review for the Nut Tree residential project (City of Vacaville)

Public Hearing to consider whether the Design Review application for the Nut Tree residential project is consistent with the approved Nut Tree Development Project Policy Plan. (City of Vacaville)

RECOMMENDATION

Adopt the recommended findings and determine that the Design Review application for the Nut Tree residential project is consistent with the City's approved Nut Tree Development Project Policy Plan (Policy Plan).

INTRODUCTION

The City of Vacaville has referred the design review application for the Nut Tree Development Project to the Commission for a determination that the project is consistent with the approved Policy Plan for the Nut Tree Ranch development.

ANALYSIS

Project Description

The project consists of 216 multi-family residential units on 12 acres of land located on Nut Tree Road (See Attachment B).The density for the project is 18 dwelling units per acre. The architectural plans include two story apartment buildings and a clubhouse.

Previous ALUC Action

A consistency determination for the Nut Tree Ranch Development Project Policy Plan was previously heard by the Airport Land Use Commission in 2010 (September 9 and October 5).

The Policy Plan included the 12 acre site for which is the subject of this design review application (See Figure 1 below).

Figure 1 : Approved Policy Plan Diagram

12 Acre Site >

The Policy Plan provided for limitations on the development, including a maximum density of 18 dwelling units per acre and a height restriction of two stories. Residential units could occur on a 12 acre site and a 3.4 acre site, allowing for a maximum of 270 dwelling units.

<u>Commission Action on the Consistency Determination for the Policy Plan.</u>

The Airport Land Use Commission did conduct two public hearings to consider the consistency determination. A considerable amount of public testimony occurred at each hearing. The Commission was not able to take a position on the consistency determination due to the lack of a 5-vote majority decision. As a result, by default, the Nut Tree Ranch Policy Plan was deemed consistent with the Nut Tree and Travis Airport Land Use Compatibility Plans, as provided for in the ALUC Policies and Procedures Manual.

Notwithstanding the prior history for this project, the Commission has now been asked to determine if the design review application is consistent with the City's Nut Tree Development Project Policy Plan (Figure 1 above). As can be seen from the architectural plans (Attachment B), the proposed design occupies the same 12 acre site. With 216 proposed units, it maintains a density of 18 dwelling units per acre, as required in the approved Policy Plan. The proposed structures are two stories in height, as set forth in the approved Policy Plan.

Conclusion

Based on the discussion above, the staff has determined that the design review application before the Commission complies with the density (18 du/ac) and height requirements (2 stories) set by the Policy Plan approved in 2010.

RECOMMENDATION

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission find as follows:

> **Determination:** That the Design Review for the Nut Tree residential project is consistent with the approved Nut Tree Ranch Development Project Policy Plan.

ATTACHMENTS

Exhibit A: Application (Attached)
Exhibit B: Architectural Plans (Attached)
Exhibit C (Policy Plan Overlay Site Plan (Attached)