

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, CA 94533
Tel 707.784.6765
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LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER:	FILING FEE:	
DATE FILED:	RECEIPT NUMBER:	
JURISDICTION:	RECEIVED BY:	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY: City of Vacaville		DATE: 4/5/2018
ADDRESS: 650 Merchant Street Vacaville, CA 95688		
E-MAIL ADDRESS: barton.brierley@cityofvacaville.com	DAYTIME PHONE: 707-449-5361	FAX: 707-449-5423
NAME OF PROPERTY OWNER: Vacaville S2 Investors, LLC		DATE: 4/10/2018
ADDRESS: 465 California Street, Ste. 330 San Francisco, CA 94104		DAYTIME PHONE:
NAME OF DOCUMENT PREPARER: Phillippi Engineering, Inc.		DATE: 4/10/2018
ADDRESS: 425 Merchant Street, Ste. 200 Vacaville, CA 95688	DAYTIME PHONE: 707-451-6556	FAX:
NAME OF PROJECT: The Farm at Alamo Creek		
PROJECT LOCATION: 138-010-030, 138-010-050 138-010-020, 138-010-010, 138-010-080		
STREET ADDRESS: North of Elmira Road, east of Leisure Town Road, South of Hawkins Road, west of PG&E		Vacaville, CA

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

The Farm at Alamo Creek Specific Plan proposes a residential and commercial project containing a variety of housing styles connected by trails and landscaped corridors. The project site is located on a 215.6-acre site generally bounded by Hawkins Road to the north, Elmira Road and the Brighton Landing Specific Plan project to the south, Leisure Town Road to the west, and agricultural land to the east (See Exhibit 1). The eastern 61.0-acre portion of the project site is currently designated as Urban Reserve under the City's General Plan and would not be graded or receive building permits until five years after the date the City's 2015 General Plan Update was adopted. The project site includes Assessor Parcels 138-010-010,020,030,050, and 080.

Key project features of The Farm at Alamo Creek include:

- 768 residential units (attached and detached);
- 7.6 acres of neighborhood commercial uses;
- 35.5 acres of open space and recreational amenities including parks, trails, a year-round pond, a private clubhouse and pool facility, and agriculture buffer;
- detention basin and other stormwater improvements; and
- pedestrian and bike trails to connect the various neighborhoods as well as the parks and other open space amenities.

The project will require the following discretionary approvals from the City of Vacaville along with other related development approvals.

- Approval of a Specific Plan
- General Plan Amendment
- Pre-zoning
- Development Agreement
- Tentative Map
- Planned Development

The project also requires Solano County Local Area Formation Commission approval of the annexation of the project site to the City of Vacaville and the detachment from several districts including the Solano Irrigation District (SID). In addition, other approvals from SID would be required.

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II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals): Standard emissions from construction and occupancy of residential, retail, and park uses.	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN: Travis Airport	COMPATIBILITY ZONE: Zone D (Other Airport Environs)
PERCENTAGE OF LAND COVERAGE: About 17%	MAXIMUM PERSONS PER ACRE: about 10
THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> JURISDICTION REFERRAL LETTER: <input checked="" type="checkbox"/> ENVIRONMENTAL DOCUMENTATION: <input checked="" type="checkbox"/> LOCATION MAP: <input type="checkbox"/> ASSESSOR'S PARCEL MAP, with subject property marked in red: <input type="checkbox"/> SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s): <input type="checkbox"/> ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) : <input type="checkbox"/> WIND TURBINE STUDY, including cumulative impact studies. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions. <input type="checkbox"/> SUPPLEMENTAL INFORMATION: <input type="checkbox"/> FEES: <input type="checkbox"/> ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD: 	
<div style="display: flex; justify-content: space-between;"> <div> APPLICANT SIGNATURE: x <u>Barton Brerley</u> </div> <div> DATE: <u>4/10/2018</u> </div> </div>	
DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, describe below:	

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