

CITY OF VACAVILLE

NUT TREE RANCH
POLICY PLAN



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
650 MERCHANT STREET
VACAVILLE, CA 95688
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Amended September 2008
Revised November 2010
Updated July 2013

HISTORY OF THE NUT TREE RANCH POLICY PLAN

Adopted:

October 1985

Amendments:

May 1986

- April 25, 1989 City Council Resolution No. 1989-S-3
Resolution adopting procedures for minor modification to approved plans/project processes.
- February 23, 1993 City Council Resolution No. 1993-27 (93-002)
Resolution amending the Nut Tree Ranch (PP 2-85), Nut Tree Business park (PP 2-80), and Allison Business Park (PP 1-80) Policy Plans related to the Nut Tree Planned Sign Program.
- October 24, 1995 City Council Resolution No. 1995-129
Resolution of the City Council of the City of Vacaville amending the Nut tree Ranch, Nut Tree Business Park, and Allison Business Park Policy Plans Regarding the Nut Tree Planned Sign Program.
- March 1998 City Council Resolution No. 1998-30 (File 98-022)
The amendment prohibits new food stores over 10,000 square feet on existing vacant sites until May 14, 2001. This is a policy affecting CG properties citywide.
- June 13, 2010 City Council Amendment No. 200-60
Resolution of the City Council of the City of Vacaville approving Nut Tree Ranch Policy Plan Amendment and Negative Declaration.
- July 2002 City Council Resolution No. 2002-90
Revisions to amend land uses for the Nut Tree Core Area and Freeway Frontage Area to include mixed use commercial, residential in the Residential Overlay (RO) zone, recreation, office and other uses and to revise the boundary of the Policy Plan area to include proposed golf course and park projects in the Centennial Park area, and to remove portions of the policy plan area owned by Solano County Airport and place them into the Airport Business Area Policy Plan.
- August 12, 2003 City Council Resolution No. 2003-109
Resolution approving Policy Plan amendment requests for sign regulations within the Nut Tree Ranch Policy Plan – directional signs in response to Freeway ramp modifications.

- September 2004 City Council Resolution No. 2004-90
Reaffirming the Nut Tree Development Project EIR and Mitigation Monitoring Plan and Approving the Planned Development and Policy Plan Amendment for the Nut Tree Development Project (affecting permitted uses, conditional uses, specialty retail, building height and landscaping).
- September 2008 City Council Resolution No. 2008-106
Reaffirming the Nut Tree Development Project EIR and Mitigation Monitoring Plan and Approving the Policy Plan Amendment for the Nut Tree Development Project (affecting permitted uses, conditional uses, specialty retail, building height and landscaping).
- November 2010 City Council Resolution No. 2010-111 (File No. 10-034)
Resolution of the City Council of the City of Vacaville adopting a mitigated negative declaration, and approving the Nut Tree Ranch Policy Plan Amendment and Nut Tree Master Plan Modification.
- November 2010 City Council Resolution No. 2010-112 (File No. 10-034)
Resolution of the City Council of the City of Vacaville, California authorizing execution by the Vacaville redevelopment agency of specified agreements related to the Nut Tree amended and restated disposition and development agreement and stadium property exchange agreement and making required statutory findings.

Administrative Changes and Corrections:

Updated July 2007 to reflect changes of 2004.

Updated July 2013 to reflect 2010 edits, and former Redevelopment Agency successor identification, and formatting.

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I. INTRODUCTION

This Policy Plan serves as the guideline for master planning the development and use of the Nut Tree Ranch area by establishing the zoning and land use standards. The project area occupies approximately 560+ acres, and is located adjacent to East Monte Vista Avenue and the Interstate I-80 and I-505 Freeways which comprise its southeastern boundary. The area is bordered on the west by the Browns Valley and Markham areas. The north and east boundaries of the Policy Plan area are shared with the Nut Tree Airport and the Vacaville-Golden Hills Commerce Park. See Figure 1, Location Map (Revised Exhibit, Figure 1).

The Planning Area is broken into nine sub-areas that are shown in Figures 1 & 2A.

Area A, the Nut Tree Core Area (divided into five sub-areas, A(1) – A(5), (see Figure 2A) includes approximately 96 acres and is located at the center of the Policy Plan. This land use area is bounded by East Monte Vista Avenue, Nut Tree Airport, the Putah South Canal, and Pine Tree Creek. The planned realignment of East Monte Vista Avenue bisects the southern portion of the site. The former Nut Tree Multi-purpose Stadium is located in the northeast corner of this site on approximately 18.3 acres of land.

Area B, General Commercial Area is comprised of about 20 acres. This property is situated in the northeastern portion of the policy plan area and is bounded on the north by Pine Tree Creek, on the south by Interstates I-80 and I-505, on the east by Nut Tree Airport, and on the west by the Nut Tree Road over-crossing. This area contains an existing home improvements retail store.

Area C, Freeway Frontage Area, includes almost 10+ acres of property. This area is located between the realigned E. Monte Vista Avenue and Interstate I-80, westerly of the Nut Tree Road over-crossing.

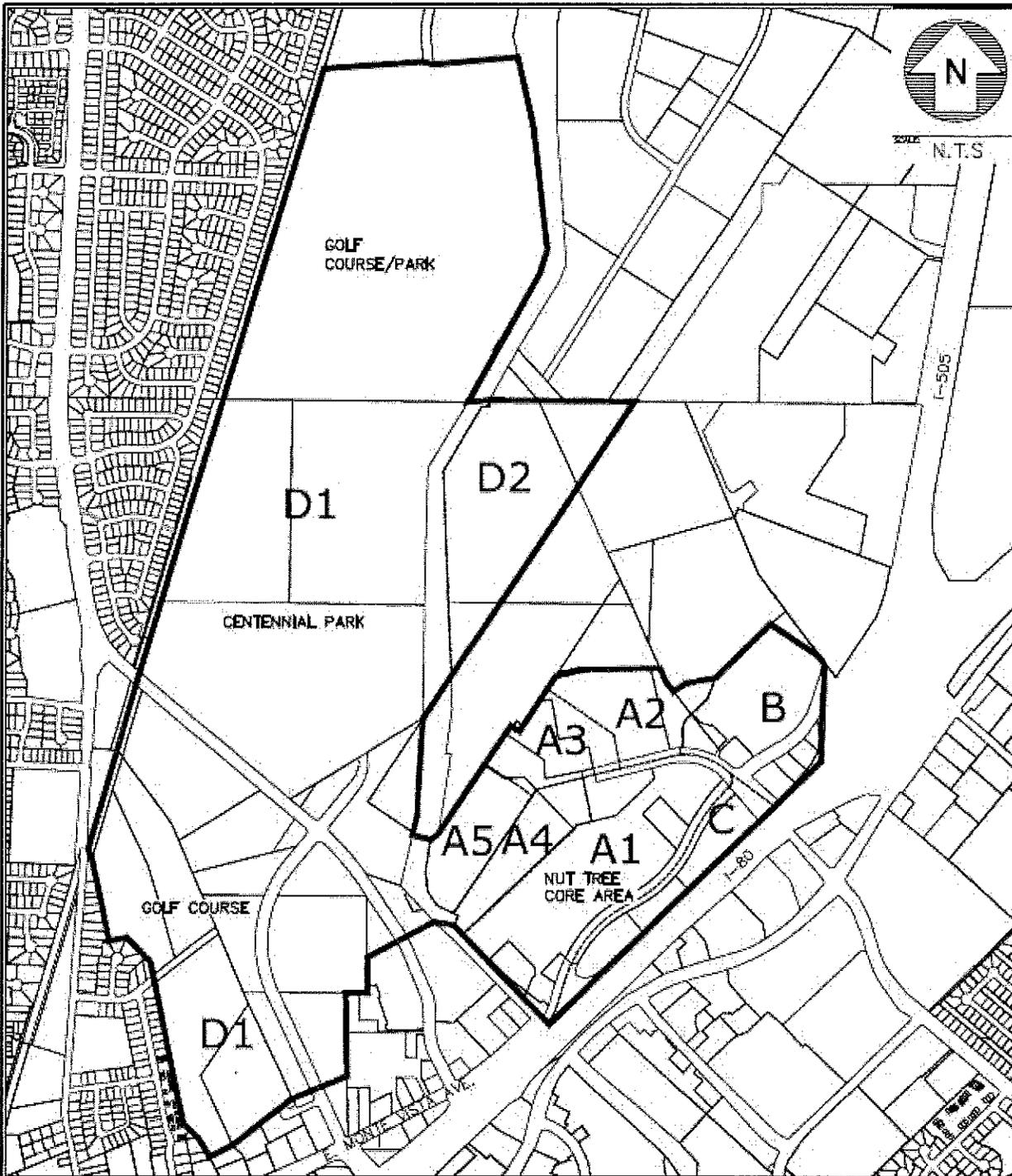
Area D, Golf Course and Park Area, includes approximately 440 acres of property. This area is located north and west of the Nut Tree Core Area, on both sides of the Putah South Canal and on both sides of Brown's Valley Parkway and Allison Parkway. This area is divided into two sub-areas (D1 and D2).

II. PURPOSE

The Policy Plan, as described in Chapter 14.09.112 (Specific Plans and Policy Plans) of the Land Use and Development Code, establishes land use regulations, site development standards and performance standards to guide development and encourage master planning of a specific area. In addition, the Policy Plan outlines a planned approach to the phasing and infrastructure necessary to ensure orderly development of the area. Policy Plans are intended to permit some flexibility in establishing development standards, and if applicable, an appropriate mix of land uses while at the same time recognizing the reality of environmental constraints. Development standards as outlined in the Policy Plan are expected to meet or exceed those of the various zoning districts. The Policy Plan also allows for the administrative approval of individual site developments following City Council approval of the Plan itself.

Code references are to existing Land Use and Development Code provisions. As the code is updated, these references will be superseded by new numbers. Projects will be governed by the Code provisions in place at the time of application.

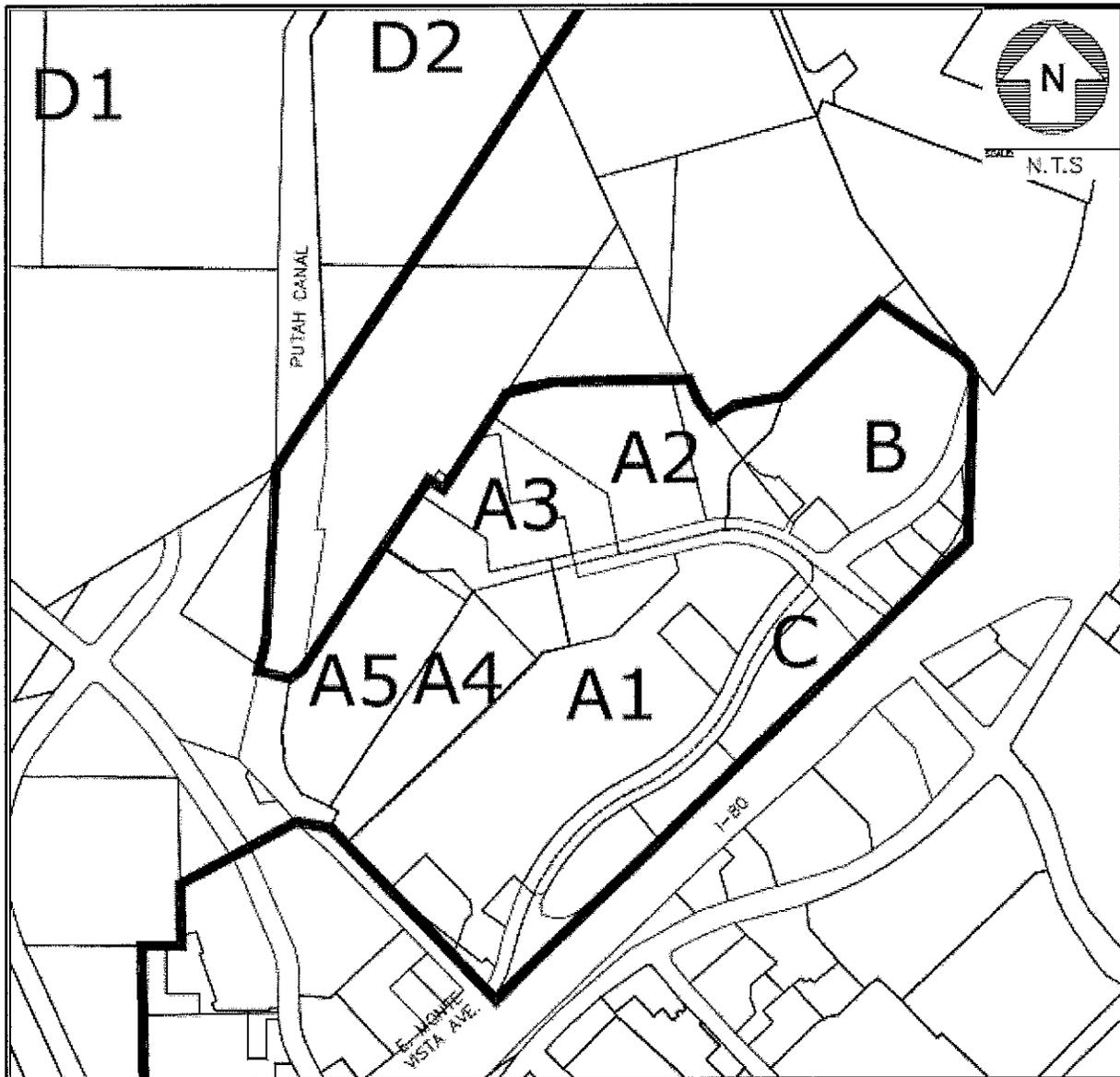
FIGURE 1 NUT TREE RANCH POLICY PLAN AREA



 <p>VACAVILLE</p>	<p>THE CITY OF VACAVILLE COMMUNITY DEVELOPMENT DEPARTMENT</p>
	<p>PROJ: NUT TREE RANCH POLICY PLAN</p>
	<p>DATE: 07-16-09</p>
	<p>FILE:</p>

FIGURE 1
NUT TREE RANCH
POLICY PLAN AREA

FIGURE 2 CORE AREA LAND USE MAP



- AREA A: Nut Tree
- A(1) - Nut Tree (Core Retail)
- A(2) - Nut Tree Conference Center Hotel/Flag Lot Area/Retail/Residential/Mixed/Other
- A(3) - Flex-Space/Fitness Center/Retail/Other
- A(4) - Nut Tree Residential Area
- A(5) - Nut Tree Office / Flex-Space
- Area B: General Commercial
- Area C: Freeway Frontage Area
- Area D: Golf Courses / City Park



THE CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PROJ: NUT TREE RANCH POLICY PLAN
 DATE: 07-16-08
 FILE:

FIGURE 2A
 NUT TREE RANCH POLICY PLAN
 CORE AREA LAND USE MAP

III. PLAN GOALS AND POLICIES

The Nut Tree Ranch Area has a rich history and is regarded as a special place in the City of Vacaville. The property has unique opportunities and requires careful planning to insure higher quality development, compatibility with surrounding land uses, and recognition of historic aspects of the property's use as the "Nut Tree". The Policy Plan area also has access and visibility from East Monte Vista Avenue, I-80, Nut Tree Road, and the Nut Tree Airport, which necessitate appropriate integration of architectural, landscape and design elements and appropriate landscape treatment as outlined in the City Gateways Plan.

Special consideration shall be given to the requirements and opportunities presented by the heritage of the Nut Tree Ranch. Development of the area should a.) respect the unique quality of the area, and b) promote economic growth for the City of Vacaville by providing an environment conducive to entertainment, specialty retail, and regional commercial users.

Development of the Nut Tree Ranch Policy Plan area shall be based on the following goals and policies;

- A. The area plan, particularly the land use policy, is based on the following general policies.
- B. The area shall be designed to be an integral part and complimentary to the rest of the City of Vacaville, California.
- C. Uses shall be complimentary to and create the proper environment for this area of Vacaville.
- D. Plans and implementation shall ensure sustained, higher quality development, but such development shall not be a burden to the rest of the City.
- E. Development of the property shall be consistent with and implement relevant land use criteria such as the City transportation and noise elements and other applicable planning documents.
- F. Site planning, building design, and construction should consider all feasible energy conservation techniques.
- G. Business, Specialty Retail, Office, Flex-Space, Hotel, Residential and Recreational development in a unique, mixed-use setting shall be encouraged, with access from Interstate Highways 80 and 505, and the Nut Tree Airport.
- H. The design characteristics of the business, mixed-use and public attraction area, including architecture and landscape architecture, shall be developed with high design standards which will provide a visual amenity to the area and to Vacaville and that will be reminiscent of the character of the Nut Tree grounds.
- I. The project development will be designed to make use of the existing Nut Tree Airport for private and business use.
- J. Development of the property shall be compatible with the Nut Tree Airport. Certain height limits, clear space easements and aviation easements are techniques to protect the continued use of the airport. For detailed specifics on the Airport restrictions refer to the

Solano County Nut Tree Airport Master Plan and City of Vacaville Land Use and Development Code (Chapter 14.09.134).

- K. Development policies, which reduce auto dependency, should be encouraged through the planned land use program, including phasing of development to ensure mixed-use characteristics.

BASIC PRINCIPLES

The following principles are the general basis for the specific criteria, which follow for the planning area. The principles stem from the policies of the General Plan.

- A. Access to the project will be from East Monte Vista Avenue and from the extension of Nut Tree Road into the Nut Tree Core Area. Access to the golf course and park areas will be from Allison Parkway and Brown's Valley Parkway. There shall be no extension of Allison Parkway through the golf course and city park area however, existing/planned water and sewer lines shall remain in this location and all necessary provision for maintenance and access provided. Internal circulation will be provided on public or private streets.
- B. Driveway access from individual sites with frontage on East Monte Vista Avenue will be limited as far as practical, subject to the findings for each phase of project approval (e.g. Planned Development requests).
- C. Special criteria for setback, landscape, and design is necessary adjacent to East Monte Vista Avenue, Nut Tree Road, and the County Airport Road in order to implement the City's Gateway Plan and to identify the unique status that the historic Nut Tree use plays in the City's identity. Street design standards within the Nut Tree Core Area are intended to promote pedestrian use of the street. Also, the special criteria are to be utilized around the Nut Tree Airport facilities in order to ensure a compatible and safe interface between the airport and surrounding uses.
- D. Development of the public or private interior streets should be coordinated with anticipated traffic flows on the Nut Tree Road, East Monte Vista Avenue and County Airport Road rights of way to ensure adequate site access, pedestrian and bicycle facilities, safe intersection design, and safe traffic speeds that are compatible with the adjacent land uses.
- E. Special criteria for landscape and design are necessary adjacent to Interstate 80 to maintain a special Nut Tree identity, to implement the City Gateways Plan, and to plan for proper sight distance at street intersections. Also special criteria are to be utilized around the Nut Tree Airport facilities.
- F. Maintenance of landscape improvements installed in the public rights-of-way will be the responsibility of the private landowner adjoining the public right of way, or of a special maintenance or Assessment district to be established on this property for this purpose. This district shall assess property owners for their share of the maintenance costs.
- G. The Nut Tree Airport on the northwest side of the Plan Area shall be preserved for general aviation and expansion thereto which will not jeopardize the safety and well being of the people and lands. Special provisions to ensure that the Nut Tree Airport is protected from land use encroachment will be established and maintained within this Policy Plan.

- H. Sequence of development shall normally coincide with the progression of utility availability. Exception to this principle would apply to single, large sites where the extension of utilities is a condition of approval.
- I. In general, extension of the utility/street system on public rights-of-way is expected to be an assessment district proceeding utilizing Mello-Roos, the Municipal Improvements Act of 1913 and the Improvement Bond Act of 1915, or other public financing mechanism.
- J. A gateway concept for East Monte Vista Avenue and the I-80 and I-505 interchanges should be developed and the necessary intergovernmental coordination undertaken to implement the required improvements.
- K. Existing water, sewer, gas and electrical systems will be used where possible. However, new facilities will be needed in all the new streets throughout the area.
- L. Drainage will be to Pine Tree Creek and to the storm drain collection system installed as part of the public improvements for the project.
- M. Internal street circulation will be provided on public streets, private roadways, or driveways. (Figure 3, 10).
- N. As sub areas develop within the project area, overhead electrical service will be moved underground or eliminated.
- O. It is anticipated that, prior to the occupancy of Nut Tree Village Area, that the Nut Tree overcrossing will be widened with two lanes added parallel to the existing structure.
- P. The construction of the mixed-use A1, A4, A5 and C will occur in phases. The phases shall include a mixture of retail, residential, office, and flex-space within each phase to ensure the development of a mixed-use project as provided in the Amendment to the Development Agreement and the Amended and Restated Disposition and Development Agreement. An exception to this general principle would permit the development of the full-service hotel as a stand-alone project component within A3 and a health club, retail, office, and flex-space within A2.
- Q. Nut Tree Village Area development shall include a "public attraction area". This feature is intended to re-create the regional roadside attraction character of the historic Nut Tree center and will incorporate features from the original Nut Tree use as identified through the Planned Development and Design Review process. The public attraction area is to be open to the public but privately owned.
- R. The golf courses are anticipated to fit primarily within the Centennial Park master plan area, the County-owned land west of the Nut Tree Airport, and potentially on the Agency owned 38 acres north of the airport runway. The golf courses would preferably extend into the Nut Tree Core Area to connect the full service hotel to the golf courses.
- S. The golf courses may be developed separately or together, and may involve the relocation of the existing soccer field complex within the Policy Plan area. Other Centennial Park program facilities would either be accommodated within the Policy Plan area or in other City park facilities as feasible. Golf course, park, and public utility designs are to be compatible with nearby existing residential areas west of the Policy Plan boundary.

IV. LAND USES BY AREA

BASIS FOR APPLICATION OF THE POLICY PLAN

The special provisions of the Policy Plan are necessary in order to: (1) properly implement the General Plan which designates the Nut Tree Core Area portion of the land as highway commercial, and specifically calls for the inclusion of the area in a policy plan; (2) address environmental constraints; and (3) provide logical phasing of public improvements. Use of the Policy Plan, setting forth uses, development criteria, and design factors, will ensure that all objectives are considered.

A. Land Use by Area

General Purpose

The purpose of the Policy Plan is to guide development of the Nut Tree Core, Freeway Frontage, and General Commercial Areas in a way that respects its rich heritage as a gathering place and creates opportunities for unique commercial, recreational and mixed-use development that would not occur elsewhere in the City. The principal uses of the property would be destination entertainment/specialty retail, hotels, golf courses, residential (including mixed-use retail/office/residential structures), corporate offices or office campus, and service and retail uses that are regional in nature. There are four separate land use areas within the Nut Tree Ranch Policy Plan. The boundaries of the areas, as described below and shown on the map are intended to be precisely determined through City approval of right-of-way for future streets.

- Area A: Nut Tree Core Area. (96 acres). This land use area includes the Nut Tree Village area and the former stadium site. This area is zoned commercial (CG) with a residential overlay (RO) allowing up to 580 dwelling units on a 62 acre portion of Area A, subject to the development standards of the Policy Plan.

Area A 1: This land use area is identified as the Nut Tree Village Area. Broad categories of uses that would be allowed in the area include: destination entertainment, public attraction and plaza areas, special event center/community function, restaurants, specialty retail, offices, and residential uses in mixed-use projects combined with commercial or office uses. Specifically, anticipated land uses for this area would include:

- 298,000 square feet of High-end Lifestyle and Attraction Retail specialty retail and restaurant uses, intending to recapture the area's character as the "Nut Tree".
- 25,000 square feet of proposed High-end Lifestyle and Attraction Retail specialty retail uses (on the former Business Hotel site, 1.95 gross acres)
- 20,000 square feet of proposed High-end Lifestyle and Attraction Retail specialty retail uses (on the southwest corner of the Residential Parcel, 1.51 gross acres)
- 40,650 square feet of office (2nd story of Bldgs N & O).
- 15,100 square feet of proposed restaurant (R1 & R2).
- Restaurants shall be a combination of full service (quality dining) and casual service restaurants that serve quality food and drink. The entertainment and public attraction uses would be expected to be regional, destination-oriented uses of high quality design. "Big box" retail, fast food restaurants and most strip commercial uses are prohibited in the Nut Tree Core Area.

- Public attraction areas that incorporate the Nut Tree train, ice cream stand, a carousel and other similar features collected or reproduced from the Nut Tree's past, in landscaped grounds within this core area.
- An existing 3.49 gross acre public attraction area (formerly Family Park) converted into two parts:
 - An approximate 3.21 gross acre parcel that would accommodate(a) an event center/community function that would allow a variety of private and public events including but not limited to: in/outdoor events, weddings, including Harbison House and events, and may be converted to small retail, office or similar uses if no longer leased as event center/community function (b) a pedestrian pathway to Nut Tree Road, (c) a parking lot area and (d) train; and
 - An approximate 0.28 gross acre parcel for extension of Nut Tree Road as either a private road shall be included in A(4).
- An existing 1.78 gross acre plaza/park with Nut Tree train and other features Golf course and City Park areas may extend into this area to connect the core area to golf course facilities and City Park on the western side of the Putah South Canal.

Area A 2: This land use area is identified as the Nut Tree Conference Center Hotel / Flag Lot Area / Retail / Residential / Office / Flex-space / Mixed / Other –approximately 13.55 Gross Acre (10.08 Net Gross Acre 3.47Gross Acres for Drainage Easement). Broad categories of uses that would be allowed in the area include: hotel with conference center, entertainment, retail, offices, and residential uses in either stand-alone multi-family projects or in mixed-use projects combined with commercial or office uses,

- Minimum 200-room, full-service conference center hotel, with an approximately 30,000 gross square foot conference center to accommodate for a large meeting room to accommodate for a 1,000 person seat down event, restaurant and recreation/fitness center with spa, pool, tennis and related uses.
- The conference center design may be comprised of standard construction methods, modular construction methods, engineered tent structure technology or any combination of these elements such that the final design is complementary to the surrounding uses and visually appealing, and subject to design review approval.
- Alternatively could be developed with approximately 131,000 square feet (10.0 net gross acres @ 0.3 FAR) of office, flex-space and retail uses.
- Residential units on "Flag Lot" portion of this area, developed under the City's Residential Overlay (RO) standards at a maximum density of 18 units/acre as specified by the existing Policy Plan requirements for the "flag-lot" portion of this area. These residential building types may include stand-alone high density residential blocks, multi-story live/work units, and residential units constructed in mixed-use commercial or office structures. This RO district is intended only for areas located within ALUCP Zone E within this land use area.
- All buildings and uses are subject to height limit and density restrictions as determined by the Nut Tree Airport Land Use Compatibility Plan.

Area A3: This land use area is identified as the Office / Flex-Space / Fitness Center / Retail / Other-Total 11.41+ gross acres).

- 11.41 gross acres @ 0.3 FAR = 149,105 square feet of office, flex-space, and retail uses.
- Flex-space buildings are subject to Design review approval. However, flex-space tenants are subject to a Conditional Use Permit approval.
- Alternatively site would be developed with a 50,000 square foot Fitness Center and 71,200 square feet of office, flex-space, and retail uses.
- An additional land use category allowing for conditional use by outdoor sales and display of products identified and associated with the business use and has been ordered shipped, assembled, repaired, manufactured, marketed and sold by the business, such as, but not limited to, Statuary, Outdoor Furniture, Pottery, Fountains, Spas, Garden Tools and Equipment, Boat and Water activity, Rough Terrain Vehicles and All Terrain Vehicles.
- All buildings are subject to height limit restrictions as determined by the Nut Tree Airport ALUCP and may include limitations on second-story space, subject to a determination of consistency with the ALUCP.
- The majority of parking shall be in the front when appropriate unless site restrictions, such as the airport height restrictions, make it infeasible to place the parking in the front of the building.
- A portion of the site is located within ALUCP Compatibility Zone C which has people-per-acre limitations (both inside and outside of buildings. Proposed uses shall comply with these standards.

Area A 4: This land use area is identified as the Nut Tree Residential / (Total +/- 12.00 gross acres).

- An approximate 0.06 gross acres for Solano Irrigation District's (SID) non potable water facility.
- Approximately 12 acres @ 18 units/acre = 216 units.
- Attached residential housing shall be allowed within certain portions of the site falling within ALUCP Zone E. Residential uses may include apartments, townhouses, or condominium units, with no detached single family units permitted. As required by the Nut Tree Ranch Policy Plan, this residential development shall be subject to its own Planned Development Permit. Residential density may be up to a maximum of 18 dwelling units per acre for each acre developed in residential uses.
- Golf Course and City Park areas may extend into this area to connect the Nut Tree Core Area to golf course and city park facilities on the western side of the Putah South Canal.

Area A 5 – Nut Tree Office / Flex-Space / (Total +/- 10.76 Gross Acres)

- 10.76 gross acres± or approximately 87,800 square feet of building floor area for professional office uses.

- All buildings are subject to height limit restrictions as determined by the Nut Tree Airport ALUCP and may include limitations on second-story space, subject to a determination of consistency with the ALUCP.
- The entire site is located within ALUCP Compatibility Zone C which has people per acre limitations (both inside and outside of buildings). Proposed uses will need to comply with these standards.
- Golf course/City Park areas may extend into this area to connect the Nut Tree Core Area to golf course/city park facilities on the western side of the Putah South Canal.

Area B: General Commercial Area (20 gross acres). This area is limited to regional retail, restaurants and hotel/motel facilities. Up to 25 percent of the retail businesses may be local serving, but the remainder of the acreage in the area must accommodate regional uses. One drive-in business (including fast food restaurants) and one service station are permitted in Area B. Alternatively, two service stations or two drive-in businesses are allowed. Design standards developed for this area shall incorporate landscaping, setback, architectural, signage and other applicable requirements set forth in the City's Gateway Plan.

- An existing approximately 154,000 square foot home improvement store on 14.77 gross acres (F.A.R. = 0.24) ;
- Up to 9,400 square feet of retail/restaurant uses on an 0.96 gross acre site adjoining Nut Tree Road (F.A.R. = 0.22);
- Up to 15,980 square feet of retail/restaurant uses on a 1.63 gross acre site adjoining Nut Tree Road (F.A.R.= 0.23);
- Up to 31,760 square feet of retail/restaurant uses on a 3.24 gross acre site located between I-80 & E. Monte Vista Avenue, including two drive-in food businesses (F.A.R.= 0.23).

Area C: Highway Frontage Area (9.73 + gross acres). This area is located between the realigned East Monte Vista Avenue and I-80, westerly of the Nut Tree Road overcrossing. Principal uses would be restaurants, both full-service and casual service, some financial and optometry offices, and some specialty retail, along with a landscaped setback area intended to establish a landscaped identity, and provide for visibility through to the Nut Tree Village area. Design standards developed for this area shall provide for destination-oriented uses of high quality design which contribute to regional draw of the project. Design standards shall incorporate landscaping, setback, 4-sided architectural, signage and other applicable requirements established in the City's Gateway Plan and through the Planned Development process for a landscape theme for the project frontage.

- Approximately 59,500 square feet of retail, office and restaurant space on 8.42 gross acres (F.A.R. =0.16). Buildings will be strategically distributed as to not block the view corridors into Area A-1 using open landscaping/plaza/fountain areas, subject to approval of land use entitlements by Planning Commission and City Council).
- 1.29 acre Relocated Vineyard parcel with potential for open space area with ability to develop as 9,600 square feet of retail or restaurant space or similar use (F.A.R. = 0.18).

Area D: Golf Course and City Park Area:

Area D1: (400+ acres). This area extends from Browns Valley Parkway and Allison Parkway, north to the terminus of Allison Parkway within the Vacaville-Golden Hills Commerce Park, west of the Putah South Canal. Principal uses for Area D1 will be golf courses, golf practice ranges, golf course related structures such as clubhouse facilities and maintenance buildings, City park facilities, such as athletic fields, trails, parking lots, recreation buildings, and other facilities established through the park planning process. Design standards within this land use area shall accommodate the required design limitation for placement of structures and/or landscape features to avoid impacts on the operation of the Nut tree Airport, including referral to the ALUC as determined for the overall land use plan. Design standards for this land use area shall also incorporate features to avoid impacts from the proposed uses on to the adjacent residential areas to the west (i.e. noise, light/glare, etc.).

Area D2: (38+ acres): This area is comprised of approximately 38 acres of land north of the airport runway and east of the Putah South Canal. This area retains the existing Industrial Park (IP) zoning but permits the development of the golf course/city park area as identified for the overall intent of Area D.

Land Uses for Area A: Nut Tree Core Area

Refer to Figure 2B for specific location of buildings in Area A1 referenced in the Permitted Uses and Conditional Uses sections below.

1. Permitted Uses - The following uses are permitted uses in Area A:
 - a. Accessory uses and structures to a permitted use;
 - b. Amusement arcades, accessory;
 - c. Banks & Credit Unions:
 - Limited to two (2) businesses not to exceed 8,000 sq. ft. in total area;
 - Stand-alone ATM banking devices not located at the bank or credit union locations shall not be limited;
 - Only Permitted in Buildings K, L, M and R-3;
 - d. Bars and lounges subject to the Tenant Application Process only as an accessory use to a hotel or full-service restaurant use;
 - e. Service Retail Uses as follows:
 - 1) Children's Learning Centers:
 - Limited to one (1) business not to exceed 3,200 sq. ft. in total area;
 - Subject to the Tenant Application Process
 - 2) Health & Beauty Services:
 - Limited to 15,000 sq. ft. in total area;
 - Tenants must have a minimum of 15% retail presence which must be viewable from the windows;
 - All massage therapists or masseuses shall be licensed professionals;
 - Only Permitted in Buildings K, L, M, N, & O;
 - Subject to the Tenant Application Process
 - f. Hotels (full service only), including conference centers;
 - g. Libraries and museums;
 - h. Optometry Services:
 - Limited to one (1) tenant space not to exceed a maximum of 2,000 sq. ft. in area;
 - Tenants shall have a retail presence visible from the windows;
 - Subject to the Tenant Application Process
 - i. Professional and administrative office space;
 - j. Post offices;
 - k. Specialty retail stores with an individual tenant space of no more than 20,000 square feet provided that the principal entrance and signage is facing a pedestrian walkway or plaza, including interior urban streets as determined by a Design Review or other planning review;
 - Subject to the Tenant Application Process
 - l. Fitness Center
 - m. Flex-Space (spec buildings, with no specific tenants identified)

2. Conditional Uses - The following conditional uses may be allowed in Area A upon the granting of a conditional use permit, in accordance with the provisions of Chapter 14.09.110 of the Vacaville Land Use and Development Code:
 - a. Accessory uses and structures to a conditional use;
 - Adult Secondary Educational Facilities;
 - Limited to one (1) tenant space on the second floor of either Building N or O, not to exceed a maximum of 35,000 sq. ft. in total area;
 - If the tenant space is greater than 10,000 sq. ft. in total area, then the tenant shall be permitted a first floor lobby/admissions area not to exceed 10% of the second story business floor area, or 1,000 sq. ft., whichever is less;
 - Primarily weekday operations, Monday through Friday (weeknight operations allowed, some limited morning classes on Saturdays may be approved through the Conditional Use Permit review process;
 - Parking requirements shall be evaluated through the Conditional Use Permit review process;
 - Subject to the Tenant Application Process
 - b. Amusement arcades;
 - c. Bars and lounges
 - d. Day care centers when accessory to a permitted or conditionally permitted use
 - Subject to the Tenant Application Process
 - e. The reconstruction of non-conforming residential structures and the reestablishment of non-conforming residential uses, in accordance with the provisions of Chapter 14.09.135, Non-Conforming Uses and Structures, of this division;
 - f. Outdoor commercial recreation provided such uses are a minimum of 1,000 feet from I-80 right-of-way;
 - g. Medical Office;
 - Limited to the second floor area of Buildings N & O;
 - Limited to weekday business hours of operation, no week nights or weekends shall be permitted;
 - Subject to the Tenant Application Process
 - h. Restaurants, full-service (quality dining) and (fine dining);
 - Subject to the Tenant Application Process
 - i. Restaurants, causal service;
 - Subject to the Tenant Application Process
 - j. Specialty retail stores with individual tenant space more than 20,000 square feet, but not greater than 50,000 square feet, and provided that the principal entrance and signage is facing a pedestrian walkway or plaza, as determined by a Design Review or other planning application;
 - Subject to the Tenant Application Process
 - k. Recreation centers and facilities and public attraction areas designed to re-create the Nut Tree outdoor uses, as envisioned in project agreements;
 - l. Parks and playgrounds;
 - m. Public buildings;
 - n. Temporary commercial uses and events; and
 - o. Theaters and meeting halls, but excluding movie theaters;

- p. Residential uses, including mixed-use residential/non-residential buildings, in conformance with the procedures and standards of the Residential Overlay (RO) Zone District.
- q. Aviation related uses determined consistent with the Nut Tree Airport Land Use Compatibility Plan.
- r. Event Center and functions
- s. Flex-Space (specific tenants)

Land Uses for Area B: General Commercial

1. Permitted Uses - The following uses are permitted uses in Area B:
 - a. All uses allowed as a permitted use in Area A.
 - b. Building Material and Supply Store provided a maximum of one such use is allowed.
 - c. Other regional retail uses.

2. Conditional Uses - The following conditional uses may be allowed in Area B upon the granting of a conditional use permit, in accordance with the provisions of Chapter 14.09.110 of the Vacaville Land Use and Development Code:
 - a. All uses that may be allowed as a conditionally permitted use in Area A upon the granting of a conditional use permit, in accordance with the provisions of Chapter 14.09.110 of the Vacaville Land Use and Development Code.
 - b. Retail and General Merchandise Stores provided that not more than 25% of the acreage in Area B is developed as local serving retail and services uses
 - c. Drive-in businesses or automobile service stations, provided that a maximum of one drive-in business and one automobile service station or two of either type of use is allowed;
 - d. Hotel or motel.
 - e. Restaurant, sit down only.

Land Uses for Area C: Freeway Frontage Area

Refer to Figure 2B for specific location of buildings referenced in the Permitted Uses and Conditional Uses sections below.

1. Permitted Uses - The following uses are permitted uses in Area C:
 - a. Office, Professional and Administrative, including banks and similar financial institutions;
 - Subject to the Tenant Application Process
 - b. Specialty retail stores with an individual tenant space of no more than 20,000 square feet, provided that the principal entrance and signage is facing a pedestrian walkway or plaza;
 - Subject to the Tenant Application Process
 - c. Optometry Services:
 - Limited to one (1) tenant space not to exceed a maximum of 2,000 sq. ft. in area;
 - Tenants shall have a retail presence visible from the windows;

- Subject to the Tenant Application Process
2. Conditional Uses - The following conditional uses may be allowed in Area C upon the granting of a conditional use permit, in accordance with the provisions of Chapter 14.09.110 of the Vacaville Land Use and Development Code:
 - a. Restaurant, full-service (fine dining) reserved for either building pad DD or EE of Master Plan
 - Subject to the Tenant Application Process
 - b. Restaurant, full-service (quality dining)
 - Subject to the Tenant Application Process
 - c. Restaurants, casual-service:
 - The combined total square footage of all tenant spaces shall not exceed 15,300 square feet.
 - Subject to the Tenant Application Process
 - d. Bars and lounges (accessory to restaurant uses); and
 - e. Specialty retail stores with individual tenant space more than 20,000 square feet, but not greater than 50,000 square feet, and provided that the principal entrance and signage is facing a pedestrian walkway or plaza and, as determined by a Design Review or other planning application, and provided that adequate access, traffic safety, and parking provisions may be met subject to the requirements of a planned development action.
 - Subject to the Tenant Application Process

Land Uses for Area D: Golf Course and City Park Area

Area D1:

1. Permitted Uses - The following uses are permitted uses in Area D:
 - a. Passive recreation uses, including trails, open space, and other similar uses)
 - b. Minor modifications to approved uses.
 - c. Grazing of livestock, subject to section 14.09.100.030.
 - d. Growing of field crops
2. Conditional Uses - The following conditional uses may be allowed in Area D upon the granting of a conditional use permit, in accordance with the provisions of Chapter 14.09.110 of the Vacaville Land Use and Development Code:
 - a. City and community parks, and large indoor and outdoor recreation facilities, such as golf course, athletic fields, swimming pools and other sports fields/facilities.
 - b. Facilities ancillary to golf courses, including practice ranges, driving ranges, maintenance buildings and the like.
 - c. Golf course clubhouse facilities, including accessory restaurant/bar uses.
 - d. Public utility uses, including detention basins, flood control facilities, communication facilities, water wells, pump stations, and other facilities.
 - e. Uses listed as permitted or conditional per Section 14.09.101, Open Space District of the Land Use & Development Code.

Area D2:

1. Permitted Uses (per existing zoning - Vacaville Golden-Hills Commerce Park with the addition of golf course related uses as a conditional use):
 - a. Manufacturing establishments, including, but not limited to, clay and pottery products, electrical equipment and instruments, pharmaceuticals, non-odorous food products, manufactured glass products, furniture and fixtures products, small scale miscellaneous products and stone and cut stone products;
 - b. Research and development facilities;
 - c. General warehousing and large wholesaling and distribution;
 - d. Public utility and public service buildings and structures;
 - e. Structures and uses accessory to a permitted use and located on the same site as a permitted use;
 - f. Any activity which is not conducted entirely within an enclosed structure and which:
 - is accessory to a permitted use on the same parcel;
 - is conducted in accordance with the City's performance standards for noise, light and glare;
 - occupies no more than 25% of the developed portion of a parcel, and
 - is located more than 180 feet from a property in a residential zone district
 - g. Commercial and service uses for employees and businesses, including but not limited to, food and beverage dispensing and sales, child care, artist and graphic supplies and goods, blue printers, sales and maintenance of office products and components allowed as a secondary use and when conducted within an integral part of the main structure located with frontage on Cessna or Allison Drive.
 - h. Other similar uses which the Community Development Director finds to be consistent with the intent of this article, and which will not impair the present or potential uses of adjacent properties as prescribed under section 14.070.070 (Determination of a Permitted Use), of the Land Use and Development Code.
2. Conditional Uses - The following conditional uses are allowed in Area III, D2 subject to the approval of the Community Development Director and in compliance with Chapter 14.110 (Conditional Use Permits) of the Land Use and Development Code.
 - a. Printing and publishing, wood products fabrication, trade contractor shops;
 - b. Any facility which stores or uses sufficient quantities of hazardous materials on site such that a state or federal hazardous materials use or storage permit is required.
 - c. Warehouse facilities with wholesale and retail sales, of large items including furniture, floor and wall coverings and appliances, provided that such uses are conducted completely within an enclosed building;
 - d. Churches and other religious institutions for a five year period of time with one possible time extension, not to exceed five years, only where such use is deemed by the Zoning Administrator to be compatible with surrounding land uses;
 - e. Structures and uses accessory to a permitted use and located on the same site as a permitted use including the retail sale of goods which are manufactured, processed, or assembled (improved or developed to a higher use by machine or by hand) on the premises;

- f. Any activity which is not conducted entirely within an enclosed structure and which:
 - is accessory to a permitted use in the same parcel;
 - is conducted in accordance with the City's performance standards for noise, light and glare; and
 - occupies more than 25% of the developed portion of the parcel, and/or
 - is located with 180 feet of a property in a residential zone district
- g. Other similar uses which the Community Development Director finds to be consistent with the intent of this article, and which will not impair the present or potential uses of adjacent properties.
- h. Golf Course development and other outdoor recreation facilities, and ancillary facilities for golf courses such as driving ranges, practice ranges, maintenance facilities and the like.
- i. Aerial and ancillary uses compatible with the County of Solano airport.

Definition of Terms for Land Uses

- 1. All terms describing land uses permitted or conditionally permitted shall be as defined in the Land Use and Development Code, except when defined below.
- 2. Policy Plan Definitions:

Adult Secondary Educational Facilities means educational facilities focused on career advancement and specialized training for adults. Examples include nursing colleges, dental schools, vocational schools and other schools for working professionals. Secondary Educational Facilities shall only be permitted in the office portion of Nut Tree Village identified as the second floor of Buildings N or O. Examples of businesses that would qualify as Secondary Educational Facilities include Western Career College, Heald College, Kaplan Professional Schools, and University of Phoenix.

Attraction Retail" means a retailer that serves a regional vs. local area. It is intended that this would exclude uses such as a standard grocery stores, dry cleaners, video rental shops, etc. Attraction Retail includes major retailers that attract regional shopping. It could also include major retail not existing or well represented in the local market major electronics, Borders, Barnes and Noble, etc. Attraction retail would be of a nature to entice travelers to make the Nut Tree a destination or a stop.

Flex-Space

Occupancy: The design of a Flex-Space Building must accommodate a range of uses including office, research and development, laboratory, assembly and light fabrication/manufacturing, retail or showroom space as accessory to and in combination with light fabrication/manufacturing, assembly, and laboratory. In addition, these uses are of a type and nature that do not produce unacceptable levels of smoke, noise, glare, and vibration, and further do not have outdoor activities that have nuisance-type impacts on adjacent uses.

Design: The flexible nature of the space must allow for the increase and decrease of any uses with the infrastructure to accommodate 100% of any one use, and the ability to accept future, undefined technologies. Flex-Space structures employ current design features, and are usually high "tech" image in appearance, and constructed of class "A" materials. Office spaces with window wall systems are typically oriented toward the front of the buildings. Buildings can have a minimum clear height of 19 feet to accommodate potential second floor construction. Flex-Space Buildings should allow for a number of tenants with the majority of parking in the front and truck access with overhead doors in the rear and glazing when appropriate unless site restrictions, such as the airport height restrictions, make it infeasible to place the parking in the front of the building.

Parking: Flex-space uses shall provide a minimum of 3.5 parking spaces / 1000 square feet and may provide up to 4.0 cars/ 1000 square feet to accommodate anticipated occupancy. (This could be differentiated by the specific types of uses allowed under "flex-space" zoning. This difficulty will be when approving the site plan we will have to decide on what number of parking spaces to provide.

Conference Center / Hotel, full-service means guest rooms or suites for rent to the general public for temporary lodging that has the following operational characteristics:

- Full-service restaurant is operated on-site, as part of the hotel
- Room service is provided
- On-site recreation facilities are provided for guests that includes a swimming pool and at least one other facility such as exercise room or tennis courts
- Conference facilities are approximately 30,000 gross square foot conference center to accommodate for a large meeting room to accommodate for a 1,000 person seat down event.

"Lifestyle Retail" means retailers and restaurants that specialize in high-end or specialty goods that generally occupy smaller spaces but may go up to approximately 25,000 square feet of floor space. Lifestyle Retail does not include outlet stores that specialize in deep discounted merchandise or "factory seconds". Lifestyle Retail are retailers that entice travelers to make the Nut Tree a destination stop. The Lifestyle Retail is a crucial element in recreating the festive ambiance of the historic Nut Tree.

Office, Professional means high quality office space occupied by corporations or administrative functions that includes the following minimum features: multi-level buildings; steel frame construction; elevators; decorative main or entry lobby area; and common area management such as private security.

Restaurant, Casual Service means a business selling food and drinks for on or off-site consumption that offers a casual dining atmosphere and provides service and payment at the order counter with self-serve dining or drinks.

- A drive-thru or drive-in component for these uses is not permitted.

Restaurant, Full Service (quality dining) means a business selling food and drinks for on-site consumption that offers a quality dining atmosphere associated with special occasions. 2009 examples are: Cheesecake Factory, El Torito, Amici's, Thai Spice, Elephant Bar, PF Chang's. A full-service quality dining restaurant would meet most of the following operational criteria:

- Theme environment;
- Serves beer and wine, and possibly alcohol (except for family style restaurant)
- Have dine in and take out options
- Provides service and payment at the dining tables
- Takes reservations for meals
- Provides full bar with separate bar staff, a larger beer menu and limited wine menu
- Provides a quality dining atmosphere with a theme setting; and
- Full menu of appetizers, salads, entrees and desserts.

Restaurant, Full Service (fine dining) means a business selling specific dedicated meal courses and drinks for on-site consumption that offers a fine dining, white table cloth, cloth napkin experience. The décor of such restaurants feature higher quality materials with an eye towards the “atmosphere” desired by the restaurateur. Fine-dining restaurants are usually small businesses and are generally single-location operations or have just a few locations. Fine dining restaurants are excellent “special occasion” destinations, but also attract diners seeking a more refined cuisine and preparation technique. A fine dining restaurant would meet most of the following operational criteria:

- The wait staff is usually highly trained and often wears more formal attire.
- Provides service and payment at the dining tables
- Takes reservations for meals
- Provides full bar as well as an extensive wine list
- Décor shall feature higher quality materials with an eye towards the “atmosphere” desired by the restaurateur
- Provides a fine dining, quiet atmosphere; and
- Full menu of appetizers, soups, salads, entrees, various à la carte items, and desserts.

Service Retail shall mean retailers and service providers that offer services complementary to attraction and lifestyle retail uses and are often found in larger community and lifestyle shopping centers. Service Retail tenants generally occupy smaller spaces, but may be as large as 5,000 square feet. Examples may include children’s learning centers, day spas, and hair/nail salons. Such uses are not intended to be typical of strip commercial centers, in that the services provided and the design of the interior/exterior space is of high quality.

Specialty Retail means businesses offering a narrow line of products for personal use including but not limited to: cooking supply stores, books, music, computer hardware and software; electronic equipment, jewelry, photographic equipment; antique shops; and gourmet food stores. Specialty Retail includes both Attraction Retail and Lifestyle Retail categories. “Attraction Retail” and “Lifestyle Retail” shall mean retail uses as specified in this Policy Plan Amendment between the developer and the Redevelopment Agency, as may be amended from time to time.

Theaters and Meeting Halls means indoor facilities for public assembly and group entertainment that includes the following: auditoriums, exhibition and convention halls,

civic theaters, "live" theater and concerts, and meeting halls for rent and similar public assembly uses. Movie theaters are not included.

Additional Findings Required for Approval of Design Review, Planned Development, or Conditional Use Permit.

In addition to the findings required by the Land Use and Development Code, the decision-maker for a Planned Development, Design Review or Conditional Use Permit application shall find the following prior to approval of a project proposal:

1. That the project includes high quality building materials (e.g. metal roof and block typically not allowed);
2. That the project is constructed with superior quality architectural design (variation in wall planes, detailing, window treatments, etc); typical strip commercial design not allowed;
3. That the project does not include the use of "Corporate Architecture." Corporate architecture means typical, standard or prototype elevations used by a corporation in various locations;
4. That uses are served by pedestrian walkways and plazas; and
5. That the project incorporates superior landscape treatment (area, quantity and quality) including: along streets, within parking lots and around buildings.
6. For the Nut Tree Core Area:
 - a. For the Nut Tree Village Area (A1), tree shading requirements for parking lots for non-residential uses shall be designed to provide a tree planting density consistent with the existing Nut Tree Parking lot.
 - b. Street tree plantings shall be incorporated into all public and private streets with the goal of maximizing shading of sidewalks and pedestrian pathways.
 - c. Reference an identified minimum commercial/retail street frontage at the ground floor level along the main interior street (Nut Tree Lane and on side streets where mixed-use or live/work units will be anticipated.
 - d. Nut Tree Village Area of this development area shall include the "public attraction area" designed to re-create the character of the Nut Tree use/plaza area, in compliance with agreements for sale/development of the property.
 - e. Lifestyle and Attraction retail sections of the Master Plan shall provide pedestrian entrances facing all adjacent parking areas and shall include a landscape plan for pedestrian features along all frontages facing parking areas. Main line stores for the Attraction Retail buildings shall incorporate a wider pedestrian promenade of a typical width as specified by an approved Planned Development Permit and including seating, planters and outdoor uses/kiosks.
 - f. Approval of the revised Master Planned Development for this Policy Plan, dated 2010, shall establish the planned trip generation rates for land use areas within the Nut Tree Core Area (land use Areas A1-A5) and Area C. Trip generation for future specific land uses proposed in these areas shall be consistent with the trip generation rates approved with the Master Planned Development (2010), or shall be subject to traffic analysis to determine impacts resulting from requests for higher trip generating uses.

- g. Specialty retail uses are subject to the Tenant Approval Process as established for review to ensure that uses are consistent with the intent of the DDA and ARDDA adopted by the Redevelopment Agency. Following approval of first-time tenants for any specific lease space within the project, the Redevelopment Agency will review tenant characteristics through the normal City Design Review process.

Development Standards

1. Height Regulations - Building heights for uses permitted in the Policy Plan area are limited by the provisions of the Nut Tree Airport Compatibility Standards (Chapter 14.09.134) to comply with the Nut Tree Airport Master Plan 1980/2000.
 - a. The maximum building height is also restricted to 50 feet, except that building height may be adjusted up to 90 feet throughout the Policy Plan Areas A, B, and C (six stories) for non-residential buildings, through a planned development application subject to:
 - Planned Development approval by the Planning Commission;
 - Provision of design quality determined to be of superior quality/character;
 - Compliance with all fire protection standards as determined by the Fire Dept.
 - Compliance with standards for the Airport Land Use Compatibility Plan;
 - Provision of acceptable setback per the standards of this Policy Plan.
 - b. Building height shall be taken into account in designing the overall layout. For the Nut Tree Core Area, building height shall be considered in the design and layout of residential uses in order to shield residential uses from noise sources through the intervening placement of commercial/office structures.
 - c. Exceptions to the maximum height limitations for all buildings and structures are authorized as follows:
 - Telecommunications facilities shall comply with the provisions of Chapter 14.09.125, Telecommunications Facilities, of the Land Use and Development Code.
 - Towers, spires, cupolas, chimneys, penthouses, water tanks, flagpoles, monuments, scenery lofts, fire towers, and other similar structures and necessary mechanical appurtenances covering not more than 10 percent of the ground area covered by the structures may be erected to a height not more than 25 feet above the height limit.
2. Area and Yard Requirements

Lot area - The minimum site area shall be 35,000 square feet. The Director of Community Development may approve exceptions to this minimum if shown that it will not impair the present or potential uses of adjacent properties.

Setbacks - The following building setbacks are required. However, the decision-maker for a project may permit minor variations in setbacks provided that the finding is made that on average the project complies with setback standards or improvements or increased standards elsewhere in the project result in an overall benefit to the project:

- a. The minimum building setback along East Monte Vista Avenue shall be forty (40) feet as measured from the face of curb.
- b. The minimum building setback from County Airport Road shall be thirty (30) feet as measured from the face of curb.
- c. The minimum setback from other public streets with two lanes of travel shall be 30 feet as measured from the face of curb. A minimum setback of forty (40) feet is required along four lane public streets, as measured from the face of curb.
- d. The minimum building setback from the Caltrans right-of-way line (property line) adjacent to Interstate I-80 shall be forty (40) feet. The Director may increase this required setback depending on the size, height, length of wall, and design of the proposed building.
- e. The minimum building setback from the Caltrans right-of-way line adjoining the Interstate I-505 flyover, northeast of Nut Tree Road, shall be ten (10) feet, provided that a minimum distance from a building to the paved shoulder or travel lane of the freeway is not less than fifty (50) feet.
- f. The minimum building setback from the Nut Tree Road Overcrossing shall be ten (10) feet as measured from the property line.
- g. The minimum setback from private streets and main access driveways shall be as determined by the Director with the project approval based on building size and height, length of walls, and design.
- h. A zero (0) setback and/or a consistent "build-to" line shall be required on interior public or private streets for non-residential or mixed-use structures within Land Use Area A(1) (Nut Tree Village Area), subject to an approved Planned Development. This concept is intended to provide for urban-style streetscape development as anticipated for the mixed-use area.
- i. The minimum building setback from Putah South Canal shall be ten (10) feet as measured from the property line.
- j. The minimum building setback from Pine Tree Creek and from Horse Creek shall be forty (40) feet as measured from the top of stable bank.
- k. The minimum building setback from an interior property line is ten (10) feet, except that a zero setback may be allowed in compliance with all building and fire codes when the common walls of buildings on two parcels abut.
- l. Any required building setback from a public street, freeway, or freeway ramp shall increase by an additional one (1) foot for each foot of building height in excess of forty (40) feet for any floor above the second story (this standard will result in larger setbacks for the upper floors of office buildings along East Monte Vista Avenue.)

3. Floor Area Ratio Requirements

- a. The Floor Area Ratio ("FAR") for the Areas A2, A3, B and C (Stadium, General Commercial, Freeway Frontage) shall not exceed a building floor area to lot area

ratio of 0.30. This would allow, on average, the construction of one square foot of building floor area for each 3.3 square foot of lot area. The establishment of the maximum FAR standard does not guarantee that it will be achieved by development within the policy plan, due to compliance with all other development standards, such as parking, landscaping, and building setbacks. The FAR achieved is also dependent on such factors as the types of uses, building size, and building height.

- b. For the Nut Tree Village Area A1, the plan area as a whole shall not exceed a building floor area to lot area ratio of 1.0 if structured parking is used to meet parking requirements and a building floor area to lot area ratio of 0.30 if surface parking is used. This would allow the construction of one square foot of building area for each square foot of land area within this land use area when parking structures are constructed as a part of projects. The establishment of this FAR standard is intended to achieve the overall land use program described in this Policy Plan for the core area and is intended to be appropriate to mixed-use land use planning principles.
- c. For Land Use Area D1 (Golf Course/City Park) the primary uses are open golf and park uses, with all structures subject to planned development approval. No substantial building coverage for any portion of this land use area is anticipated.
- d. For Land Use Area D2 (Golf Course/City Park) the primary uses are anticipated to be golf and/or park uses, but the existing IP zoning remains in place. All development in this area shall be subject to the standards of this Policy Plan.

4. Performance Standards for Project Area

Landscaping - The conceptual landscape plan (Figure 9 (revised figures may be added)) illustrates the overall landscape themes and concepts for the site. For the Nut Tree Village and Nut Tree Core Area, the development concept is intended to use existing, large tree features, and suitable orchard trees, to the maximum extent feasible. These landscape priorities are intended to preserve major natural features on the site, maintain a connection with the agricultural heritage of the site and region, and to permit the development of a mixed-use area with an established tree canopy where possible, including:

- a. Existing trees in the Nut Tree parking lot that are subject to the preservation requirements in Chapter 14.131 of the Land Use and Development Code shall, to the maximum extent feasible, be preserved and incorporated into the site plan(s) for any new development.
- b. Qualifying sized trees (as defined by Section 14.09.131.020 of the Land Use & Development Code) on the original grounds of the historic Harbison House shall be incorporated into the site plans for development of this area, as determined through the Planned Development process, and as required by an adopted Mitigation Monitoring Plan (MMP) for the Nut Tree Development Plan project or subsequent environmental documents.
- c. If the decision-maker for a project determines that a tree cannot be saved, the replacement ratio of trees planted in the nearest landscape area shall be determined by the decision-maker for the planned development/design review request, based on the identified value/significance of each tree removed.

- d. Landscaping along Interstate I-80 shall be consistent with the requirements of the City Gateways Plan, and shall incorporate an orchard-style planting scheme of suitable trees as part of the freeway frontage identity for the Nut Tree Core area.
- e. Landscaping along the realigned East Monte Vista between Nut Tree Road and the Putah South Canal shall enhance the streetscape appearance to reflect the unique character of the Nut Tree. Strategies to accomplish these standards may include preservation of existing trees in this area, serving as a location for transplanted trees from around the site, and other steps that would create major landscape features in this area.
- f. Landscaping shall be required for all projects within the Nut Tree Core Area. The decision-maker for Planned Development or Design Review applications may permit the removal of wind-row trees where size of the wind-row makes feasibility of retention a conflict with site planning and may also permit removal of any tree which is determined by the City to be in poor health or to present a safety hazard to development on the site. Removal under the procedures identified in the Mitigation Monitoring Plan may be permitted by the decision-maker for Planned Development or Design Review actions.
- g. Pine Tree Creek between the eucalyptus grove and the County Airport Road shall be landscaped in association with development of the adjoining property. No public access shall be provided (Figure 16).
- h. Interior to the project site:
 - Major landscape concepts for the Nut Tree Core Area will include providing tree canopy plantings to enhance pedestrian movement throughout the commercial and residential area (i.e. appropriate street-tree plantings; parking lot planting density; etc.), and the provision of view corridors from the site toward the golf course area. Landscaping shall be designed to enhance the area's setting, screen, soften and interrupt the paved areas. The perimeter landscaping that is adjacent to existing developments, natural features, or open space should provide a transition to these areas and the choice of plant materials should be sensitive to the existing vegetation. Landscaping which should be responsive to seasonal changes (such as autumn leaves or spring blossoms) may also be incorporated.
- i. Adjoining I-80 and I-505:
 - A designated "Freeway Frontage" land use area is identified along I-80 between Nut Tree Road and the Putah South Canal in the Policy Plan map. In addition to the uses identified above, this area is intended to include an agricultural style landscape theme across the frontage of the former Nut Tree site, and would include view corridors into the core area.
 - Existing vegetation should be enhanced. The necessary intergovernmental coordination should be initiated to enhance the existing vegetation.
 - Landscaping is important to identify the Ranch from the freeway as an important oasis of hospitality. Vegetation should help buffer the site from the intense vehicular traffic on the freeway, but allow visibility to the development.

Landscaping should not obstruct the important exposure necessary for the use of business located on the property.

- The minimum landscape setback along Interstate I-80 and I-505 shall be thirty (30) feet as measured from the Caltrans right-of-way line. The decision-maker for a project may permit reductions in some areas to not less than twenty (20) feet provided that an average of thirty (30) feet of landscaping is maintained. A minimum landscape setback of ten (10) feet shall be provided adjacent to the Interstate I-505 flyover, as measured from the freeway right-of-way line. Landscaping design adjacent to the freeways shall be consistent with the City Gateways Plan.

j. Adjoining East Monte Vista Avenue:

- Landscaping along East Monte Vista Avenue shall emphasize plantings that will achieve a tree canopy to promote pedestrian activity, and shall add to the continuity of the existing landscaping and shall provide a buffer (where indicated in the attached Figures 9, 10A, 10B, 11, 12, and 13. Landscape plantings should allow visibility to the development and shall combine the tree shading standards for pedestrian and parking areas with the exposure necessary for the business uses and tenants on the site. The minimum landscape setback adjacent to East Monte Vista Avenue is forty (40) feet measured from the face of curb, including sidewalk areas.

k. Adjoining other public streets and roadways:

- 11.1) Landscaping adjacent to other streets and roadways shall provide street tree plantings to achieve a tree canopy that will provide pedestrian comfort. Screening to parking areas and enhancement of the visual character of the area while still permitting views of development. The minimum landscape setback along other public streets and roadways shall be forty (40) feet for four lanes and thirty (30) feet for two lanes, as measured from the face of curb along the perimeter of the site (i.e. Nut Tree Road, East Monte Vista Avenue, Allison Parkway, Browns Valley Pkwy.).
- 11.2) In Land Use Area A1, on interior streets (public or private) a minimum of a zero (0) setback and/or consistent "build-to" line shall be acceptable where sidewalks with street trees and other urban-style streetscape are used, subject to a Planned Development plan.

l. Adjoining Nut Tree Road Overcrossing:

Landscaping abutting the Nut Tree Road Overcrossing shall provide an appropriate transition from the street right-of-way to the development site (Revise per final Nut Tree Road Over-crossing plans).

m. Gateway Areas:

A gateway and image of entry into a defined district or site should be maintained at the intersections of East Monte Vista Avenue and roadways into the Policy Plan Area which identify the development, as well as at main entrances into the Nut Tree Village Area (A1) at main entries into the site from East Monte Vista Avenue. This gateway concept may be communicated with signs, street lights, art, landscaping or other methods identified through the site-specific approvals (See Landscape Concept Plan,

Figure 9). Other entry details are shown on Figures 11, 12, 13, 14 and 15 (revise numbers for final revised figures, when amended).

n. Adjoining Pine Tree Creek:

Landscaping along the Creek, from the eucalyptus grove to the County Airport Road, shall add to the existing trees and shrubs. The landscaping along the Creek should have a sense of continuity, but variety that should be achieved through a random planting of trees and shrubs that emphasizes views and creates a variety of open spaces. Plantings should be low maintenance. Access should be provided for and plantings be designed to respect the wildfire hazards. No new landscaping is required in the eucalyptus grove or Airport area. Existing trees along the creek shall be retained. The minimum landscape setback shall be thirty (30) feet measured from the top of stable bank. See Figure 16.

o. Adjoining County Airport Road:

Along County Airport Road: a thirty (30) foot minimum landscape setback from the face of curb shall be established. Landscaping shall conform to the attached Parkway Plans and Sections. See Figures 9, 11, 12 and 13. (revise per final exhibits with final PD exhibits).

p. All developments shall be required to participate in a lighting and landscape maintenance district as established through the DDA and/or finance mechanism for this project.

q. Fences and Walls:

- All fencing and walls shall be in compliance with Section 14.09.084.060 of the Land Use and Development Code.
- Roof equipment - Roof equipment shall be screened on all sides by an architecturally integrated element of the building. An exception would be considered for solar access.
- Outside storage - Permitted if products stored are one hundred (100) percent screened from view from any public street.

r. Off-street parking

1. Off-street parking and off-street loading shall be provided as prescribed in the City Zoning Ordinance (Section 14.09.128) or as determined through the Planned Development process. Reduced parking ratios for mixed-use projects or blocks within the Nut Tree_Core Area (Areas A1 – A5) and Freeway Frontage Area (C) may be considered through the Planned Development or Design Review_process when appropriate for the type, mixture, and placement of various land uses (see below), as determined by the decision-maker.
2. All parking in either the front or side yards shall be screened from East Monte Vista Avenue, County Airport Road and interior streets by fencing, or landscape materials.

3. Development within the Nut Tree Core Area (A1- A5) and Freeway Frontage Area is intended to function as a fully integrated mixed-use area with the potential for shared parking/reciprocal access easements. Each Planned Development application shall include a parking analysis based upon overall land use density and mix of uses anticipated within the core area. The Planned Development process shall require findings that the parking provided within the core area will meet demand for the various uses and peak demand times anticipated. All properties involved in shared parking plans shall be bound by recorded documentation providing such parking access in perpetuity. Off-site parking may be considered, subject to Planned Development approval, under such agreements.
4. Development for Areas A2 & A3 shall incorporate shared parking provisions for a conference center and the adjacent developments within these land use areas to allow for on-site parking to be shared between these land use areas, including the following:
 - a. Parking requirements for land uses within these two land use areas shall include the allowance for off-site parking for a conference center use, as specified by the terms of an approved Property Exchange Agreement and Easement Agreement between the Vacaville Redevelopment Agency and land owner(s).
 - b. Area A3 shall provide at least 300 parking spaces for use by the conference center. These spaces may also be counted to satisfy the parking requirement for land uses within Area A3, based upon the peak parking demand times anticipated for each use resulting in adequate parking for each use. The basis for this finding in the Policy Plan is the shared parking analysis provided for the Planned Development Master Plan (see Comstock Parking Analysis, dated 1/13/10).
 - c. Specific Planned Development or Design Review applications shall identify the location and number of parking spaces provided for by this agreement and shall include analysis of the peak parking demand time for each land use to verify that adequate peak parking demands for each land use area will be met.
 - d. Based upon the shared parking demand analysis prepared for this Policy Plan, total parking spaces provided within these two areas shall be reduced through Planned Development or Design Review approval to account for the joint use of shared parking facilities by these uses.
 - e. Parking facilities provided in Area A3 shall include space suitable for periodic temporary uses by the City/Redevelopment Agency for temporary special event tent structures and other temporary uses. The surface area within this portion of the parking area may be a different paving surface, such as a "petromat" surface and shall be designed in a manner to permit the placement of temporary structures as determined by the Agency. The size of this temporary use area shall not reduce available parking by more than 100 spaces when in use.
- s. Design Review - Specific development plans shall be subject to design review as prescribed in the Vacaville Land Use and Development Code (Section 14.09.113.040.B.4., Director Approval).

5. General Conditions for Project Area

- a. The entertainment and recreational nature of uses in the area dictate the potential for a broader range of colors than may be appropriate in other commercial areas subject to design review approval.
- b. Signs
 - Existing signs - A number of existing on site and off site signs identify the Nut Tree and Coffee Tree, as provided in the Vacaville Land Use and Development Code (Section 14.09.132). These signs are important to the continued success of business in the Nut Tree area. These signs shall be retained, maintained and replaced as necessary to insure their continued use, and renovated with other project identification signs incorporated into the existing pylon sign areas. The building sign located on the former Nut Tree building facing south toward East Monte Vista Avenue and Interstate I-80 shall be removed if the building is demolished and shall not be replaced except in accordance with the provisions of this Policy Plan and Chapter 14.09.132 of the Land Use and Development Code.
 - The existing signs are divided into three panels. The number and type of businesses and sign area and design for the existing displays shall be determined with the preparation of a Sign Plan for each area as required in Section e. below.
 - Modification of the freeway sign and interim display are subject to Design Review approval.
 - At the completion of the three year period or removal of the display, which ever occurs first, the sign shall be restored to its original condition.
 - New freestanding freeway sign – One new freestanding sign advertising businesses oriented toward the freeway may be permitted in Area B.— The sign shall be consistent with the following standards and design criteria:
 - The sign shall be a maximum of 72 feet in height.
 - The shape and size of the freeway sign shall be substantially in accordance with the “Tower Signs” described in the Nut Tree Planned Sign Program.
 - The materials and color of the sign shall match the buildings in Area B.
 - The sign shall be located within a landscape area; the minimum dimension of the landscape area shall be 10 feet from the base of the sign.
 - The sign may be illuminated.
 - No building permit shall be issued for the freeway sign until a Design Review application has been submitted by an applicant and approved by the Director.

- The design of the sign, type of businesses that may advertise on the sign, area of the sign, letter height, and other standards shall be determined by the Director with the Sign Plan submitted for Area
- Only uses in Area B may advertise on the freeway sign.
- Wall signs oriented to Interstate I-80 – Wall signs shall be oriented to the abutting public streets or on-site parking lots. However, the following uses may have a maximum of two wall signs oriented to I-80, provided that there is no more than one sign per building elevation: hotels, theaters; convention centers.
- Project identification signs -- Freestanding signs identifying development projects within the Policy Plan area shall be permitted as follows:
 - The general location of project identification signs shall be as follows: Area A – Nut Tree Road/E. Monte Vista Avenue and/or street/main driveway entrance(s); Area B – Nut Tree Road/E. Monte Vista or street/main driveway entrance; Area C - E. Monte Vista Avenue/main driveway entrance
 - Signs shall be a monument style design, with a solid base; the maximum height is 15 feet.
 - Design, materials, location, maximum sign area, letter height, and project and tenant identification shall be determined through the approval of a Sign Plan for each applicable sub-area of the Policy Plan.
 - Each land use area is required to have an approved Sign Plan. The property owner(s) within a land use area shall submit an application for a Sign Plan prior development of the area, except that in Area B, the Sign Plan shall be submitted prior to the issuance of a building permit for development subsequent to Lowes Home Improvement Center. The Sign Plan shall determine the amount of sign area allowed, letter height and number of signs per building, color and material, and other design features. No signs shall be installed or constructed except in accordance with an adopted Sign Plan.
 - Roof signs and painted wall signs are prohibited in the Nut Tree Ranch Policy Plan area.
 - (a) Special event signing - Temporary signing may be provided for a limited period of time as a means of publicizing special events such as festivals, “coming soon” or “grand opening” in accordance with the City Sign Ordinance (Section 14.09.132.120 & .160).
- c. Master Development Plans – The initial application for a development project within Areas A, C, and D shall require a master development plan for the entire area within which it is located. The type of application shall be a “Planned Development Permit.” Such application may be filed only by the owner(s) of the majority of property within that area. Those aspects of the approval of the initial development application that affect property not owned by the applicants) shall be considered only as illustrative as to possible future development. A subsequent development application must be filed by the property owner(s) who did not participate in the initial application prior to the development of their property. Development within a land use area may occur as

a single phase or two or more phases. See Special Findings required for projects located in Area A.

d. Lighting

The existing street, parking, pedestrian and landscape lighting shall be maintained and may be extended throughout the Project Area. Street lighting is subject to the approval of the Public Works Director.

- 1) As required by the Mitigation Monitoring and Reporting Plan, there shall be no lighted athletic fields within 1,000 feet of the western boundary of the golf course/park area. All lighting shall be subject to review for compliance with the Nut Tree Airport Land Use Compatibility Plan.

e. Compliance with City Gateways Plan

- 1) Nut Tree Overcrossing -- The design of the overcrossing shall be distinctive and include architectural features such as formliner insets, decorative plant-ons or similar feature approved by the Directors of Public Works and Community Development. The overcrossing shall include a design and median consistent with the requirements of the City Gateways Plan (Section III.B.3).
- 2) Landscaping along the freeway right-of-way shall be a minimum of 30 feet, however, the decision-maker may approve a reduction to no less than 20 feet, provided an average of 30 feet is maintained.
- 3) All utilities shall be undergrounded.
Landscaping within 100 feet of the freeway right-of-way shall be consistent with the criteria in the City Gateways Plan (Section III.B., pgs. 19-20) and Design Master plan that may be subsequently adopted.

SPECIAL CONDITIONS AND SPECIFIC PERFORMANCE STANDARDS

1. Building Design

- a. The general objectives of these standards are to provide for high quality, contemporary architectural design of all facilities to be constructed within the Policy Plan area and to encourage businesses to express themselves individually through the architectural design of their facilities. All architecture shall be subject to City Design Review.
- b. All buildings shall be designed to blend with the setting and be harmonious with neighboring developments. Design shall appear as an integrated part of an overall site design concept but may also express individual identifying themes on different blocks within the Policy Plan area and within the Nut Tree Village land use area in particular.
- c. Design elements include geometric roof forms, vertical structural elements, glass, concrete, metal, wood, and masonry building materials. The use of appropriate tones shall be pursued in the selection of colors for buildings.
- d. Building design consideration should be given to views and vistas, solar orientation and climate, orientation toward major streets and thoroughfares,

vehicular and pedestrian flows, the character of neighboring development, expressions of a facility's functional organization, expression of the individual character of each business and energy conservation through facility design.

- f. Exterior building lighting should be utilized to highlight the facilities' entrances and landscape features and designed to not cause glare off site. Project lighting should be appropriate to meet safety requirement recognizing the need for energy conservation.

2. Aviation Related Standards

The Policy Plan area is impacted by aviation activity at the Nut Tree Airport. The ALUC reviewed revisions to the Nut Tree Ranch Policy Plan on June 13, 2002, and determined that proposed additions of residential uses in the Nut Tree Core Area were consistent with the ALUCP, while the City acknowledged that no additional residential uses/units were anticipated in other parts of the Policy Plan area. In order to protect airport operations from future encroachment and to provide appropriate safeguards for new development in the Policy Plan area, special land use and height restrictions are established. The standards overlay the regulations established for each area within the Plan and are subject to the provisions of the Vacaville Land Use and Development Code (Section 14.09.134), which should be consulted for a detailed explanation of these performance standards. The general constraints applied to portions of the Policy Plan area are:

- a. Land Use Limitations: Land uses are restricted as shown on Figure 5. Projects located within established Runway Protection Zones (RPZ) or extended approach zones, as identified on the Nut Tree Airport Master Plan shall be submitted for review and approval of uses/designs by the FAA, as noted in the adopted Mitigation Monitoring Plan for the overall project.
- b. Height Limitations: All structures within the designated horizontal zone shall remain below 263 ft., mean sea level (msl), and within the designated "slope ratio." The approximate area of "slope ratio" is 7:1.
- c. Avigation Easement: An avigation easement shall be dedicated to Solano County prior to subdivision or development of the site pursuant to the provisions of Section 14.09.134.030.A.3. of the Land Use and Development Code.
- d. Solano County Airport Land Use Commission: Referral to the Airport Land Use Commission for review is required for projects as detailed in Section 14.09.134 of the Land Use & Development Code prior to approval of applications, including: (1) General Plan Amendments, (2) a zone change involving a parcel larger than one acre, (3) a substantial modification of a policy plan, (4) any new proposal or a substantial modification to an existing building or site in the City in Compatibility Areas A, B, or C, and any proposed residential subdivision or planned development consisting of 10 or more units within Areas D and E; (5) an exception to the airport height limits, (6) any other application determined by the Community Development Director to involve a question of compatibility with the Nut Tree Airport activities, and (7) any planned development applications for golf course development as stipulated by the ALUC, June 13, 2002..

- e. Interference With Avigation Activity: Notwithstanding any other provision of this chapter, no use shall be made of land within the Nut Tree Airport Compatibility District that would:
- (i) make it difficult for pilots to distinguish between airport lights and other lights;
 - (ii) result in glare in the eyes of pilots using the airport;
 - (iii) impair visibility of the airport;
 - (iv) interfere with aircraft operation or navigation by visual or electronic references;
 - (v) create any electromagnetic interference, which would impair any aircraft communications, navigation, or control.

Specific Performance Standards

1. Noise generation - Noise will be kept at a minimum to maintain the standards as set forth in the Noise Element of the General Plan. Land use layout for the Nut Tree Village and Freeway Frontage Area shall incorporate the use of intervening structures to block freeway noise from impacting residences within the project area. Site specific noise analysis shall be required for all residential projects within the Nut Tree Core Area to determine requirements to achieve compliance with the City's Noise Ordinance. Land uses for the Golf Course/City Park area shall comply with the mitigation requirements established to avoid noise impacts from night operation or from use of amplified sound for any recreation facilities (see adopted Mitigation Monitoring Plan for the Nut Tree Development Project, dated July, 2002), or any subsequent environmental documents.
2. Vibration, heat, glare, electrical disturbance - No use shall be permitted which creates vibration, heat, glare or electrical disturbances detectable by the human senses without the aid of instruments beyond the boundaries of the site which would interfere with aircraft operation or navigation by visual or electronic interference.
3. Radioactivity - No use shall be permitted which emits dangerous radioactivity as defined by the Nuclear Regulatory Commission.
4. Smoke fumes and gas - In the planning area, no use shall be permitted which emits any air pollutant detectable by the human senses without the aid of instruments. Specific performance standards and enforcement are the responsibility of the Yolo-Solano Air Pollution Control District. No use shall be permitted which creates emission, which endangers human health, can cause damage to animals, vegetation, or other property or causes soiling at any point beyond the boundaries of the site.
5. Solid and liquid wastes - No solid or liquid wastes shall be discharged into a public or private sewage disposal system except in compliance with the regulations of the City of Vacaville. No solid or liquid waste discharges, other than into a public or private sewage system, shall be permitted except in accord with the requirements of the Central Valley Regional Water Pollution Control Board of the State of California.

6. Fire, explosion - No use shall be permitted which creates any hazard of fire or explosion greater than the hazards normally incidental to the building type and occupancy permitted in the Fire Zone in which the site is located.
7. Safety devices - Adequate safety devices against fire, explosion, and other hazards and adequate fire fighting and fire suppression equipment standard in the industry shall be provided at all uses.
8. Landscape quality - Landscape materials and areas shall comply with City specifications related to planting and material quality. Planter areas and soils shall be prepared using good horticultural procedures. Landscaping to be reviewed by the property owners.
9. Policy Plan maps and diagrams - Figures 1 through 16 are hereby made a part of the Minimum Performance Standards applicable to the Policy Plan.
10. Mitigation Monitoring Program (MMP): All phases of development within Land Use areas A(1), C and D (1) & (2) shall incorporate mitigation measures as identified for the land use program in the Nut Tree Development Project EIR. Each Planned Development and Design Review shall be subject to incorporation of these measures into the project planning and implementation phase as identified in the MMP, and the mitigation requirements of any subsequent environmental review required for individual project phases.

PUBLIC FACILITIES

1. Sanitary Sewer

Sanitary sewer service is provided to the site by a 36" trunk sewer that crosses I-80 at the Nut Tree Overcrossing, and then branches into two smaller trunk sewers. One of those smaller trunk sewers continues northwesterly through this policy plan area to the Allison Drive area. The other one goes to the north on Monte Vista Avenue. Sanitary sewer lines and maintenance provisions for such lines shall be required per the findings and mitigation measures identified in the Nut Tree Development Plan EIR, Mitigation Monitoring Plan. The design of the uses in Area D, Golf Course / City Park area, and any other unpaved areas traversed by sewers, shall provide all-weather vehicle access for maintenance activities along the sewer, and shall include measures (ie. grading) to prevent surface runoff from entering sewer manholes.

2. Water

An existing 12" water line extends along the eastern side of the site within East Monte Vista Avenue. As Monte Vista Avenue is relocated, a new main will need to be included in that roadway, with abandonment of the existing system. In addition, planned distribution facilities (DIF 143 & 53, or any subsequent modifications to the CIP) for the extension of water mains throughout the Policy Plan area, including the former Allison Parkway right-of-way, shall be installed as part of the overall development plan for the project area, as determined by the City Utilities Division. Maintenance access, to City standards (ie. all-weather access to both water and sewer pipelines), shall be provided for any facilities located outside of a public right-of-way. Water mains will be included in any new public roadway within the policy plan_and are included with the public

improvements to be provided through an Assessment District or other public finance mechanism.

The Golf Course /City Park areas shall be served by a non-potable water / irrigation system for maintenance and operation of these uses. This irrigation system will also require the review/approval of the Solano Irrigation District and Bureau of Reclamation. This system shall serve as irrigation for both the golf and park facilities located in the Land Use Area D. The irrigation system for Golf Course /City Park area shall be subject to compliance with the requirements of all mitigation measures contained in the Nut Tree Development Project EIR, including Measures 4.11.3b & c, related to protection of water distribution facilities and to design standards and water supply constraints for non-potable water supply.

3. Drainage

The project area shall be drained into Pine Tree Creek subject to specifications approved by the Public Works Director, or drained into a new storm drainage system to be provided by planned Assessment District facilities. The design of land uses in Area D, Golf Course / City Park area, shall include runoff detention capacity as necessary to meet existing and future needs identified by the Public Works Department.

4. Street Improvements

a. East Monte Vista Avenue

Realignment of East Monte Vista Avenue: is proposed as illustrated in the attached Figure 3. East Monte Vista will still parallel Interstate I-80 but shall be located north of its current location to allow for connection to the reconstructed Nut Tree Road overcrossing and to the revised I-80 Off-Ramp configuration (see Section 2. below.). The exact alignment of the street will be determined by the Nut Tree Over-crossing project, but should be relatively close to the illustration. Existing trees at the Nut Tree shall be preserved in conformance with the mitigation requirements established by the Nut Tree Development Project EIR and by other project specific reviews (City roadway projects; Planned Developments, etc). However, if the Director determines that it is impractical or cost-prohibitive to save a tree, no less than two (2) twenty-four inch boxes trees shall be planted in close proximity to the area where the tree was removed.

The planned street cross section: will provide for four travel lanes, sheltered turn lanes where appropriate, landscaped medians, a ten foot monolithic sidewalk on each side of the street, except as determined for the Nut Tree Core Area and Freeway Frontage Area below, and emergency parking lanes/bike lanes. Driveway entrances to private developments along the street will be minimized to enhance circulation and safety on East Monte Vista Avenue.

Specific development criteria related to East Monte Vista Avenue, between Nut Tree Road and the Putah South Canal include:

- i. Driveways and street entrances into the core area shall be determined through the Planned Development review process for each phase of the project.. A maximum of approximately five (5) street entrances (either public or private) may be considered between Nut Tree Road and the Putah South Canal, depending on numbers of

driveways and other traffic considerations. The numbers of full access entry points, signals, and other facilities will be determined on the basis of project-specific traffic analysis for each phase. The specific locations of street entry points as well as private driveways to parking lots/garages shall be determined at the time of consideration of a Planned Development for each phase as well.

- ii. One of the above street access points is assumed to be located at the intersection with the I-80 off-ramps.
- iii. One signalized intersection may be provided between Nut Tree Rd. and the I-80 Off-Ramp, subject to "a." above, and subject to provision of interconnects with I-80 ramp signals.
- iv. The landscape section for this segment of East Monte Vista will coordinate with the design themes for the Freeway Frontage landscaped area and the Nut Tree Village area.
- v. Sidewalks and street tree plantings for this street segment shall be designed by coordinating the City street construction project and the Planned Development concepts for the Nut Tree Village Area. This special treatment should allow the potential for alternative sidewalk/landscape treatment along this section of the roadway to provide for coordinated design treatment with the Nut Tree Village while providing for adequate maintenance and operation of the street.
- vi. A pedestrian/bicycle circulation plan shall be developed for this street segment, in order to provide a coordinated pedestrian/bicycle circulation plan for the Nut Tree Core and Freeway Frontage Areas. This plan should consider sidewalk locations (potential for separated sidewalk; analysis of alternatives to sidewalks on the south side of East Monte Vista Avenue; etc.) through the Planned Development process, with the goal of consistency with City standards and with the development goals for the Nut Tree Village area.

It is expected that the realignment of Monte Vista Avenue will be financed and constructed by an Assessment District. This would be triggered either by development occurring in the area, or by the need to have the realignment done in order to attract development to the area

b. Nut Tree Overcrossing

The future widening of the Nut Tree overcrossing to four lanes is anticipated. Traffic Impact Fees (TIF) will finance the overcrossing improvements. Nut Tree Road shall also be extended north to intersect with the realigned East Monte Vista Avenue. Current plans anticipate opening/completion of this project in Fall 2004 - Winter 2005.

c. Other Streets

Other public or private streets may be extended into the property, north of the realignment of East Monte Vista Avenue. The location, alignment and width of these future streets, if any, would be determined in the future based upon access needs for uses in the area, including the stadium, Assessment District financing, and ingress/egress needs for the land use area as a whole.

- i. For internal streets within the Nut Tree Core Area specific street sections shall be designed through the Planned Development review for any project phase. Streets within this area would be designed for a street section appropriate to the scale and type of development within each phase. For

high-density urban-style development this could include vehicle/bicycle travel lanes, on-street parking, and sidewalk with street tree wells. All street designs shall meet standards for access and operational space needs with regard to Fire and emergency services.

- ii. The minimum distance for extension of Nut Tree Road into the site shall be determined by considering the location of driveway access to the Lowe's Home Improvement store parcel (at least as far as the most northerly driveway accessing the Nut Tree Road right-of-way) and by the Planned Development approval process for phases of the Nut Tree Core Area.
- iii. For the terminus of Allison Parkway, the design of future golf course or park facilities to be located at this portion of the Policy Plan area shall include the design of appropriate turning space (ie. knuckle, bulb, or other suitable design) and other design requirements to terminate this street in a manner consistent with City street standards

5. Pedestrian and Bicycle Circulation

It is the intent of the Nut Tree Core Area plan to promote a pedestrian and bicycle friendly environment, both on private streets and on public streets. The land use plan is expected to provide a high degree of mixed-uses within close proximity of each other. Since this type of land use arrangement encourages alternatives to automobile use within the project area site planning and street design shall include full consideration of pedestrian and bicycle circulation needs. The land use plan is anticipated to accommodate pedestrian and bicycle access from other areas of the City to the project area. For the Nut Tree Core Area, the following general criteria shall apply to Planned Development applications:

- a. The design of each phase shall provide for connection to previous and subsequent phases to avoid disconnected pedestrian and bicycle circulation.
- b. Each Planned Development application shall include identification of pedestrian and bicycle circulation systems on the site, and connecting to adjacent areas.
- c. For the Nut Tree Village Area, pedestrian circulation from the Public Attraction Area(s) shall be designed to promote pedestrian circulation across the length of the Nut Tree Core Area in order to strengthen the mixed-use character of the district, to reduce internal auto traffic, and to effectively connect uses around the Nut Tree Core Area to each other (see also Landscaping, Section IV. C. 4.).
- d. All internal streets, whether public or private, should be planned to accommodate bicycle traffic.
- e. Extension of pedestrian/bicycle facilities across the Putah South Canal: Overall master planning for circulation throughout the Policy Plan area shall evaluate the potential for extension of pedestrian and bicycle routes across the Putah South Canal to connect the Nut Tree Core Area with the Golf Course/City Park Areas and to connect with City-wide transportation networks. At such time as Planned Development review proceeds for phases of the Nut Tree Core Area development, applicants shall investigate the feasibility of extending off-street pedestrian and bicycle facilities to the Brown's Valley Parkway right-of-way.

6. Transit

Bus stops shall be provided along major streets as identified in the Planned Development process for each phase of the project.

Transit stops may be provided on internal streets within the Nut Tree Core for anticipated demand. The design of streets shall accommodate adequate space for transit/bus stops in order to allow for the extension of public or private transit systems into the mixed-use land use area.

7. Implementation of Transportation Mitigation Measures

Each Phase of development within the Policy Plan area is subject to the California Environmental Quality Act (CEQA). For the Nut Tree Core Area, Freeway Frontage Area, and Golf Course/City Park Area, mitigation requirements are established by the Mitigation Monitoring Plan (MMP) adopted for the Nut Tree Development Plan project. Transportation impacts associated with each phase of project development shall evaluate the potential trip-reduction mitigation requirements established with the MMP and implement specific measures identified as appropriate for each project phase. Applications for Planned Developments shall include an analysis of trip-reduction measures that may be incorporated into each type of land use type included in the PD request.

8. Undergrounding of Utilities

All overhead utility lines, including those located along East Monte Vista Avenue has been placed underground in compliance with Chapter 14.09 of the Land Use and Development Code.

V. IMPLEMENTATION

A. ADMINISTRATION

1. Municipal Approval Process

- a. The procedure for review and approval of this Policy Plan is outlined in Chapter 14.09.112 (Specific Plans and Policy Plans) of the Land Use and Development Code.
- b. Administrative amendments to the Policy Plan, which may be approved by the Community Development Director, include:
 - The addition of new information to the maps or text which does not change the effect of the regulations or guidelines.
 - Changes to the provision of community infrastructure such as drainage, water and sewer systems, which do not have the effect of increasing, or decreasing the development capacity of the area.

- c. Subdivision of land shall comply with the applicable regulations set forth in City Ordinance No. 623, the Land Division Ordinance, and Ordinance No. 573, the Subdivision Ordinance of the City, as these ordinances exist or may be amended.
 - d. Code references are to existing Land Use and Development Code provisions. As the code is updated, these references will be superseded by new numbers. Projects will be governed by the provisions in place at the time of application.
 - e. Permitted and conditional land uses contained in the Policy Plan are more fully described and will be governed by the definitions contained in Chapter 14.02.016, (Definitions) of the Land Use and Development Code.
2. Specific Development Plan Approval Process - As prescribed in Chapter 14.09.112 (Specific Plans and Policy Plans) of the Land Use and Development Code, approval of an application for a project within the Policy Plan area shall be as follows:
- a. The City Planning Commission shall be authorized to review and approve, approve with modifications, or deny applications for residential projects of more than 10 units. Planned developments and variances will be reviewed and approved by the Planning Commission.
 - b. The Community Development Director is authorized to approve, approve with modifications, or deny applications for the following projects:
 - i. Projects (design review, building, and site development on lots of record and conditional use permits) in an area with an adopted plan, subject to the standards and regulations of the plan;
 - ii. Signs, minor site changes, and minor building alterations that are in conformity with the provisions of the applicable policy plan.
 - c. For projects subject to the Director's approval, an administrative hearing shall be held in accordance with the provisions of Section 14.09.082.070, Administrative Hearing and Notice, of Chapter 14.09.082, Development Review Process, of this division, except that all applications for projects listed under item b.2. of this section shall not require an administrative hearing.
 - d. The Director may refer any project to the Planning Commission, which the Director determines involves a significant policy issue.
 - e. No public works project, tentative map, parcel map, or zoning ordinance or amendment may be approved unless it is consistent with the Policy Plan.
 - f. Projects shall be subject to Planned Unit Development or Design Review approval.
 - g. The Director shall have the authority to approve variations to Site Development Standards. Deviations to the standards may be granted only when the project applicant can demonstrate to the satisfaction of the Director that the proposed standard or design is equal to or superior to the standard in question or that unique

site conditions are such that application of the subject standard would not advance the intent of the plan's goals and policies.

- h. Prior to the submittal of plans for a building permit, all tenants shall obtain staff-level approval of interior plans such as the floor and fixture plans, as well as plans for any proposed exterior improvements. Tenant improvement plans that are subsequently submitted for Building Permits shall address all conditions of approval identified during the staff-level approval. For those uses that require a Conditional Use Permit (CUP), this shall be achieved during the CUP review process.
3. Determination of Sewer Capacity - As part of any project approval, the decision maker shall find that there is adequate sanitary sewer capacity to serve the property in accordance with section IV.A. Sanitary Sewer System.
4. Hazardous Materials Regulation - Prior to the development of any site within the Policy Plan area, the developer shall provide proof of compliance with Title 22 of the California Administrative Code pertaining to hazardous substances.
5. California Environmental Quality Act (CEQA) - All projects not specifically exempted from environmental review shall comply with (CEQA) regulations, including any and all mitigation measures required by the Community Development Director and/or other public responsible agencies, if applicable. For the Nut Tree Core Area, Freeway Frontage Area and for the Golf Course and City Park, all projects shall be subject to the mitigation identified in the Nut Tree Development Plan EIR, or identified in subsequent environmental documents, as required under CEQA.

B. DEVELOPMENT SCHEDULE

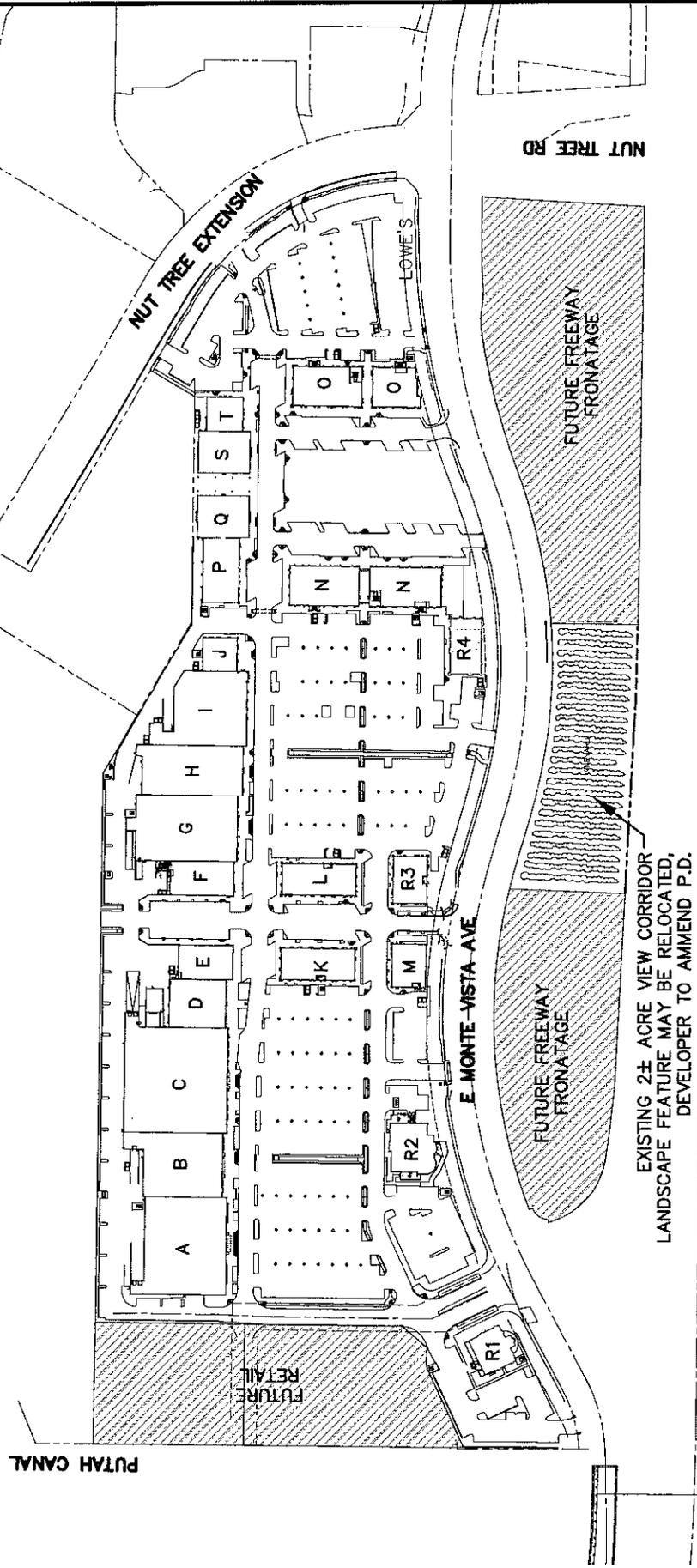
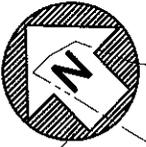
The range of business, commercial, restaurant, office, hotel/motel, recreational, residential, golf course and related land uses to be accommodated by this Policy Plan will require flexibility in scheduling development. Primary considerations in the schedule and timing of development permitted in A1, A4, A5, and C shall be determined by the terms of the Amended and Restated Disposition and Development Agreement and the Amendment to the Development Agreement adopted and approved as part of land sale proceedings. The sequence of development within other parts of the Policy Plan area shall normally coincide with the progression of utilities and street availability, together with an effective marketing program. Exception to this principle would apply to single, large sites where the extension of utilities is a condition of approval.

Development of each phase shall be initiated by the owner's application to the City of Vacaville for parcelization of land and/or assessment proceedings for utility/street extensions or for negotiations for purchase of individual parcels or areas within (Areas) A1, A4, A5, and C from the Vacaville Redevelopment Successor Agency. Initiation of a subsequent phase of development is anticipated to follow, from one to five years, the date of owner's application for development of the preceding phase. It is recognized that the exact timing of each successive phase will be determined by market demand and property absorption rates.

C. FINANCE

Necessary public improvements are likely to be financed in a number of ways. These include but are not limited to direct equity expenditures by the developer (typically as a condition of approval), districts (assessment, benefit, or community facility), Development Impact Fees or Redevelopment. Since the rate of development is uncertain and because of the changing area of public finances, it is not possible to specify a financial plan which identifies funding sources, dollar amounts and time frames. However, the general approach would be as follows:

1. Development Impact Fees - Public improvements of City-wide benefit would be financed through the Development Impact Fee Program. Only those projects specifically cited in the adopted Fee Studies will be financed through Development Impact Fees.
2. Assessment Districts - Public improvements of area wide benefit could be financed by an assessment district(s). An assessment district provides for the sale of bonds to finance installation of improvements; the bonds are retired by property owner assessments. This mechanism could also be used to reimburse a property owner who installs improvements of area-wide benefit.
3. Benefit District - Benefit districts provide for the reimbursement of a public agency or property owner who advances funds to install a public improvement of area-wide benefit. Payment of benefit district fees are normally required when an entitlement is issued for a new use; an existing use is expanded or a property is subdivided. Benefit Districts can also be used to collect funds in advance of the installation of a planned public improvement.
5. Equity Financing - The financing of public improvements which directly serve properties in the Policy Plan are the responsibility of the property owners. They may elect to finance them through the formation of assessment or benefit districts or direct equity.



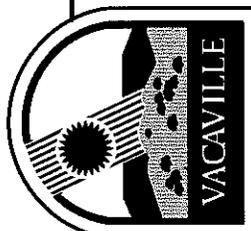
EXISTING 2+ ACRE VIEW CORRIDOR
 LANDSCAPE FEATURE MAY BE RELOCATED,
 DEVELOPER TO AMMEND P.D.

I-80



FIGURE 2B
 NUT TREE
 CORE RETAIL &
 FREEWAY FRONTAGE

THE CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PROJ: NUT TREE RANCH POLICY PLAN
 DATE: 07-16-09



PROPOSED LAND USE PLAN

- A Nut Tree Core - Restaurants, Retail, Residential, Hotel, Commercial, Office & Outdoor Recreation Area
- B Nut Tree General Commercial - General Commercial Use
- C Nut Tree Freeway Commercial - Restaurants, Retail, Commercial, & Outdoor Recreation Area
- D1 Public Parks - Centennial Park, Soccer Facility, Golf Course and Open Space
- D2 Public Parks - Centennial Park, Soccer Facility, Golf Course, Open Space and Industrial Park

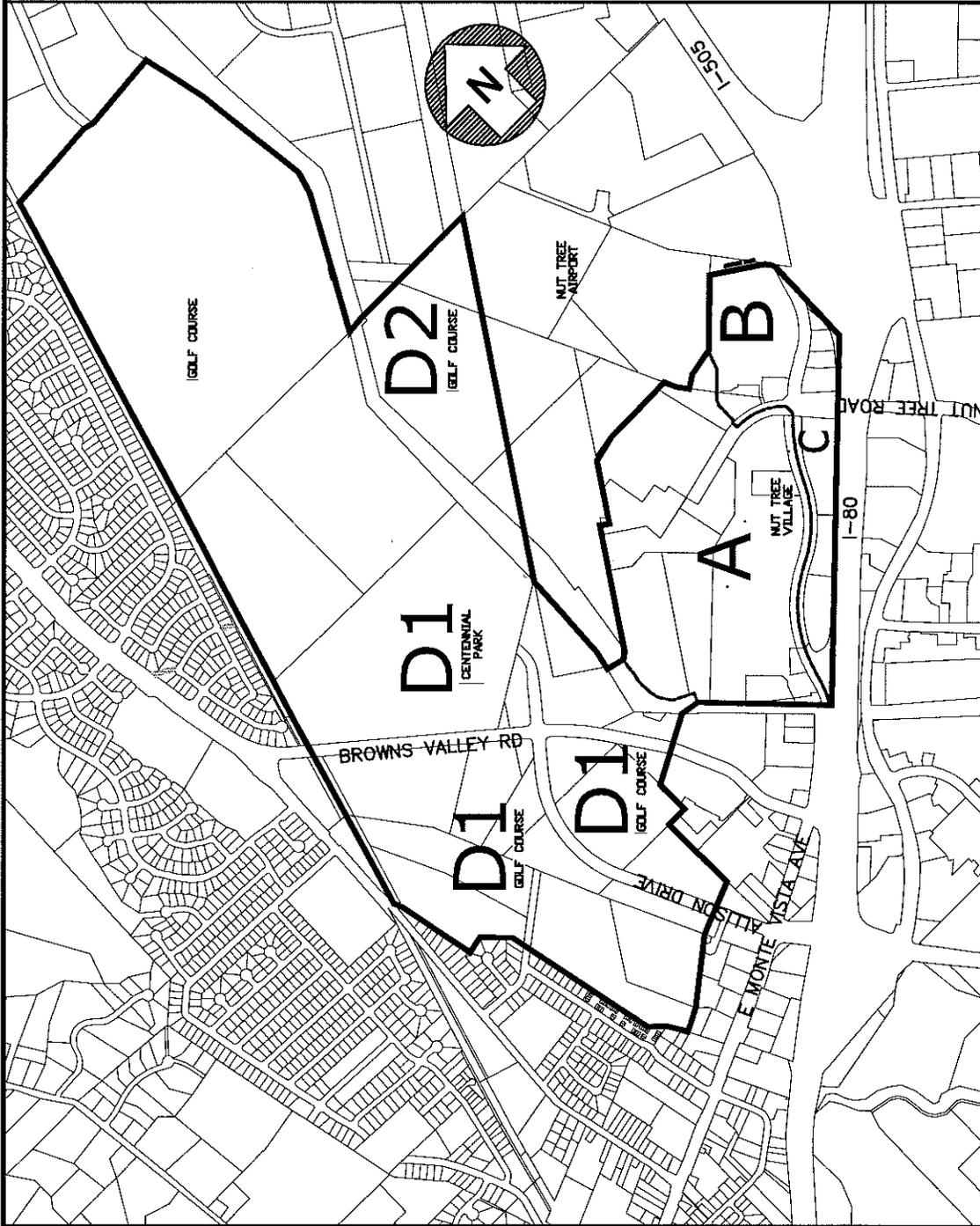
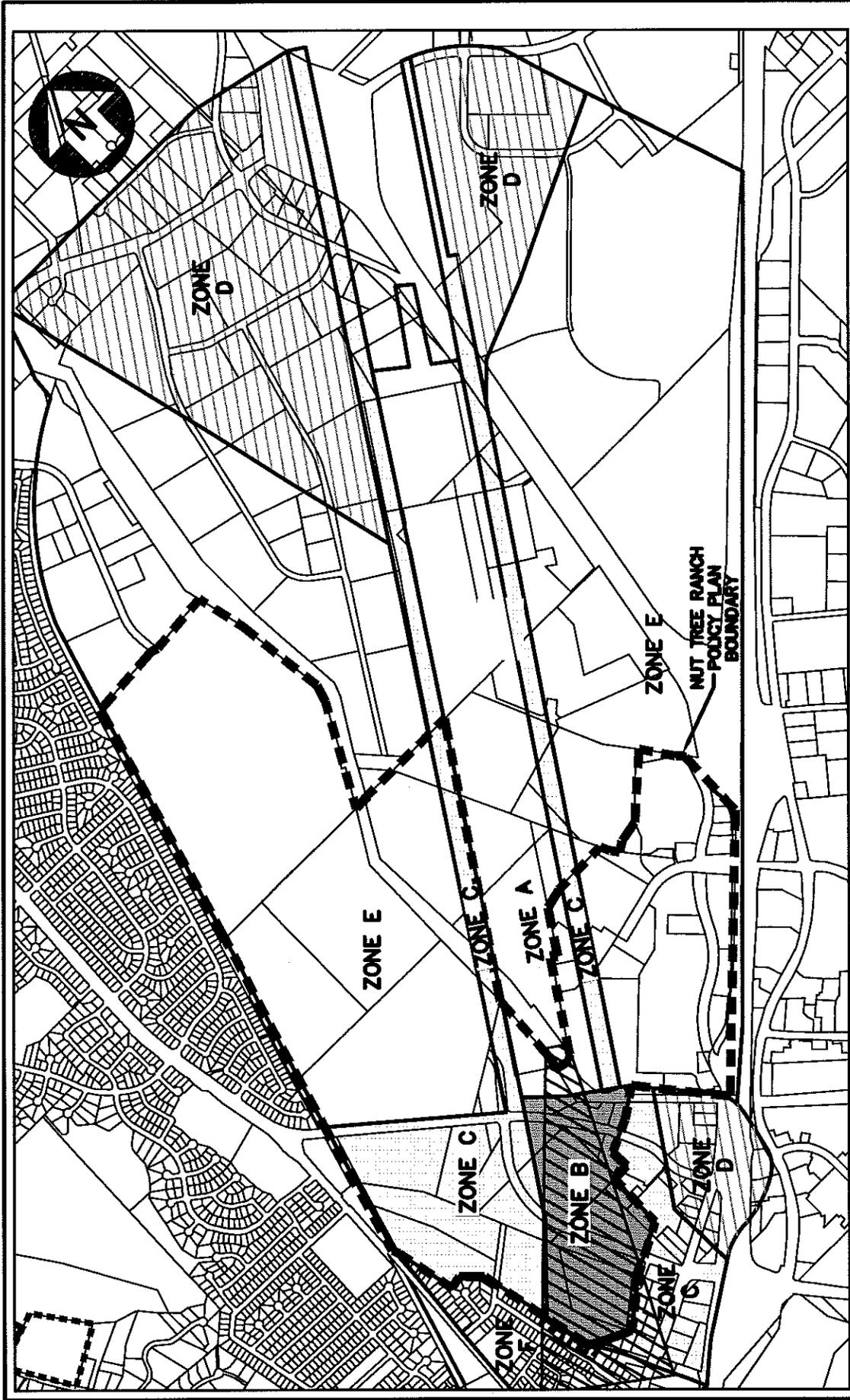


FIGURE 3
NUT TREE RANCH
PROPOSED LAND USE PLAN

THE CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

PROJ: NUT TREE RANCH POLICY PLAN
DATE: 07-16-09
FILE:





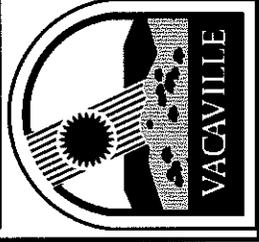
LEGEND

- ZONE A (Clear Zone)
- ZONE B (Inner Approach/Departure Zone)
- ZONE C (Outer Approach/Departure Zone or Adj. to Runway)
- ZONE D (Extended Approach/Departure Zone)
- ZONE E (Adjacent to Runway or Final Approach)
- ZONE F (Overflights, limited risk)
- NUT TREE RANCH POLICY PLAN BOUNDARY
- ZONE BOUNDARY
- FUTURE FLIGHT COMPATIBILITY ZONE
- NUT TREE RANCH POLICY PLAN BOUNDARY
- ZONE BOUNDARY

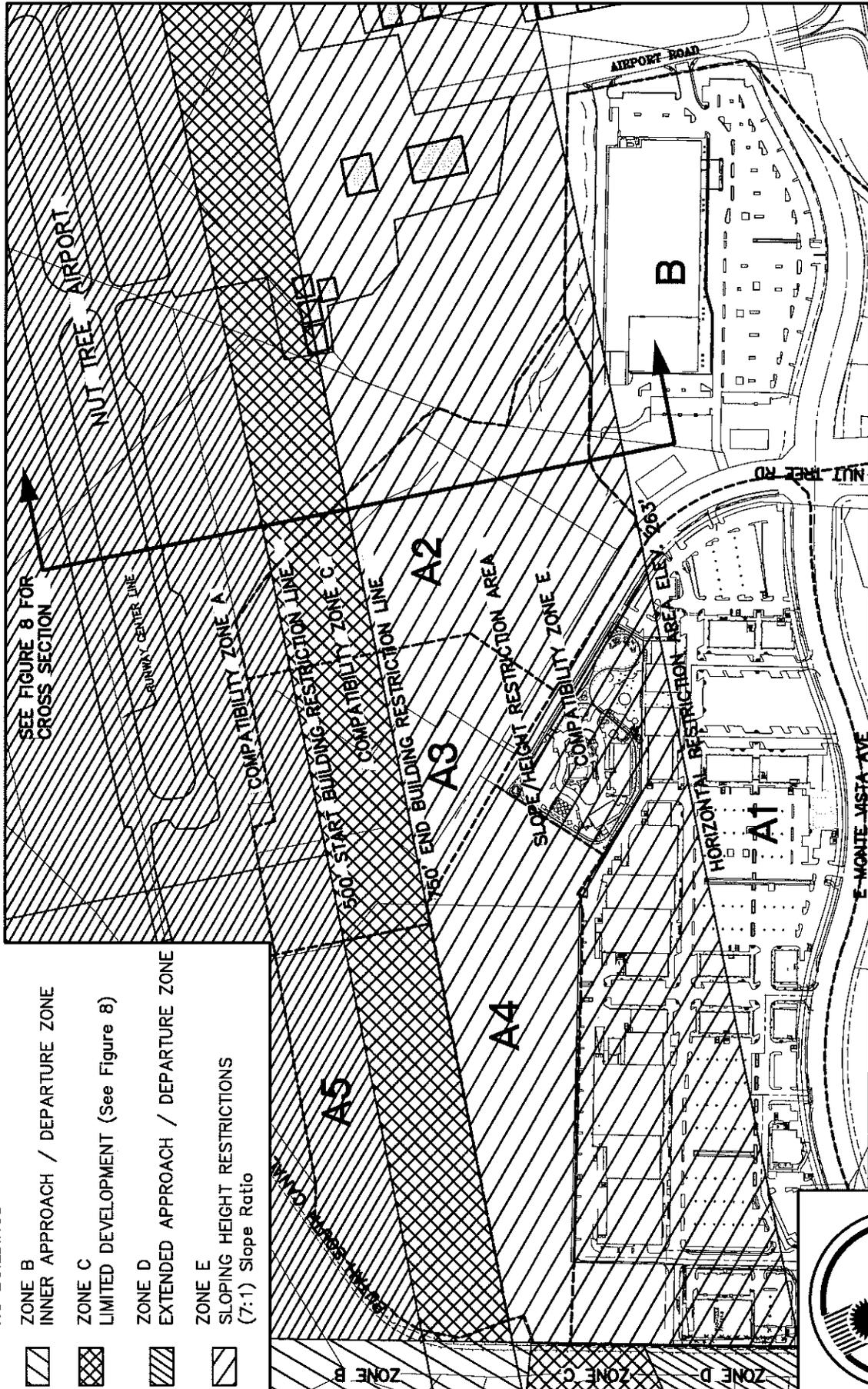
FIGURE 6
NUT TREE AIRPORT
COMPATIBILITY ZONES

THE CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

PROJ: NUT TREE RANCH POLICY PLAN
DATE: 07-16-09
FILE:



- ZONE A
NO BUILDINGS
- ZONE B
INNER APPROACH / DEPARTURE ZONE
- ZONE C
LIMITED DEVELOPMENT (See Figure 8)
- ZONE D
EXTENDED APPROACH / DEPARTURE ZONE
- ZONE E
SLOPING HEIGHT RESTRICTIONS
(7:1) Slope Ratio



GRAPHIC SCALE

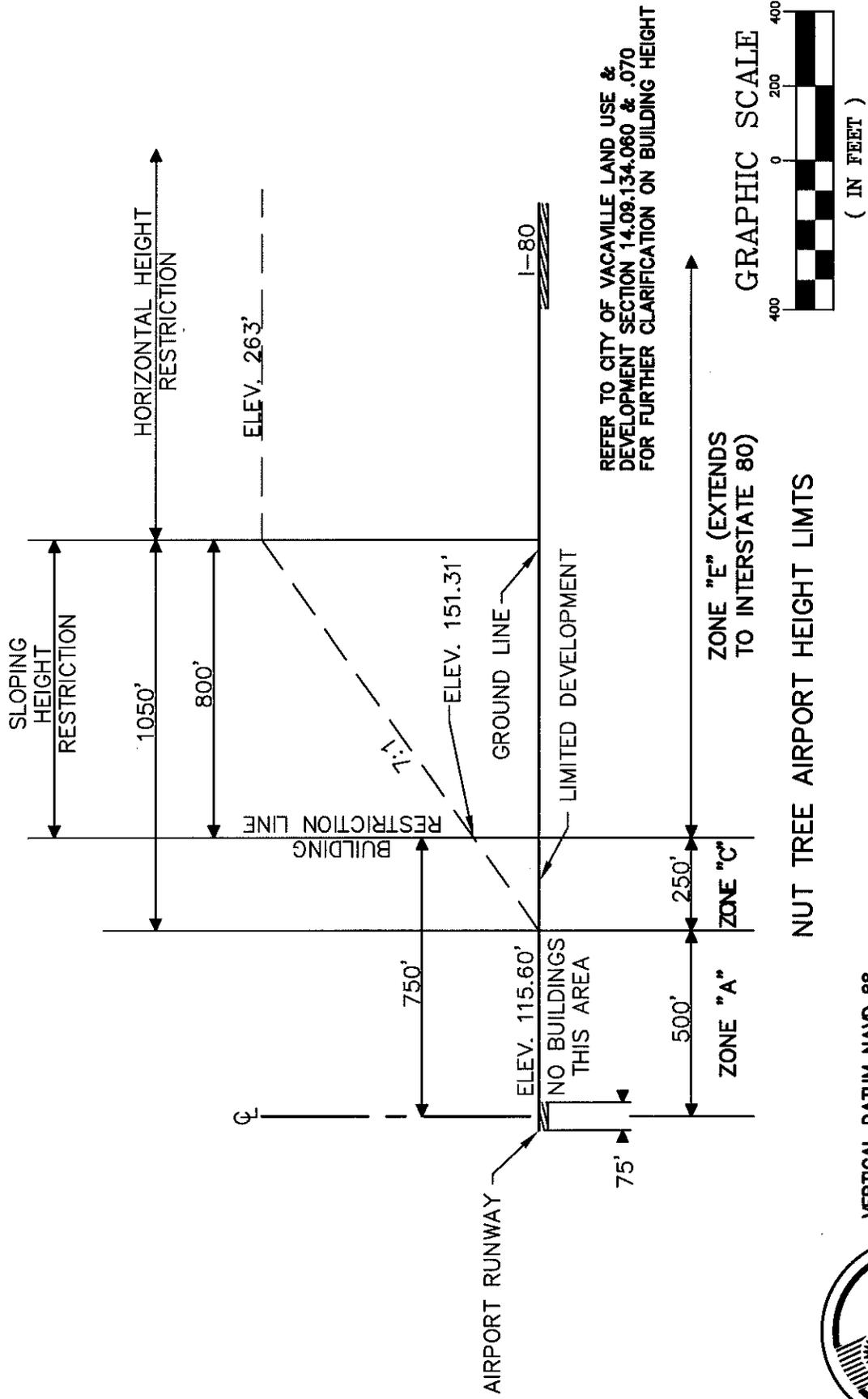
(IN FEET)

FIGURE 7
AIRPORT/BUILDING
HEIGHT RESTRICTION
PLAN

THE CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

PROJ: NUT TREE RANCH POLICY PLAN
DATE: 07-16-09
FILE:





VERTICAL DATUM NAVD 88

THE CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PROJ: NUT TREE RANCH POLICY PLAN
 DATE: 07-16-09
 FILE:



FIGURE 8
 AIRPORT/BUILDING
 HEIGHT RESTRICTION
 CROSS SECTION

NUT TREE AIRPORT HEIGHT LIMITS



SEE FIGURE 8 FOR
CROSS SECTION

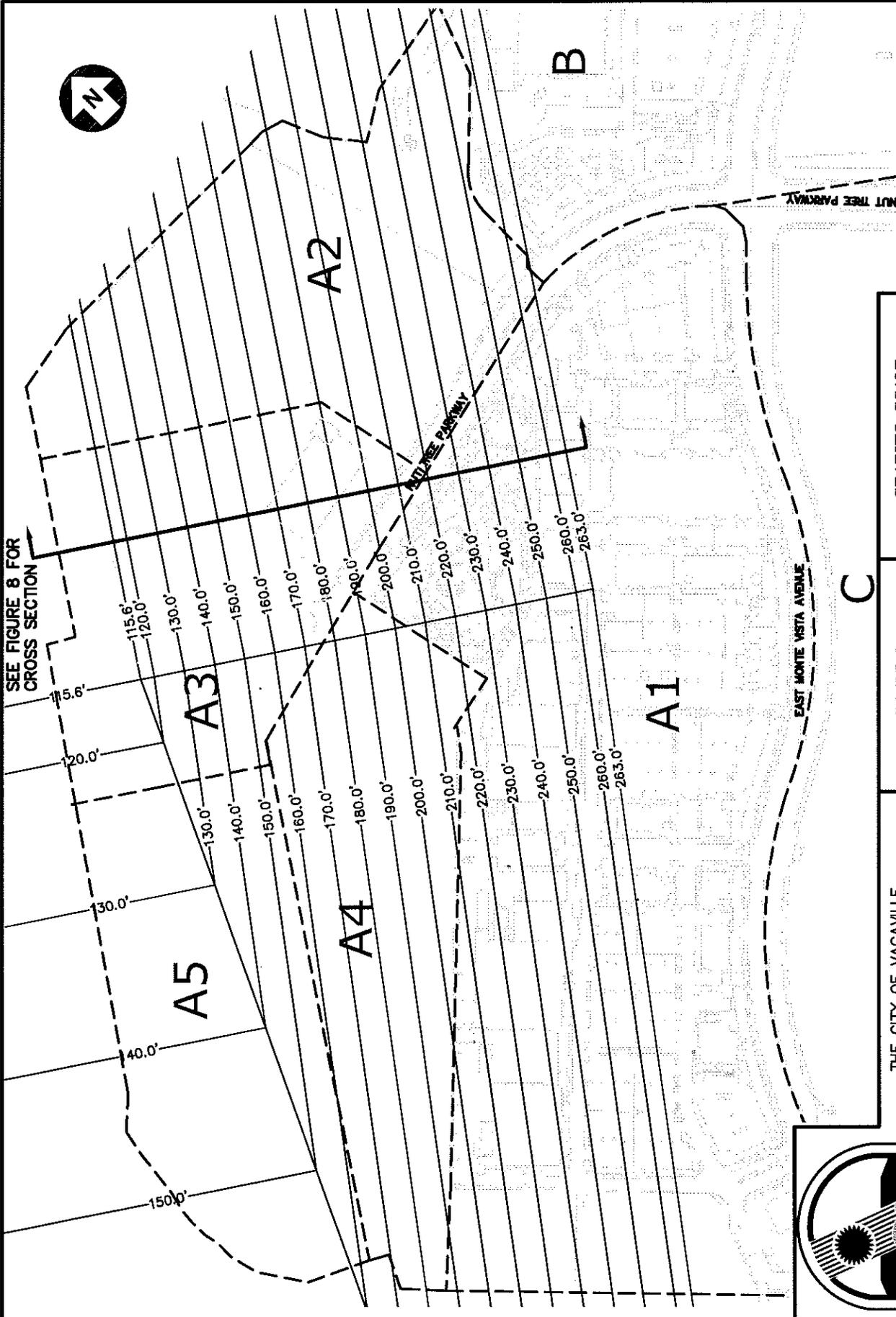
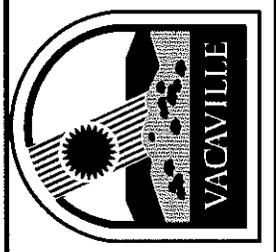
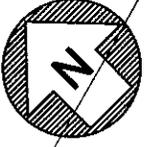


FIGURE 8A
NUT TREE AIRPORT
HEIGHT LIMIT
RESTRICTION CONTOURS

THE CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
PROJ: NUT TREE RANCH POLICY PLAN
DATE: 07-16-09
FILE:

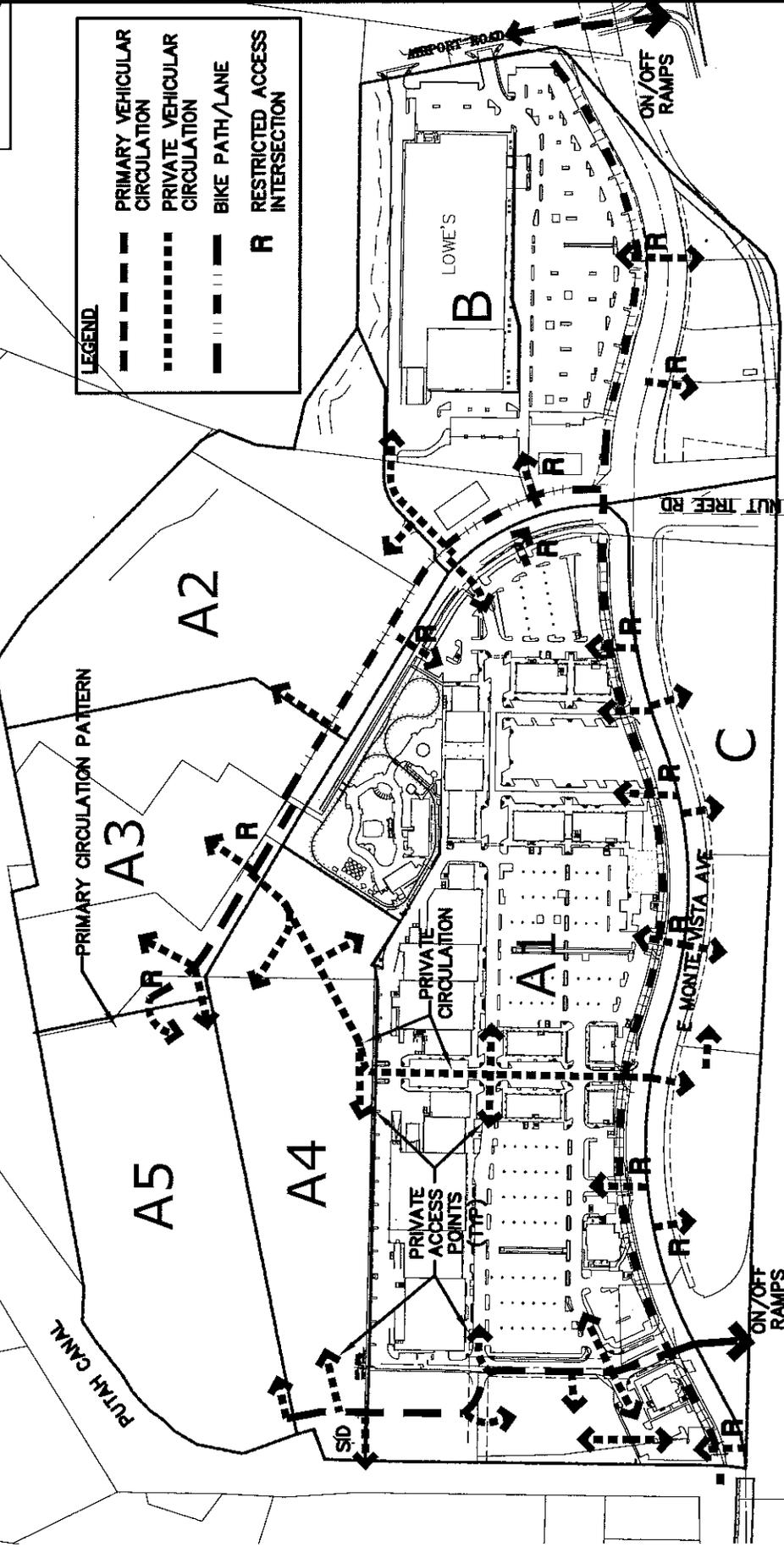




LEGEND

- PRIMARY VEHICULAR CIRCULATION
- PRIVATE VEHICULAR CIRCULATION
- - - BIKE PATH/LANE
- R RESTRICTED ACCESS INTERSECTION

NOTE: PRIMARY CIRCULATION PATTERN WILL BE DETERMINED WITH SPECIFIC LAND USE PLANNING APPROVAL



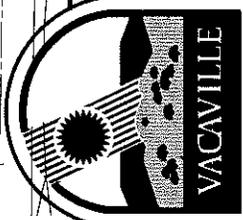
NOTE: INTERNAL BIKE CIRCULATION DETERMINED THROUGH PD REVIEW

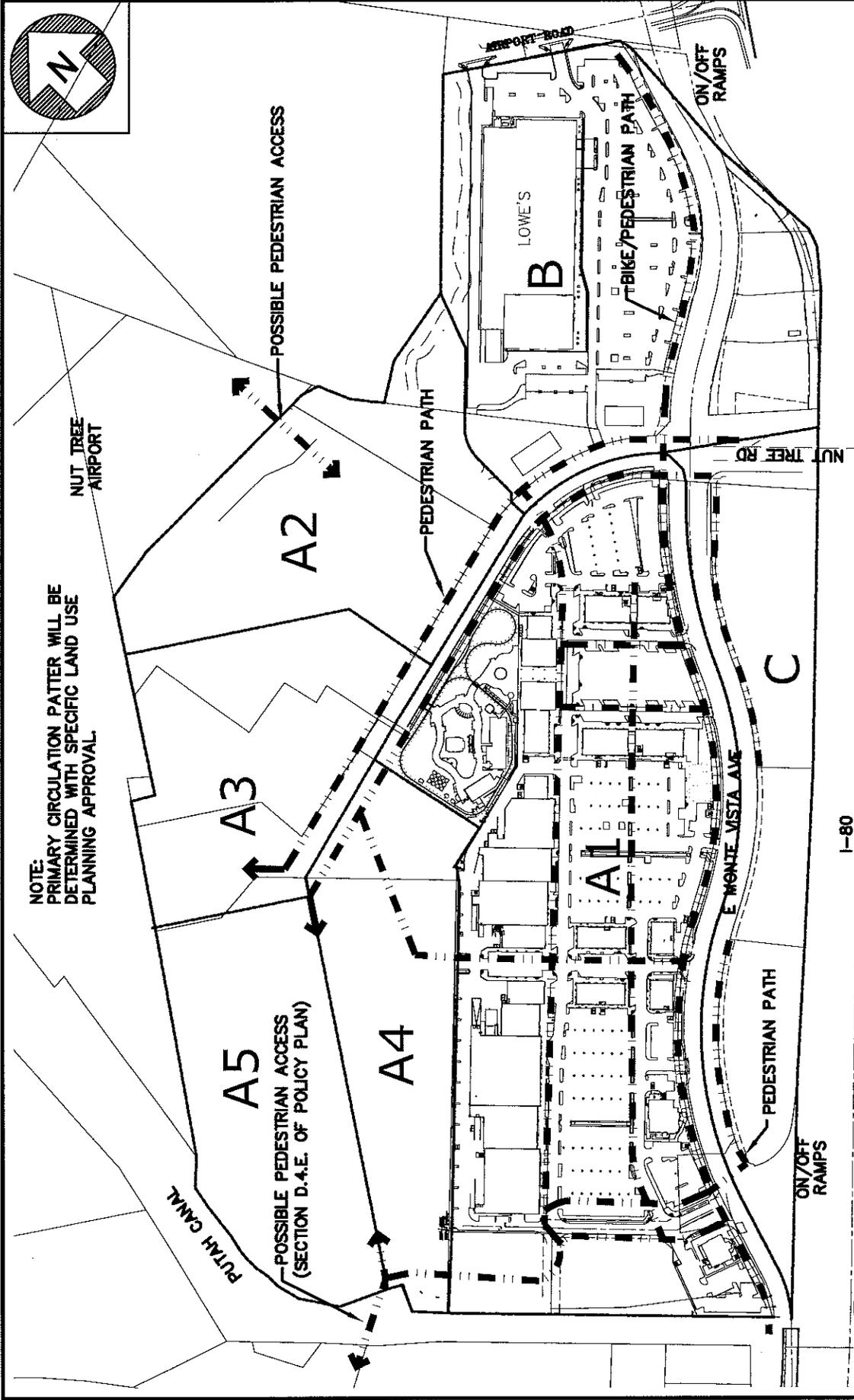


FIGURE 10A
NUT TREE VEHICLE & ACCESS CIRCULATION SYSTEM

THE CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT DEPARTMENT

PROJ: NUT TREE RANCH POLICY PLAN
 DATE: 07-16-09
 FILE:





NOTE:
PRIMARY CIRCULATION PATTERN WILL BE
DETERMINED WITH SPECIFIC LAND USE
PLANNING APPROVAL



FIGURE 10B
NUT TREE PEDESTRIAN
CIRCULATION SYSTEM

THE CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

PROJ: NUT TREE RANCH POLICY PLAN
DATE: 07-16-09
FILE:



I-80

I-80 RIGHT-OF-WAY FENCE
 LANDSCAPE BUFFER STRIP
 WHERE SPACE IS AVAILABLE.

PLANT W/GROUND COVER and
 ALTERNATING GROUPS OF STREET
 TREES, SHRUBS AND EXIST. PLANTING.

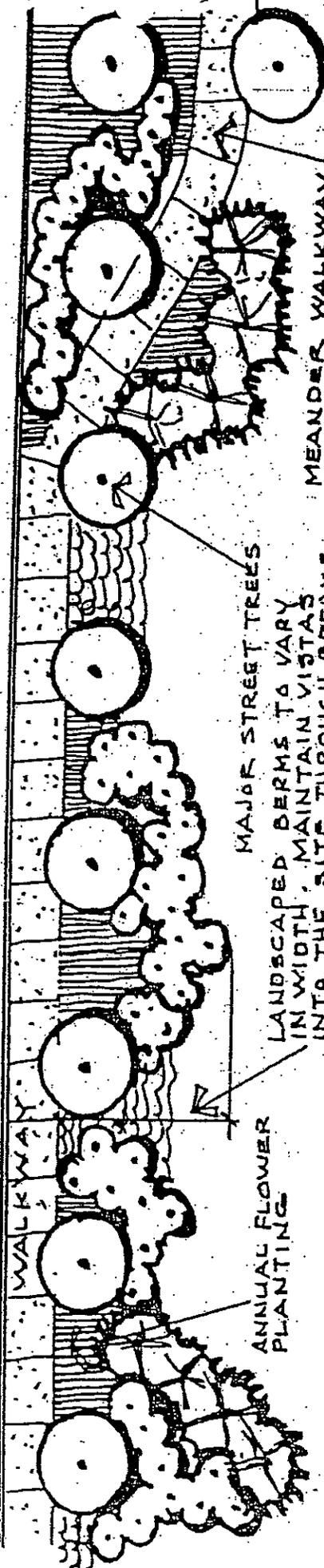
CURB

2-LANES NORTHEAST

PAINTED DRIVE LANES

2-LANES SOUTHWEST

CURB



MEANDER WALKWAY
 WHERE SPACE IS ALLOWED

NOTE: SCREEN OUT
 PARKING AREAS

PLAN -
 TYPICAL DRIVE ON
 EAST MONTE VISTA AVE

FIGURE
 11

APPROXIMATE LOCATION
OF THE EXISTING
NUT TREE BUILDING



NOTE:
A 50' LANDSCAPED BERM ALONG
EAST MONTE VISTA AVENUE FROM
THE NUT TREE OVERPASSING TO
COUNTY AIRPORT ROAD

MAINTAIN VIEWS
INTO SITE

I-80

(VARIES IN WIDTH)

NOTE:
DIMENSION 3 and DESIGN
OR LANDSCAPE BUFFER
TO BE COORDINATE W/ CALTRANS

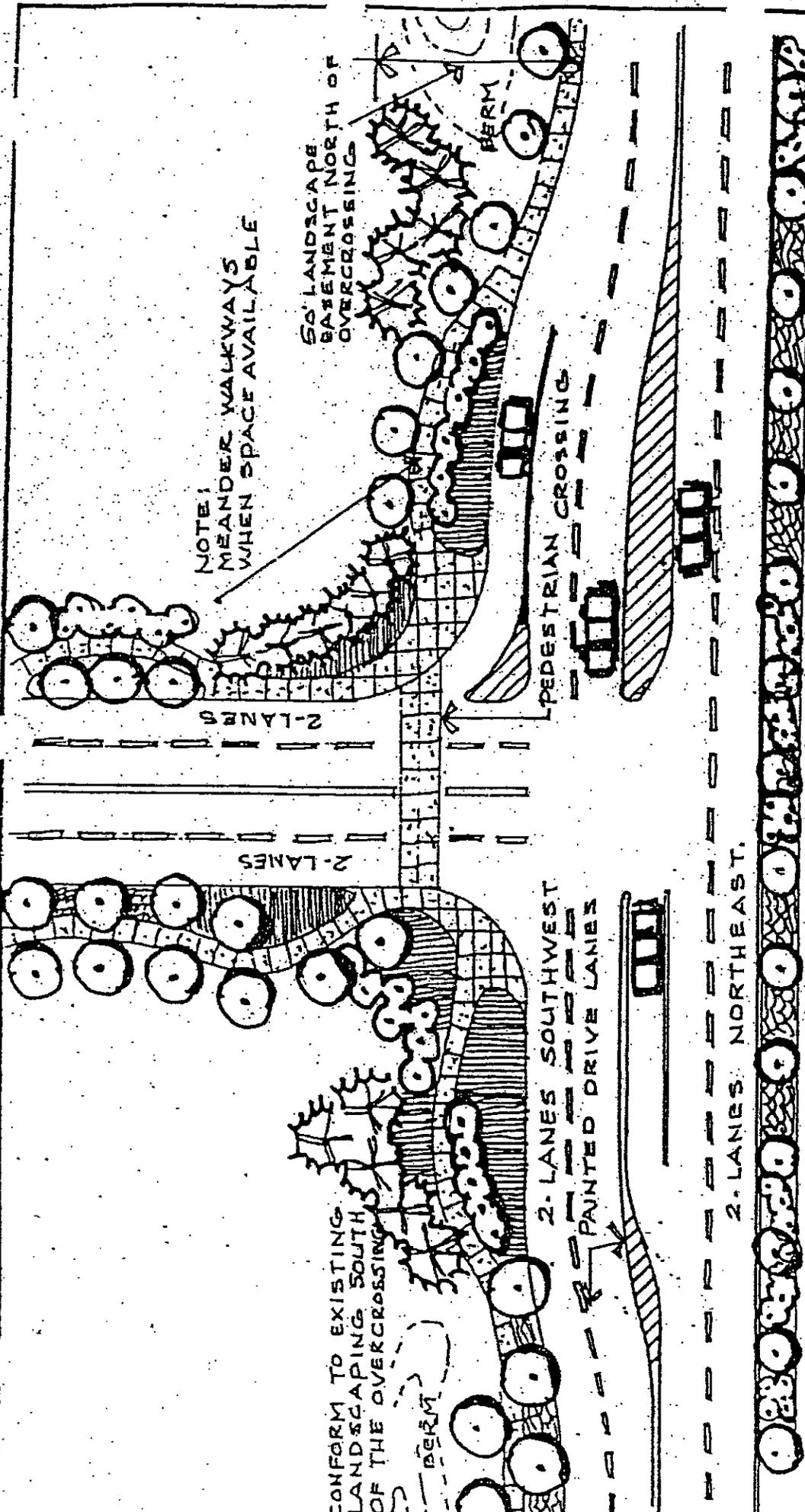
TYPICAL IN FRONT
OF NUT TREE BUILDING.
ONLY

SECTION
EAST MONTE
VISTA AVENUE

LAND DEVELOPMENT CONSULTANTS
 41 Chen Drive, San Mateo, California 94402 (415) 375-8170
 144 Tins, California 95408 (707) 428-7342



FIGURE
12



NOTE: MEANDER WALKWAYS WHEN SPACE AVAILABLE

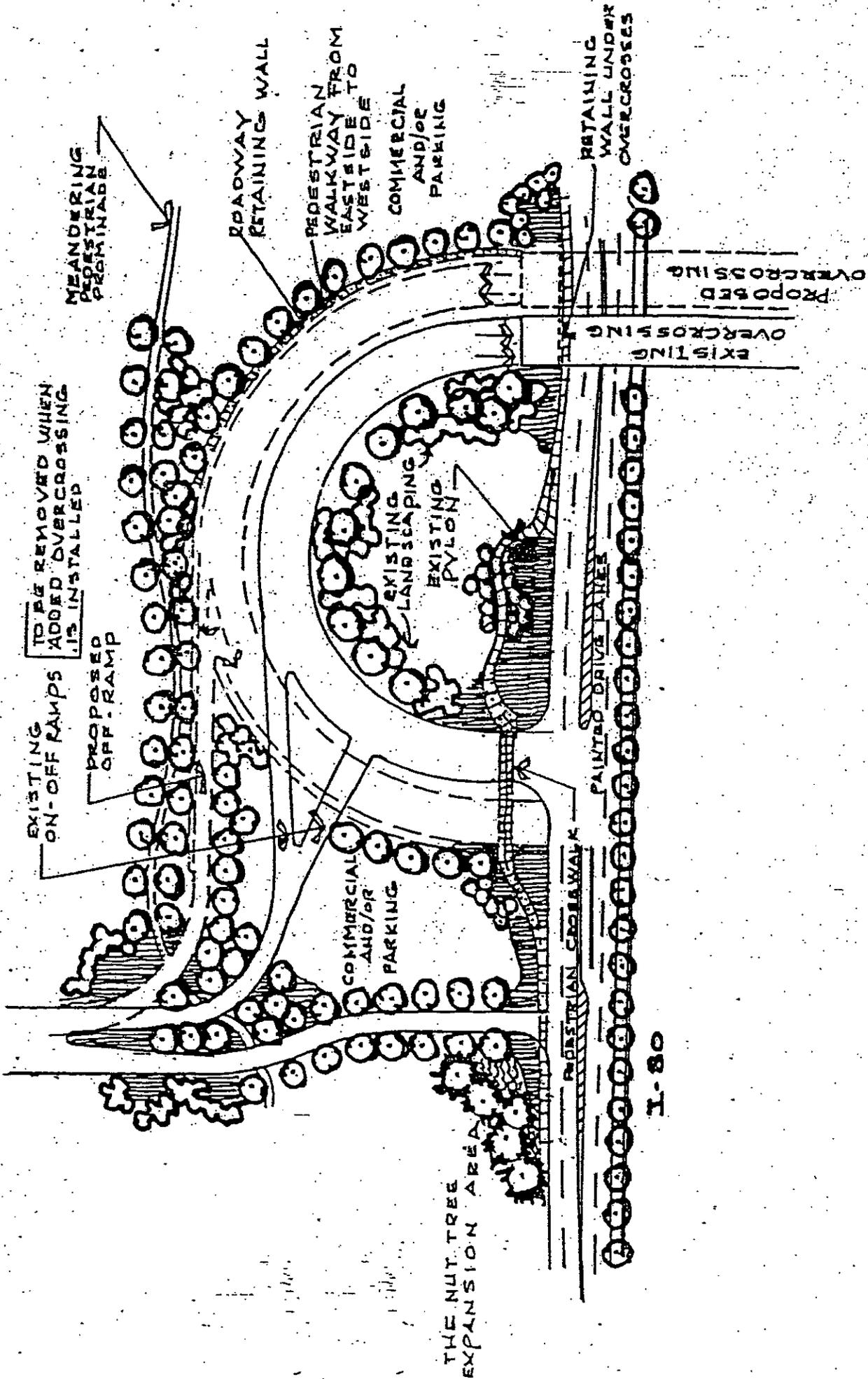
NOTE - LENGTH OF LEFT AND RIGHT TURN LANES TO BE DETERMINED BY TRAFFIC STUDY

I-80

PLAN
MAIN ROAD
GATEWAY

FIGURE
13

ND DEVELOPMENT CONSULTANTS
11 Carr Drive, San Mateo, California 94402 (415) 375-8129
1641 Ave, California 92644 (707) 448-7244

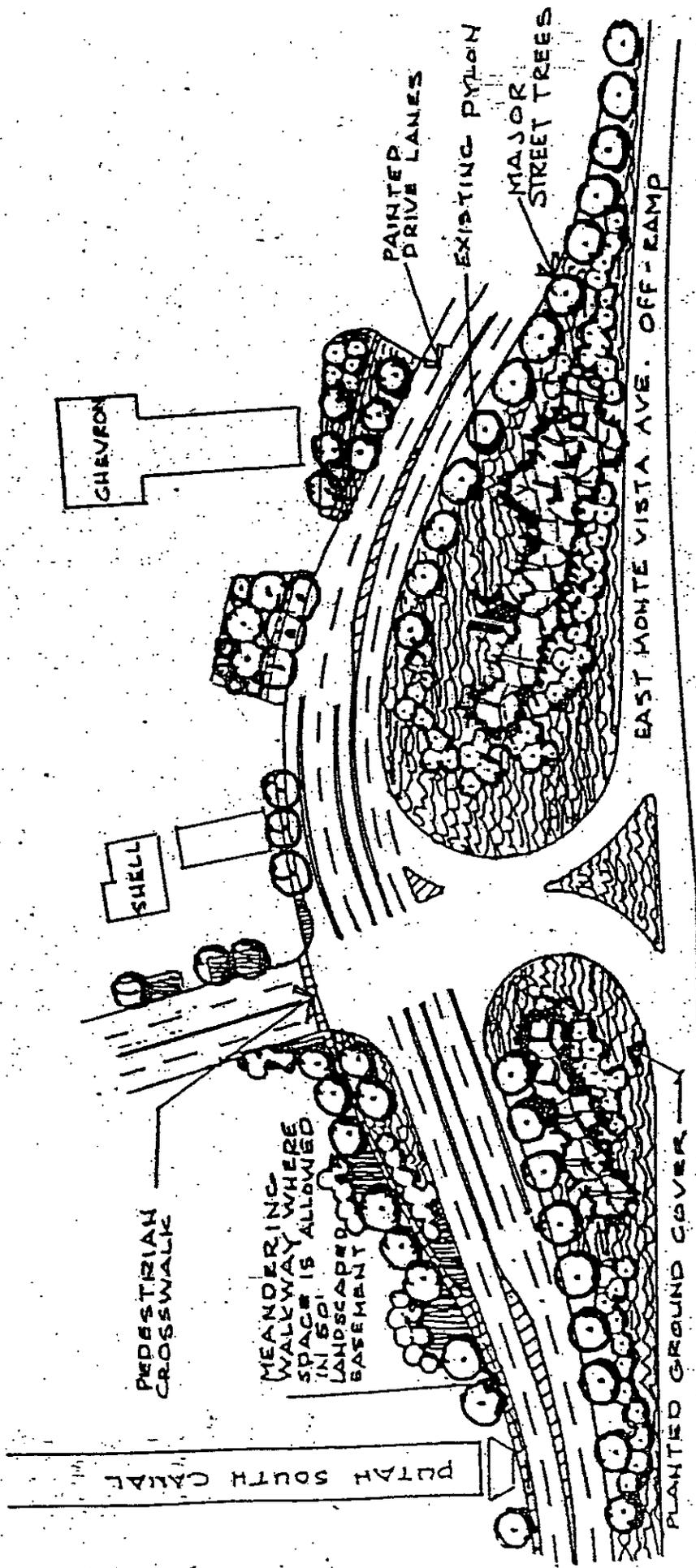


OVERCROSSING INTERSECTION

FIGURE 14

DC

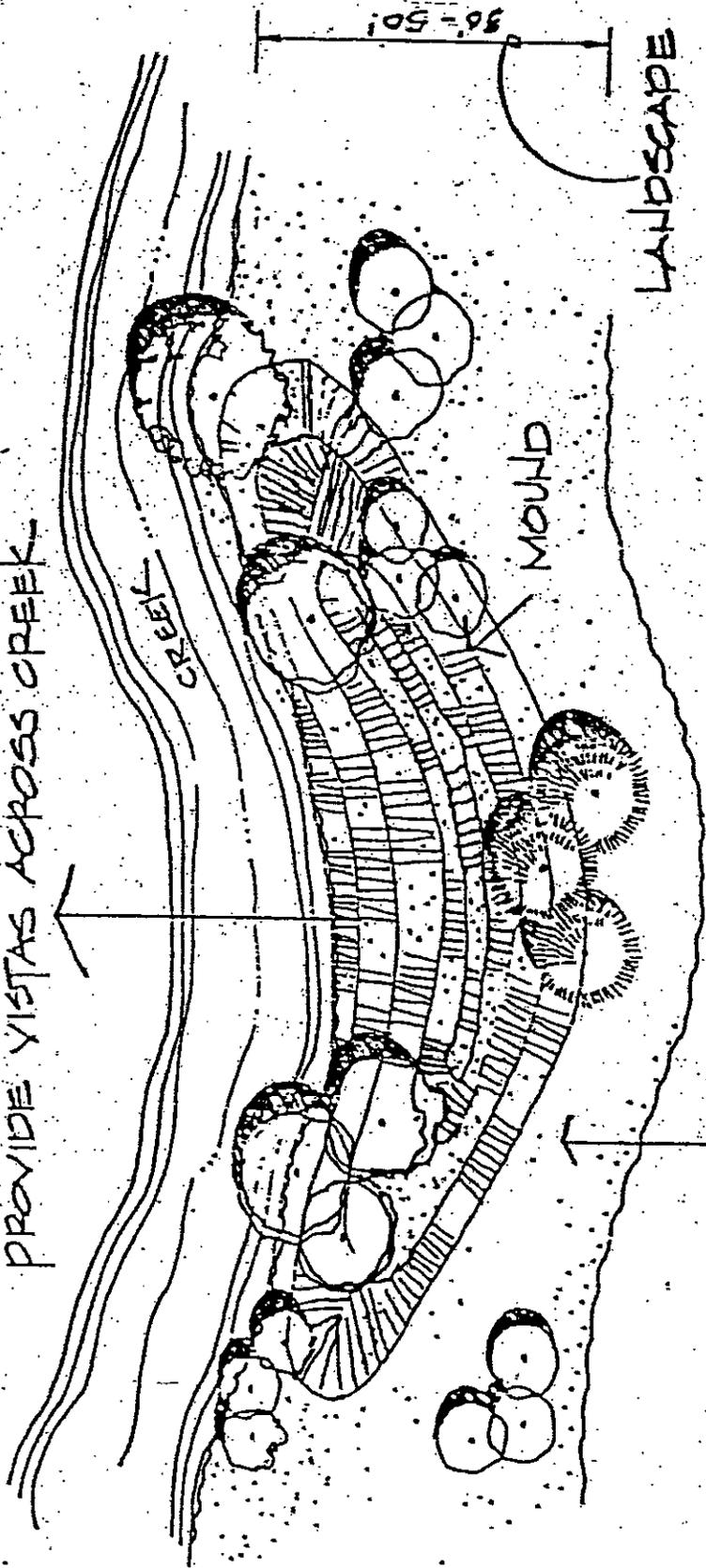
ND DEVELOPMENT CONSULTANTS
 41 Clark Drive, San Mateo, California 94407 (415) 375-8178
 Red Tree, California 95468 (707) 448-1344



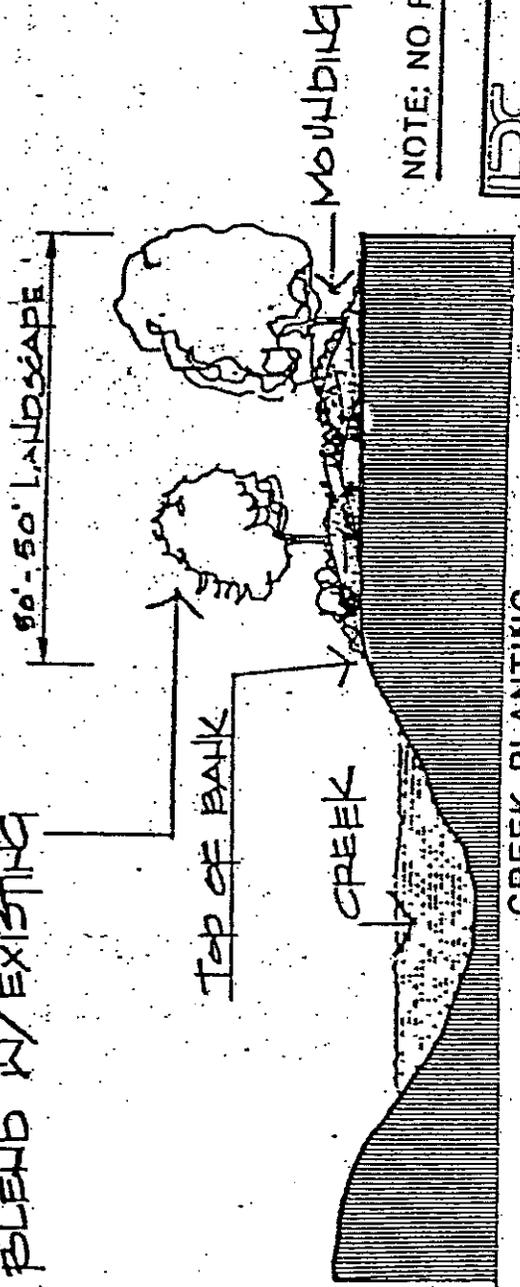
INTERSTATE HIGHWAY 80

<p>LDC AND DEVELOPMENT CONSULTANTS 81 Clark Drive, San Mateo, California 94402 (415) 375-8179 1741 Tress, Coltonville 95346 (907) 468-7244</p>	<p>EAST MONTE VISTA AVE. OFF-RAMP INTERSECTION</p>	<p>FIGURE 15</p>
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PROVIDE VISTAS ACROSS CREEK



NATURALIZE PLANTING TO BLEND W/ EXISTING



CREEK PLANTING
PLAN AND SECTION

NOTE: NO PUBLIC ACCESS

