



**Village at Vintage Ranch
Minor Modification Request
Frequently Asked Questions (FAQ)**

1. **What is the Village at Vintage Ranch project?** The Village at Vintage Ranch project is a 159-unit apartment project on approximately 11.5 acres at the northwest corner of Silver Oak Trail and American Canyon Road.
2. **I hear that the project is approved, yet it is going to the Planning Commission for a decision. Is the project approved or not?** Yes and No. The Village at Vintage Ranch project was approved by the City Council in 2006. This approval was extended by State of California legislation to give developers additional time to build their projects due to the Great Recession. This legislation extended the Village at Vintage Ranch approval to July 2017. Meanwhile, the applicant requested changes to the original project. The Planning Commission will decide whether to approve the applicant's request for these changes.
3. **What changes is the developer proposing?** The developer refined the interior floorplans and exterior architecture, included a clubhouse/apartment leasing office near the pool, and improved recreation amenities in the northern portion of the site. The residential buildings were modified to provide a balcony for each unit and to ensure the tandem garages met the minimum dimensions for two parking spaces. The overall dwelling unit count for the project decreased from 164 to 159 dwelling units due to replacing one apartment building with the proposed clubhouse/apartment leasing office.
4. **What changes does the City require?** Development requirements have changed since 2006 when the project was originally approved. The required changes include adding a second driveway into the site, compliance with the City's current Zero Water Footprint Policy, and compliance with stormwater quality control requirements by providing bio-swales and bio-retention areas in the development. Some of the building changes were required so the tandem garages met the minimum two parking space dimensions. Also, the City required a new right turn lane on Silver Oak Trail at American Canyon Road to reduce the length of traffic queues at this intersection.
5. **Is the Planning Commission the final decision maker on the proposed changes?** The Planning Commission's decision is final unless it is appealed within ten calendar days to the City Council. An appeal can be filed by a City Council member, or the applicant or a member of the community by submitting a written appeal outlining why the decision should be changed together with the appeal filing fee of \$634.
6. **What has to happen by July 2017?** If the Planning Commission approves the proposed changes, the applicant will be required to obtain civil plans and building permits for the project before July 27, 2017. In addition, the applicant must diligently construct the project. If building permits are issued, and they lapse and expire, a new discretionary project approval would be required. The July 27, 2017 deadline will be included as a condition of approval so there is no misunderstanding on the critical expiration date.

7. **I read in the newspaper that the project is a “Luxury apartment project.” What makes it a Luxury apartment project and does the city require the project to have luxury features?** The City strives to ensure that all new development is of excellent design with quality materials and landscaping. Seth Nobmann, with Advanced Building Solutions, Inc. (the developer) advised, “We believe the project will be “high quality” because each townhome has a private garage. The apartments are homelike because they are side by side and do not have different households living upstairs and downstairs from each other. The units will have high quality appliances and finishes such as granite counters and tile bathrooms.”
8. **Will there be any affordable housing in this project?** The project is required to set aside five percent of the units (8 units) for very-low income households (those making less than 50 percent of the region’s median household income) and five percent (8 units) for low-income households (those making less than 80 percent of the region’s median household income). The affordability limits are for a minimum of ten years.
9. **The land has always been vacant. Why can’t it stay that way? If any development happens, why not only allow more single family homes like the rest of Vintage Ranch?** The site is in the *Southeast Area Specific Plan* area and designated for *Cluster Residential* development with a density of between 12 units and 18 units per acre. The project site is privately owned and the property owner may develop and use the property consistent with the City’s development regulations for the site once they have obtained the proper planning, building, and engineering permits.
10. **If this project is not approved, what will be built on the property instead?** The project site is designated in the City’s General Plan and zoned for multi-family housing with a density range of 12 to 18 units per acre. If the Village at Vintage Ranch project were not constructed, a future project would be required to comply with the multifamily development standards in the Southeast Specific Plan.
11. **Who may I contact to get more information on this project?** Please contact Colette Meunier, Contract Planner, by e-mail at cmeunier@cityofamericancanyon.org, or at (707) 647-5345.