

**NOTICE OF POTENTIAL PROJECT IN YOUR AREA OLIVE TREE
RANCH SUBDIVISION
COMMUNITY MEETING**

**FEBUARY 28th, 2024 at 7:00pm - THE JOSEPH NELSON COMMUNITY CENTER
611 Village Drive, Suisun City CA 94585**



PROJECT HISTORY/DESCRIPTION

This is a reintroduction of a previously approved City of Suisun City Residential Tentative Subdivision Map. Suisun Investments proposes the Olive Tree Ranch project, a gated 70-lot single-family residential subdivision with park and open space amenities, located off of Olive Avenue just south of East Tabor Avenue within the City of Suisun City. One of the primary goals of this project is to help alleviate an unprecedented shortage of regional housing, in particular within the County of Solano.

A Tentative Subdivision Map was approved by the City of Suisun City Council (Resolution Numbers 2010-57 and 2010-58) for an 80-lot single-family residential subdivision that consisted of the southern portion of the project area (APN's: 0038-232-010 & -020, and 0038-222-060). Additional time extensions on that map were not available and the map expired. The owner then acquired an additional 2.75 acres adjacent to and directly north of the previously mapped portion. Ongoing discussions with City staff and officials as well as other local jurisdictions have led to the revised design presented with this project.

The current proposed subdivision has several substantial changes from the previously approved project. Despite the addition of the 2.75-acre parcel, the overall proposed residential lot count has decreased from 80 to 70 proposed lots. This change drastically reduces the subdivision density. Listening to and heeding the project design direction from City officials, the new design is being proposed as a more upscale residential subdivision development. The new proposal is to be a Private and Gated subdivision with on-street parking throughout. This will therefore have a higher property tax base with substantially lower ongoing maintenance costs to the City of Suisun City due to the project having its own Homeowner's Association (HOA) to own and maintain the interior streets, shared amenities, and some underground utilities.

The Olive Tree Ranch project is proposed as a gated 70-lot single-family residential development.

Design elements include:

- Private streets with on-street parking and sidewalk on at least one side of the street*
- Two small pocket parks- one near the project entrance and one near the bioretention basin*
- Landscape corridor, on the south side at the project entrance*
- Bio-retention basin on the west side near the Humphrey Drain*
- Proposed pedestrian path and EVA connection to Railroad Avenue at the northwest corner of the site*

Address: South of East Tabor and Olive avenue

Assessor's Parcel No.: 0038-222-060, 0038-222-110, 0038222-130, 0038-232-010, 0038-232-020

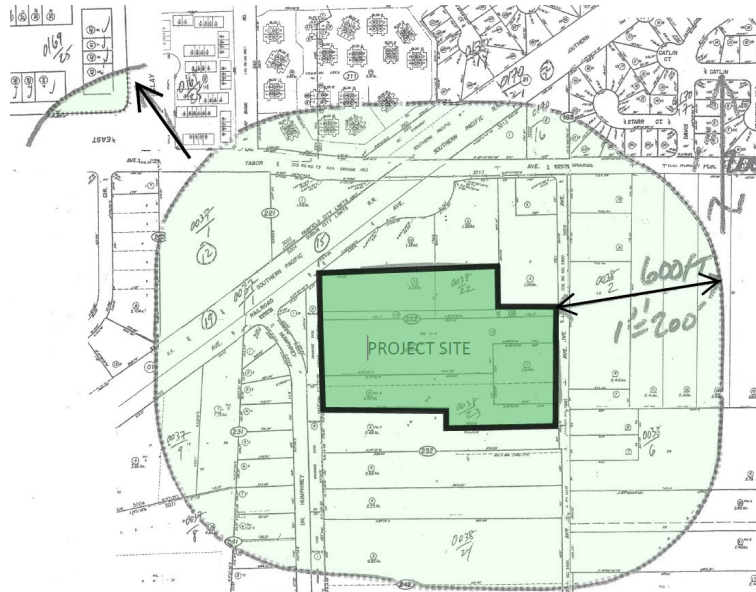
Current Use: Vacant

Applicant: Chris Sordi sordic@pacbell.net

Timeline: 2025



PROJECT LOCATION MAP



600' RADIUS MAP