



# GENERAL PLAN UPDATE

for the City of VACAVILLE, CALIFORNIA

## **Locke Paddon Workshop Summary**

Wednesday, October 6, 2010, 6:00 to 8:45 pm

McBride Senior Center, Multipurpose Room 3, 91 Town Square Place

On Wednesday, October 6, 2010, the City of Vacaville held a workshop with residents of the Locke Paddon community. The workshop was held at the McBride Senior Center and was attended by approximately 19 residents.

Facilitated by General Plan consultant Design Community & Environment (DC&E), the workshop featured a presentation about the land use alternatives process and the East of Leisure Town Road and Northeast growth areas, including a description of the areas, the existing conditions in the growth areas, and known issues for development. This presentation was followed by a question and answer period and a small group exercise. After the small group exercise, Tom Phillippi, an engineer representing a group of property owners in the two growth areas, presented a conceptual land use alternative for the two growth areas on behalf of a consortium of property owners. The plan consisted of the East of Leisure Town Road growth area being developed primarily with residential uses, and the Northeast Sector growth area being developed with a mix of light industrial, commercial, and mixed-use uses. The plan also illustrated a new collector street, constructed parallel to Leisure Town Road, connecting the two new growth areas by running through the existing Locke Paddon subdivision.

### **1. Question and Answer Period**

A summary of the questions and answers following the presentation is provided below.

Q: Can parcels in Locke Paddon be subdivided?

A: Implementing land uses at a higher intensity than what currently exists is something the land use alternatives process can explore. The Solano County Zoning Code currently regulates the subdivision and development of these properties. The community would have to be annexed into the City, and infrastructure improvements would be needed, in order to develop at a higher intensity than what is currently permitted by the County.

Q: Can the City use eminent domain for roadway widening?

A: Eminent domain could be used if the purpose is deemed to be on behalf of the public good. However, historically the City of Vacaville has not implemented eminent domain. The City

works with property owners and buys land needed for roadway improvements at fair market value.

Q: How likely is it for Locke Paddon residents to receive water/sewer services from the City?

A: The City cannot legally provide water/sewer services unless the community annexes into the City. Annexation must occur in an orderly manner; therefore, the City will only annex contiguous parcels. A group of residents could request the annexation process. Parcels annexed to the City would become part of an assessment district to help pay for the services and infrastructure.

## 2. Small Group Exercise

After the question and answer period, workshop participants provided input during a small group exercise. Groups were asked to draw a land use vision for the growth areas. Workshop participants were given basemaps of the growth areas and game pieces representing various land uses at a range of intensities. Each small group was asked to glue the game pieces onto the basemap to create a land use vision for each growth area. A summary of the workshop exercise input is below.

### *Locke Paddon Area*

- ◆ Keep a rural setting in Locke Paddon, even if parcels in Locke Paddon annex to the City. There was some interest in an annexation process in order to bring water and sewer infrastructure to the community.
- ◆ The western edge of the Locke Paddon community along Leisure Town Road can be a transition area between higher density uses within existing city limits and rural development in Locke Paddon.

### *Northeast Area*

- ◆ Enhance the current uses of the Northeast Area.
- ◆ Locke Paddon residents want a say in the type of industrial development in the Northeast Area.
- ◆ Continue non-residential uses along the freeway, including some highway commercial and industrial park uses. Provide low density residential and park uses in the portion of the growth area that is further from the freeway.
- ◆ The Northeast Area will be a gateway into Vacaville, so attractive development is needed.

*East of Leisure Town Road Area*

- ◆ Provide similar housing types as are currently found on the west side of Leisure Town Road. Consider higher densities in southern portion of growth area.
- ◆ Provide a high school and elementary schools in this area.
- ◆ Provide parks in this area.
- ◆ Provide a neighborhood retail center in this area.

*Other General Input*

- ◆ Provide transitions between the rural uses in Locke Paddon and the more intense uses in the growth areas.
- ◆ There were differing opinions on whether to extend/improve Willow Road in order to connect the two new growth areas. There were suggestions to use Leisure Town Road or Byrnes Road as an alternative to Willow Road.
- ◆ There were concerns about traffic on Leisure Town Road.
- ◆ There were concerns about traffic from large trucks.
- ◆ Provide a greenbelt through areas.
- ◆ Flooding is a problem in this area.

**3. Property Owner Consortium's Development Concept**

Following the small group exercise, Tom Phillippi presented a land use alternative for the two new growth areas on behalf of a property owner consortium he represents. The concept for the Northeast Area includes highway commercial uses along Interstate 80 and a mix of business park industrial uses in the remaining areas. In addition, there is a small amount of high density residential and a small park included in this concept. The concept for the East of Leisure Town Road Area includes a mix of residential uses at varying intensities including senior housing, neighborhood commercial uses, public uses including school sites, and parks. A question and answer period followed Mr. Phillippi's presentation and is summarized below.

Q: What is the envisioned zoning for Locke Paddon?

A: The property owner consortium's concept envisions 1-acre lots in Locke Paddon. If annexed into the City, the property owners could gain a few lots for additional residential development.

Q: If zoning in Locke Paddon is changed to 1-acre rural residential, would it include annexation to the City?

A: In order to change to 1-acre rural residential zoning, annexation to the City and water/sewer service would be required, given Health and Safety laws regarding wells and septic systems. The City anticipates that the Northeast and East of Leisure Town Road growth areas will be annexed to the City. Locke Paddon property owners could petition to be annexed to the City.

Q: What happens with the Master Water Agreement with the Solano Irrigation District (SID) once agricultural uses are changed?

A: It is likely that the canals would be placed underground. Properties within the SID jurisdiction would continue to receive water.

Q: What are the financial implications to the property owners of undergrounding the water canals?

A: Per SID policy, when undergrounding pipes, SID charges the property owner for the pipe, but the land is returned to the property owner. Pipes can be very expensive.

Q: How will flooding be addressed in the growth areas?

A: The property owner consortium's concept envisions detention basins in the East of Leisure Town Road growth area. In addition, development in the growth areas would be required to reduce runoff by 10 percent from what currently occurs, so new development would not increase stormwater runoff in the growth areas.

Q: Will the sewer line serving the new growth areas follow Willow Road?

A: Mr. Phillipi stated that Willow Road is the best alternative for the sewer line because there is an existing 30-foot easement along Willow Road. This easement also extends south beyond the end point of Willow Road.

Q: Will properties lining each side of Willow Road be able to connect to the sewer line?

A: The sewer main would not have laterals coming out, but once the sewer main is established, it would be easier and less costly to expand.

Q: Does the sewer plant have enough capacity to serve additional development?

A: Yes.

Q: How would Willow Road be widened?

A: The property owner consortium's concept envisions a two-lane collector. The portion that runs through Locke Paddon would not have a median; the portion outside of Locke Paddon would have a 16-foot median.



# GENERAL PLAN UPDATE

for the City of VACAVILLE, CALIFORNIA

## **East of Leisure Town Road Workshop Summary**

Thursday, October 7, 2010, 9:30 am to 12:30 pm

Three Oaks Community Center, Multipurpose Room, 1100 Alamo Drive

On Thursday, October 7, 2010, the City of Vacaville held a workshop with property owners of the East of Leisure Town Road area. The workshop was held at the Three Oaks Community Center and was attended by approximately 15 property owners or representatives of the property owners.

Facilitated by General Plan consultant Design Community & Environment (DC&E), the workshop featured a presentation about the East of Leisure Town Road area, including a description of the area, the existing conditions in the growth area, and known issues for development. This presentation was followed by a question and answer period. Next, Tom Phillippi, an engineer representing a group of property owners in the East of Leisure Town Road area, presented a conceptual land use alternative for the two growth areas on behalf of a consortium of property owners. The plan consisted of the East of Leisure Town Road growth area being developed primarily with residential uses, and the Northeast Sector growth area being developed with a mix of light industrial, commercial, and mixed-use uses. The plan also illustrated a new collector street, constructed parallel to Leisure Town Road, connecting the two new growth areas by running through the existing Locke Paddon subdivision

### **1. Question and Answer Period**

A summary of the questions and answers following the presentation is provided below.

Q: Will there be a rail station within the East of Leisure Town growth area?

A: No. There is a station planned at Peabody and Vanden Roads in Fairfield, located approximately 1 to 2 miles southwest of the growth area, so it is unlikely that there will be another station in the growth area.

### **2. Property Owner Consortium's Development Concept**

Following Mr. Early's presentation, Tom Phillippi presented a property owner consortium's development concept for the growth areas. The concept for the East of Leisure Town Road area includes a mix of residential uses at varying intensities including senior housing, commercial uses, public uses including school sites, and parks. The concept for the Northeast area includes highway commercial uses along Interstate 80 and a mix of business park

industrial uses in the remaining areas. In addition, there is a small amount of high density residential and a small park included in this concept for the Northeast area. A question and answer followed Mr. Phillippi's presentation and is summarized below.

Q: Are commercial uses included in the East of Leisure Town Road growth area?

A: Yes, the East of Leisure Town growth area includes some neighborhood commercial retail. The market indicates that larger scale commercial uses are better suited close to the freeway in the Northeast area.

### **3. Small Group Exercise**

After Mr. Phillippi's presentation, workshop participants provided input during a small group exercise. Groups were asked to draw a land use vision for the East of Leisure Town area. Workshop participants were given a basemap of the growth area and game pieces representing various land uses at a range of intensities. Each small group was asked to glue the game pieces onto the basemap to create a land use vision for the growth area. Following the exercise, each small group shared their vision with the larger group. A summary of the workshop exercise is below. Note that some of the participants were residents of the Locke Paddon community, so some of the input was focused on the Locke Paddon area.

#### *Locke Paddon Area*

- ◆ Consider rural street standards for the Locke Paddon area.
- ◆ Do not change the character of Locke Paddon.
- ◆ There were concerns about widening Willow Road through the Locke Paddon area.

#### *East of Leisure Town Road Area*

- ◆ Develop a specific plan to delineate the development standards for the growth areas.
- ◆ High density housing should be of good quality with parking lots behind the buildings fronting the road.
- ◆ Create a transition or buffer between the growth area and Locke Paddon.
- ◆ Provide low density development.
- ◆ Provide low density residential along Leisure Town Road and higher density residential along the railroad tracks.
- ◆ Senior housing is a good match for the East of Leisure Town Road area.
- ◆ There were concerns about residential uses creating additional traffic, especially on Leisure Town Road.
- ◆ Provide high density housing and shopping opportunities near schools.

- ◆ Provide neighborhood commercial along busier streets and at intersections.
- ◆ Provide for a gas station along Elmira Road at Leisure Town Road.
- ◆ Increased development near Interstate 80 may impact existing or future residential uses to the south.
- ◆ Provide regional recreation uses.
- ◆ Locate a community park within a central portion of the growth area, and provide activities for both seniors and youth.
- ◆ Locate parks adjacent to schools.
- ◆ Encourage community gardens between areas of development.
- ◆ Provide bikeway, pedestrian, and transit connections.
- ◆ Ensure access to transit.
- ◆ Extend Willow Road into the East of Leisure Town Road area.
- ◆ Provide a new fire station in the active adult area and adjacent to a park or school to allow for joint use and monitoring.
- ◆ Preserve heritage oak trees.



# GENERAL PLAN UPDATE

for the City of VACAVILLE, CALIFORNIA

## **Northeast Area Workshop Summary**

Thursday, October 7, 2010, 1:30 to 4:30 pm

Three Oaks Community Center, Multipurpose Room, 1100 Alamo Drive

On Thursday, October 7, 2010, the City of Vacaville held a workshop with property owners of the Northeast area. The workshop was held at the Three Oaks Community Center and was attended by approximately eleven property owners or representatives of the property owners.

Facilitated by General Plan consultant Design Community & Environment (DC&E), the workshop featured a presentation about the Northeast area, including a description of the area, the existing conditions in the growth area, and known issues for development. This presentation was followed by a question and answer period. Next, Tom Phillippi, an engineer representing a group of property owners in the Northeast area, presented a conceptual land use alternative for the two growth areas on behalf of a consortium of property owners. The plan consisted of the East of Leisure Town Road growth area being developed primarily with residential uses, and the Northeast Sector growth area being developed with a mix of light industrial, commercial, and mixed-use uses. The plan also illustrated a new collector street, constructed parallel to Leisure Town Road, connecting the two new growth areas by running through the existing Locke Paddon subdivision.

After Mr. Phillippi's presentation, workshop participants participated in a small group exercise to develop a land use vision for the Northeast area.

### **1. Question and Answer Period**

A summary of the questions and answers following the presentation is provided below.

Q: Why doesn't the Sphere of Influence (SOI) boundary match the Urban Growth Boundary (UGB)?

A: Altering the SOI boundary would require an amendment from the Local Agency Formation Commission (LAFCO). The City will proceed with an SOI amendment after the General Plan is adopted as an implementation item.

Q: Does the City intend to develop beyond the UGB?

A: No, the UGB is a result of a settlement agreement from the Lagoon Valley development proposal. The UGB will be in effect through 2028. Until that time, the UGB can only be changed by a vote of the people.

Q: Can the City extend the SOI further than the UGB in order to preserve agricultural land?

A: The City could proceed with an SOI amendment to extend the SOI beyond the UGB, but only if it were intended for City-owned open space. Note: General Plan policy states the following in regards to land outside the UGB: land outside the Growth Boundary will not be redesignated other than for agriculture, park, open space, public facility and utility uses until March 1, 2028.

Q: Does the City envision the SOI amendment to take place as one action?

A: LAFCO is required to review the SOI every five years. The City could request that LAFCO review the SOI and propose a revision.

Q: When will properties in the Mills Lane area, which is located outside of the City limits but inside of the SOI, be annexed to the City?

A: The City has no annexation plans at this time for the Mills Lane area, and does not initiate annexations that are not in the City's annexation plan. Property owners in the Mills Lane area would need to petition the City to begin the process for annexation.

Q: Is there a plan to make Leisure Town Road a cul-de-sac?

A: In the future, Leisure Town Road will be cut off north of Interstate 80, south of Midway Road. This will happen when the North Village project completes its planned roadways.

Q: Will the 500 foot agricultural buffer proposed in the property owner consortium's development concept be on the County or City side of the UGB? How will this buffer area be used?

A: Whether the agricultural buffer will be City or County land is still unresolved. Potential uses of the buffer area will be considered during the land use alternatives process.

Q: What is the main entity involved with the agricultural buffer?

A: The Master Water Agreement between the Solano Irrigation District and the City of Vacaville requires a buffer to protect agricultural uses.

## **2. Property Owner Consortium's Development Concept**

Following Mr. Early's presentation, Tom Phillippi presented a property owner consortium's development concept for the growth areas. The concept for the Northeast area includes highway commercial uses along Interstate 80 and a mix of business park industrial uses in the remaining areas. In addition, there is a small amount of high density residential and a small park included in this concept. The concept for the East of Leisure Town Road area includes a mix of residential uses at varying intensities including senior housing, commercial uses, public uses including school sites, and parks. A question and answer followed Mr. Phillippi's presentation and is summarized below.

Q: Why doesn't the property owner consortium's development concept use existing sewer lines along Leisure Town Road?

A: Mr. Phillippi responded that the sewer lines along Leisure Town Road would require significant upgrades, and that Willow Road makes the most sense because of the existing 30-foot easement along this road.

Q: Is there a new General Plan Land Use designation for biotech?

A: The property owner consortium's development concept includes a new land use designation that is specific to biotech uses, such as Genentech.

Q: Can the existing PG&E easement be used for the sewer lines?

A: Mr. Phillippi responded that the sewer line should be located along the major north/south roadway serving the two growth areas. The group had considered placing the major north/south roadway and sewer line along the PG&E easement, but the City's Traffic Division has indicated that the roadway should be located closer to (within 1,000 feet of) Leisure Town Road in order to relieve traffic along Leisure Town Road. Therefore, the group shifted the roadway and sewer line to Willow Road. In addition, the size of the existing easement along Willow Road is better suited to a roadway and sewer line than the PG&E easement.

### **3. Small Group Exercise**

After Mr. Phillippi's presentation, workshop participants provided input during a small group exercise. Due to the number of attendees, there was only one group. The group was asked to draw a land use vision for the Northeast area. Workshop participants were given a basemap of the growth area and game pieces representing various land uses at a range of intensities. The group was asked to glue the game pieces onto the basemap to create a land use vision for the growth area.

The group developed two land use scenarios for the Northeast area:

1. Provide primarily large institutional employment-generating uses, such as research facilities for UC Davis and industrial parks.
2. Provide highway commercial uses along the freeway and primarily at major intersections. Provide high density residential uses set back easterly from the freeway, with the possibility of some low-density residential uses. Maintain some area for biotech uses.

In addition, the group provided the following input.

- ◆ There should be flexibility in what is permitted under the land use designations.
- ◆ Need to provide for a transition between low density and high density uses adjacent to Locke Paddon.
- ◆ Consider designating the area north of Interstate 80 for agriculture with a biotech overlay.
- ◆ Preserve large parcels for biotech uses.
- ◆ Provide a park at the existing pond in this growth area.