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MEMORANDUM

DATE November 12, 2010
TO Vacaville Steering Committee
FROM City Staff and DC&E
RE **Preliminary Land Use Alternatives Options**

During Steering Committee Meeting #5, the Committee will be asked to provide input on potential land use alternatives for a number of areas throughout the city.

Figure 1 shows the locations of the areas that will be considered at Steering Committee Meeting #5 - Land Use Alternatives Creation for Growth Areas: Other Areas Currently Located within the City. The map also includes:

- ◆ “Clean up” parcels that require changes to the General Plan map, but do not need to be discussed by the Steering Committee. These parcels are discussed in more detail in Section F of this memo.
- ◆ A County “Special Project Area” that should be considered during the discussion of the business park policy plan areas. This area is discussed in more detail in Section D of this memo.

This memo focuses on five types of sites that are also shown in Figure 1:

- ◆ Underutilized Shopping Centers
- ◆ Downtown Vacaville
- ◆ Vacaville Unified School District Properties
- ◆ Business Park Policy Plan Areas
- ◆ Miscellaneous Properties

This memo provides a brief description of each site, and then offers preliminary ideas regarding land use alternatives that might be considered for each. At Meeting #5, the Steering Committee will consider which of these ideas should be included in the alternatives analysis for the General Plan.

A. Underutilized Shopping Centers

This section describes potential land use alternatives for five underutilized shopping centers. Additional information about these shopping centers is provided in the existing conditions

technical memorandum entitled 'Neighborhood Serving Retail,' which is available on the Vacaville General Plan Update website (vacavillegeneralplan.org) and has been included in the Steering Committee packet.

1. Glenbrook Plaza

Glenbrook Plaza is located near the intersection of South Orchard Avenue and West Monte Vista Avenue in northwest Vacaville. The site is approximately 7 acres in size. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Neighborhood Commercial.
- ◆ Mixed use commercial/residential.

2. Alamo Plaza

Alamo Plaza is located at the intersection of Alamo Drive and Merchant Street, near Interstate 80's on and off ramps. The site is located within a ¼-mile of Golden Hills Plaza, which is discussed below, and is approximately 14 acres in size. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of General Commercial.
- ◆ Mixed use commercial/residential.
- ◆ Destination-oriented commercial/recreation use.

3. Golden Hills Plaza

Golden Hills Plaza is located at the intersection of Alamo Drive and Marshall Road in southwest Vacaville. The site is located within a ¼-mile of Alamo Plaza and is approximately 9 acres in size. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of General Commercial.
- ◆ Mixed use commercial/residential.

4. Peabody Center

Peabody Center is located at the intersection of Elmira Road and Peabody Road, east of downtown Vacaville. The site is approximately 9 acres in size. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of General Commercial.
- ◆ Mixed use commercial/residential.
- ◆ Specific Plan. Such a designation would be likely to ultimately result in mixed use development on the site, but such development would not be allowed until a coordinated Specific Plan is completed.

5. Elmira Square

Elmira Square is located at the intersection of Elmira Road and Nut Tree Road in southeast Vacaville. The site is approximately 8 acres in size. The City's Economic Development Manager has indicated that commercial uses are not viable on this site given competition with surrounding uses. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Neighborhood Commercial.
- ◆ Mixed use commercial/residential.

- ◆ Medium to high density residential.

B. Downtown Vacaville Sites

This section describes potential land use alternatives for two sites located in the downtown area, as well as for the Residential Urban High Density (RUHD) overlay.

1. Opportunity Hill/RUHD Overlay

Opportunity Hill is located at the intersection of East Main Street and Wilson Street, and is approximately 5 acres in size. In 2008, the City Council adopted the Opportunity Hill Master Plan and Design Guidelines. In order to implement the Plan, the City Council also initiated a General Plan Amendment to allow up to 65 units per acre within the Opportunity Hill Master Plan Area. Opportunity Hill is located within the RUHD overlay district, which encompasses much of downtown Vacaville. The City's Housing Element contains a housing program which states:

Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to a density greater than the maximum density of 36 units per acre as currently permitted by the Urban High Density (RUHD) Residential Overlay District.

The Steering Committee could consider alternative land uses for just the Opportunity Hill Master Plan area or for the entire RUHD overlay district. Potential land use alternatives include:

- ◆ Maintain existing General Plan designations of General Commercial and Residential Urban High Density (includes RUHD overlay area).
- ◆ Raise the allowed residential density only in the Opportunity Hill Master Plan Area, which is located within the RUHD overlay district, to allow a maximum density of 65 units per acre.
- ◆ Raise the allowed residential density in the entire RUHD overlay district to allow a maximum of 65 units per acre.
- ◆ Raise the allowed residential density in only a portion of the RUHD overlay district to allow a maximum density of 65 units per acre.
- ◆ Raise the allowed residential density in the Opportunity Hill Master Plan Area, which is located within the RUHD overlay district, to allow a density greater than 36 units per acre, but not 65 units per acre.
- ◆ Raise the allowed residential density in the entire RUHD overlay district to allow a density greater than 36 units per acre, but not 65 units per acre.
- ◆ Raise the allowed residential density in a portion of the RUHD overlay district to a density greater than 36 units per acre, but not 65 units per acre.
- ◆ Do not raise the allowed residential density in the RUHD overlay district.

2. East Monte Vista Shopping Center

This site is approximately 5 acres in size and contains CVS pharmacy, two furniture stores, and a bank. The site is located within the RUHD overlay district. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of General Commercial.
- ◆ Mixed use commercial/residential.
- ◆ High density residential.

C. Vacaville Unified School District Properties

The City has received a letter from the Vacaville Unified School District (VUSD) requesting that several of their properties be considered as part of the General Plan Update. A copy of that letter has been included in the Steering Committee's packet. This section includes a list of VUSD sites that the Steering Committee is being asked to consider.

1. VUSD Site

The VUSD Former District Office and Muzzetta M. Thrower Alternative Education Center sites are contiguous and have been identified on Figure 1 as "VUSD Site." The VUSD site is located at the intersection of School Street and McClellan Street, and is approximately 4 acres in size. This site is owned by the Vacaville Unified School District, and includes the former District office site and the Muzetta M. Thrower Alternative Education Center, which is also known as the Country High School and was formerly the Ulatis Elementary School. These sites are adjacent to the Opportunity Hill Master Plan Area and the Residential Urban High Density overlay district. Potential land use alternatives include:

- ◆ Maintain existing General Plan designations of Elementary School and Public Park.
- ◆ Mixed use commercial/residential on a portion of or the entire site.
- ◆ High density residential on a portion of or the entire site.

2. Rice McMurtry Properties

VUSD identifies these sites as "Elementary School Site No. 2 Remnant" and "Elementary School Site No. 2 School Site" in their letter to the City. VUSD owns two contiguous parcels within the Rice McMurtry development area, located in northwest Vacaville, north of McMurtry Lane and west of Browns Valley Road. Both sites currently have a General Plan designation of Junior High School. VUSD is proposing that the larger of the two parcels (13 acres) be given the designation of Elementary School, and the smaller parcel (8 acres) be designated for Residential Estates, which is consistent with the surrounding properties. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Junior High School for both properties.
- ◆ Elementary School and Estate Residential.
- ◆ Elementary School and Park.

3. Elm School Site

The Elm School Site is located at the intersection of Elm Street and Walnut Avenue, south of downtown Vacaville, and is approximately 8 acres in size. The site is no longer used as an elementary school. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Elementary School.
- ◆ Medium Density Residential.
- ◆ Low Density Residential.

4. Jepson Middle School

Jepson Middle School is located at 580 Elder Street, located in northwest Vacaville. The site appropriately designated for a junior high school. The site is approximately 29 acres in size. Approximately 4 acres located in the southwest portion of the site remains undeveloped. VUSD has requested that this remnant acreage be considered for low density residential. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Junior High School.
- ◆ Low Density Residential.

5. Existing School Sites with Park Designations

Portions of several existing schools sites within the VUSD are designated for public parks: Jepson Middle School, Alamo Elementary School, Fairmont Elementary School, and Hemlock Elementary School. This designation was assigned to these schools to reflect a Joint Powers Agreement between the City and the VUSD that has since expired. Potential land use alternatives for these sites include:

- ◆ Maintain the existing General Plan designation of Public Park.
- ◆ Elementary or Junior High School.

D. Business Park Policy Plan Areas

Vacaville contains several business parks with adopted policy plans that should be considered during the alternatives process. This memo focuses on three such policy plan areas: Interchange Business Park, Vacaville-Golden Hills Business Park, and Vaca Valley Business Park.

While the City's Business Parks have a General Plan designation of either Industrial or Business Park, each individual policy plan permits a large range of uses. Under existing conditions, these areas cannot fully be built out or support certain uses due to limited sewage collection capacity, which is considered in a separate memo that has been included in the Steering Committee packet for meeting #5. Traffic capacity is another development constraint for these areas. Costly sewage and traffic infrastructure improvements would be required to support several permitted uses within these policy plan areas, and to permit the areas to be fully built out. The text below considers land use alternatives for these areas.

In addition, Solano County has identified a "Special Project Area," shown in Figure 1, which should be considered during the land use alternatives discussion about the business park

policy plans. The County's designation for this 266-acre area allows for uses that are consistent with the County's Limited Industrial land use designation. The Limited Industrial land use designation provides for industrial operations of a relatively low intensity and low polluting character. Such uses include industrial operations, scientific and research institutions, warehousing and distribution, and specialized light manufacturing and assembly operations with few or no off-site effects. This area is intended to accommodate large scale users that cannot be accommodated in Vacaville's industrial areas and other uses that may not be compatible with the City's industrial areas. However, biotech uses are a potential use, and given the location of this Special Project Area, such uses could be in direct competition with similar uses in the business park policy plan areas.

1. Interchange Business Park

Interchange Business Park is located west of Interstate 505 in north Vacaville, and is approximately 667 acres in size. It includes the Mariani Packaging Plant and the Luckys Distribution Plant. Approximately 190 acres remain undeveloped in the northwest portion of the park. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Industrial Park.
- ◆ Heavy Industrial in northern portion (City Economic Development staff indicates that only about 20 to 50 acres of this designation are needed).
- ◆ Residential in northern portion.
- ◆ Destination-oriented retail in northern portion.

2. Golden Hills Business Park

The Golden Hills Business Park is located west of Interstate 505, immediately south of the Interchange Business Park, and is approximately 482 acres in size. It includes the Novartis Pharmaceuticals Corporation. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Industrial Park.
- ◆ Industrial uses with low sewer demands.

3. Vaca Valley Business Park

The Vaca Valley Business Park is the triangular area located at the junction of Interstates 80 and 505, bounded by Vaca Valley Parkway on the north. It contains approximately 407 acres and includes Genentech, Kaiser Hospital, and medical offices. Approximately 210 acres remain undeveloped. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Business Park.
- ◆ Designate specific areas for office, commercial, and medical uses.
- ◆ Create a "timed" land use designation that allows more development only if a new sewer line is constructed or additional sewage collection capacity is identified.

E. Miscellaneous Properties

This section describes potential land use alternatives for properties identified by City staff. Some of these properties were brought to the attention of City staff by a property owner who wishes to change the land use designation.

1. Aegean Way Service Commercial

This area is located near the intersection of Aegean Way, Elmira Road, and Peabody Road, and encompasses approximately 7 acres. The uses include a tire shop, a feed store, a concrete and rock supplier, and a mini storage. Staff believes that these types of uses are better situated in an industrial area, and are not appropriate for this location. These uses are visible from Interstate 80. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Service Commercial.
- ◆ General Commercial.

2. County Property

The “County Property” reference on Figure 1 pertains to ten ranchette homes within the county totaling 7 acres. This area is located within an unincorporated county “island,” thus it is subject to County jurisdiction, but is also subject to potential future annexation into the City. The existing General Plan designates this area as Low Density Residential. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Low Density Residential.
- ◆ Estate Residential on some parcels, with Low Density on others.
- ◆ Estate Residential on all parcels.

3. Former Gibson Canyon Wastewater Treatment Plant

The former Gibson Canyon Wastewater Treatment Plant was once a private wastewater treatment plant for one of the former users within the Interchange Business Park. The 48-acre site, located north of the northern end of Mills Lane and east of Leisure Town Road within the northeast sector of the city, is no longer functional and is currently owned by the City. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Public/Institutional (Waste Disposal).
- ◆ Public Open Space.
- ◆ Public Park.

4. Gaspare Property

The Gaspare Property is located along Alamo Drive near the Peabody Road intersection in south central Vacaville. The site is approximately 9 acres in size. The property owner requested that the City consider this property for commercial development. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Low Medium Density Residential.
- ◆ Neighborhood Commercial.

5. Paranjpe Property

The Paranjpe Property is located north of McMurtry Lane in northwest Vacaville, and is approximately 33 acres in size. The site is located outside of the current city limit, but is within the Sphere of Influence and Urban Growth Boundary. The property owner requested that the City consider this property for residential development. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Rural Residential and Hillside Agriculture.
- ◆ Residential Estates.

6. Peabody Road at Marshall Road

Located on the southeast corner of Peabody Road and Marshall Road lies a small, underutilized shopping area that was not identified in the “Neighborhood Serving Retail” technical memorandum. This area includes a 99¢ Only Store, which was a former Safeway grocery store; a mattress clearance center; and a liquor store. A portion of the 99¢ Only Store parcel is currently used as a parking lot for diesel trucks and trailers. South of the 99¢ Only Store lies a vacant 3.8-acre parcel. Potential land use alternatives for the 10-acre area that includes shopping center and vacant parcel include:

- ◆ Maintain the existing General Plan designation of Neighborhood Commercial.
- ◆ Mixed use commercial/residential on a portion of or the entire site.
- ◆ High Density Residential.

7. Pierson Property

The Pierson Property is located near the intersection of Cherry Glen Road and Interstate 80, and is approximately 23 acres in size. The site is located outside of the current city limit and Sphere of Influence boundary, but within the Urban Growth Boundary. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of Agriculture.
- ◆ Highway Commercial.

8. South Vine Street

Located at the corner of East Monte Vista Avenue and Vine Street, this site is comprised of seven parcels totaling 2 acres with a High Density Residential General Plan designation. Each lot contains a single family home, which is considered to be a legal, non-conforming use. Due to the site's topography, high density residential is not likely to be constructed at this location. Potential land use alternatives include:

- ◆ Maintain existing General Plan designation of High Density Residential.
- ◆ Low Density Residential.

F. Clean Up Parcels

As noted above, Figure 1 shows four clean up parcels that will receive new land use designations. These parcels do not require Steering Committee discussion since the proposed designations are consistent with past Council actions or are being changed to correct past mapping errors. This section describes each of these parcels and their correct General Plan designation:

- ◆ **Airport Property.** This site is located adjacent to and south of the Nut Tree Airport, and is approximately 7 acres in size. The site is currently designated Highway Commercial. The property is owned by the Nut Tree Airport. The correct General Plan designation is Public/Institutional.

- ◆ **Dallari Property.** This site is located near Vaca Valley Parkway in northwest Vacaville, and is approximately 2 acres in size. The site is currently designated Public Open Space. The correct General Plan designation is Rural Residential. This is consistent with the current zoning designation for the property.
- ◆ **North Vine Street Estates Open Space.** This site is located at the terminus of North Vine Street in northwest Vacaville, and is approximately 12 acres in size. This property was dedicated to the City as Open Space in 1999. The site is currently designated Estate Residential. The correct General Plan designation is Public Open Space.
- ◆ **Young Property.** This site is located along McMurtry Lane in northwest Vacaville, and is approximately 27 acres in size. The site was erroneously designated as Public Open Space upon annexation into the city. The site is privately owned and contains a single family home, and a lot for one additional home. As the name implies, Public Open space is not privately owned. The correct General Plan designation for this property is Agricultural Hillside.

