



CITY OF VACAVILLE GENERAL PLAN  
STEERING COMMITTEE

Ulatis Community Center  
1000 Ulatis Drive, Vacaville

Committee Member Joe Niccoli, Chair  
Committee Member Pamela Greaves, Vice Chair  
Committee Member Dan Broadwater  
Committee Member Frank Crim  
Committee Member Ed Gallagher  
Committee Member Brett Johnson  
Committee Member Mitch Mashburn  
Committee Member Shannon Nadasdy  
Committee Member Denise Suihkonen

November 8, 2010  
6:00 p.m.

Vacaville General Plan Update  
Meeting #4: Land Use Alternatives Creation for Growth Areas – New Growth Areas

**AGENDA**

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|---|------|
| 1. Roll Call  | 6:00 |
| 2. East of Leisure Town Road and Northeast Area Existing Conditions and Development Ideas | 6:05 |
| 3. Property Owner Consortium's Development Concept (Tom Phillippi)                        | 6:25 |
| 4. Public Comment   | 6:40 |
| 5. Work Session: Land Use Alternatives for East of Leisure Town Road Area                 | 7:00 |

*Key Questions for Steering Committee:*

- ◆ *What are the overall visions for this area that should be addressed in the alternatives?*
- ◆ *What types of use should be considered in the alternatives?*
- ◆ *What residential densities should be considered in this area?*
- ◆ *What types of non-residential uses should be considered? (Neighborhood retail? Regional retail? Industrial?) What locations should be considered?*
- ◆ *Should some type of Mixed Use designation be considered in this area? If so, what type and where?*
- ◆ *Should a portion of this area be considered for senior housing? If so, where? What amenities should be provided?*
- ◆ *Where should public uses, such as schools, parks, or a fire station, be located?*
- ◆ *Where should major transportation routes for vehicles, transit, bikes, and pedestrians be located?*
- ◆ *Should there be a transition or buffer area adjacent to the Locke Paddon Community? If so, what uses should occur in that area?*
- ◆ *Should the agricultural buffer be located inside or outside of the Urban Growth Boundary? How wide should it be? What uses should be allowed in the buffer?*

6. Work Session: Land Use Alternatives for Northeast Area

7:40

*Key Questions for Steering Committee:*

- ◆ *What are the overall visions for this area that should be addressed in the alternatives?*
- ◆ *What types of use should be considered in the alternatives?*
- ◆ *What residential densities should be considered in this area?*
- ◆ *What types of non-residential uses should be considered? (Neighborhood retail? Regional retail? Industrial?) What locations should be considered?*
- ◆ *Should some type of Mixed Use designation be considered in this area? If so, what type and where?*
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- ◆ *Where should major transportation routes for vehicles, transit, bikes, and pedestrians be located?*
- ◆ *Should there be a transition or buffer area adjacent to the Locke Paddon Community? If so, what uses should occur in that area?*
- ◆ *Should the agricultural buffer be located inside or outside of the Urban Growth Boundary? How wide should it be? What uses should be allowed in the buffer?*

7. Summary and Next Steps

8:20

8. Adjournment

8:30

Next Steering Committee Meeting:

Monday, November 15: Land Use Alternatives Creation for Growth Areas – Other Areas Currently Located within the City

Other General Plan Update Meetings:

Tuesday, December 14: City Council Study Session #1