



CITY OF VACAVILLE GENERAL PLAN  
STEERING COMMITTEE

Ulatis Community Center  
1000 Ulatis Drive, Vacaville

November 8, 2010  
6:00 p.m.

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

Committee Member Attendance

Chairman Joe Niccoli  
Vice-Chair Pamela Greaves  
Dan Broadwater  
Frank Crim - absent  
Ed Gallagher  
Brett Johnson  
Mitch Mashburn - absent  
Shannon Nadasdy  
Denise Suihkonen

Staff in Attendance

Community Development Director Maureen Carson  
City Planner Fred Buderl  
Senior Planner Tyra Hays  
David Early, DC&E  
Tanya Sundberg, DC&E

1. Roll Call
2. East of Leisure Town Road and Northeast Area Existing Conditions and Development Ideas

David Early introduced the topics that would be covered for the evening which would include:

- Urban growth boundary as it relates to the growth areas
- Agricultural Buffer
- Housing Element Policies
- Existing Conditions
- Land Use
- Parks & Recreation
- Public Service – Schools
- Police & Fire
- Stormwater System
- Water Supply & Service
- Wastewater System
- Transportation & Circulation
- Extension of Willow Road
- Biological Resources
- Cultural Resources

- Mix of Land Uses
- Connections to Open Space
- Housing Opportunities & Choices
- Create Walkable Neighborhoods
- Create a Strong Sense of Place
- Provide a Variety of Transportation Choices

3. Property Owner Consortium's Development Concept (Tom Phillippi)  
 Tom Phillippi, Phillippi Engineering, provided a presentation for the area known as Jepson Ranch. He reviewed the three options for the road location, potential land uses, potential parks, trails and collector road. He noted that they propose to use the existing power lines to create the 500 foot ag buffer.

Participant Comments:

- Traffic circles will bog down traffic, keep roads at the highest level possible.
- Bike trails behind back yards can prevent police service.
- Consider impacts from construction dust and crop dusters.
- Consider town house development with central courtyards.
- Important to maintain ag buffer.
- Utilize trees and shrubs as buffers, but site trees so that they don't interfere with power lines.
- Continue to place parks and schools together.
- Create communities within themselves and provide retail and recreation.
- Ensure that the General Plan goes forward with logical land use designations.
- Do not place industrial adjacent to Locke Paddon.
- Provide buffers between industrial and residential.
- Traffic circles would be an effective way to slow traffic entering residential areas.
- Don't shrink the size of parks, but incorporate community centers.
- Utilize available grants for sports facilities.
- Provide full community facilities, not just for seniors.

5. Work Session: Land Use Alternatives for East of Leisure Town Road Area

David Early facilitated the work session.

7. Summary and Next Steps reviewed topics of next meeting.

David Early reviewed the date for the next meeting and the topics that will be covered.

8. Adjournment 8:40