



CITY OF VACAVILLE GENERAL PLAN
STEERING COMMITTEE

City Council Chambers, Vacaville City Hall
650 Merchant Street, Vacaville

February 17, 2011
6:00 p.m.

Vacaville General Plan Update
Meeting #6: Preliminary Growth Areas Land Use Alternatives
Meeting Summary (Corrected)

Committee Member Attendance

Chairman Joe Niccoli
Vice-Chair Pamela Greaves
Frank Crim - Absent
Ed Gallagher
Brett Johnson
Dawn La Bar
Shannon Nadasdy
Denise Suihkonen
Steve Wilkins

Staff in Attendance

Community Development Director Maureen Carson
Senior Planner Tyra Hays
Associate Civil Engineer Ozzie Hilton
Assistant City Manager Ken Campo
Senior Civil Engineer Steve Sawyer
Deputy Director of Public Works Jeff Knowles
David Early, DC&E
Tanya Sundberg, DC&E

1. Roll Call:
2. Overview of Meeting:

David Early from DC&E provided a presentation of Preliminary Growth Areas Land Use Alternatives

Key issues affecting the alternatives include:

- Land Inventory
- Development and Growth Patterns
- Transportation Infrastructure Issues
- Jepson Parkway
- Water and Sewer Infrastructure
- Agricultural Buffer

Preliminary Alternatives:

- Three preliminary alternatives have been prepared:
- Jepson Estates consortium proposal.

- Two alternatives with a similar amount of development, but in different land use configurations.
- Direct staff to develop new alternatives that would evaluate less development than the alternative prepared by the Jepson Estates consortium, and in different land use configurations.

3. Transportation Level of Service – Deputy Director of Public Works Jeff Knowles provided a presentation illustrating the different levels of service and potential impact on intersections and surrounding areas.

4. Public Comment:

A representative of the Jepson Estates consortium commented that there is a disconnect between the number of homes that are planned and the standards that are in place to build those homes. Infrastructure is often overbuilt. There is the expectation that a number of lots will pay for the infrastructure, but realistically that number of homes can't be built.

Seven audience participants spoke regarding the following points:

- What are the affects of different types of development on the City general fund.
- Provide development with lower traffic impacts.
- Place a cap on the number of units built.
- Provide a plan with a large amount of open space.
- Create an urban reserve.
- Modify the Jepson consortium plan to bring it into compliance with the SCS.
- Don't punch through Willow Road.
- Concern about how many homes will have to be moved.
- Concern about the amount of habitat in the Willow Road area.
- Maintain a maximum of two lanes in the Willow Road area.
- Protect the existing residents rather than future residents.
- What impact will new homes have on the value of existing homes.
- There is a disconnect between the number of homes that are planned and the number of homes that will be built.
- Include bus routes when planning transit areas.
- Leave the outlying areas unique and undeveloped.

5. Steering Committee Discussion:

- Determine how wide the ag buffer should be, uses and where it should be. SID will play a large part in that decision.
- Continue to explore as many options as possible.
- Provide more information about how traffic is affected by the number of lanes.
- Continue to look at the two alternatives that were a result of community meetings.
- Consider other alternatives that reduce development.
- ~~Keep Leisure Town Road as four lanes.~~ Consider the possibility of Leisure Town Road becoming a six lane arterial as originally designated.
- Ensure that traffic funding won't be lost.
- Provide more open space in the Willow Road area.
- Provide additional information on the Sustainable Communities Strategy.
- Consider plans that have lower density, clustering development, open space and agricultural reserve.
- Review how the Jepson Consortium plan can be brought into compliance.
- Secure right-of-way that may be needed in the future.
- Place the buffer as far east as possible.

6. Summary and Next Steps – The next Steering Committee meeting will be held on Thursday, March 10, 2011.

Meeting adjourned at 8:45 p.m.