



# GENERAL PLAN UPDATE

for the City of VACAVILLE, CALIFORNIA

## Revised Memorandum

Date: April 21, 2011

To: General Plan Update Steering Committee Members

From: Tyra Hays, General Plan Update Project Manager

RE: Existing Land Use Inventory of Vacant Residential Lands

*(Revision made to the quarter point of the General Plan designation math equation)*

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The staff report for Steering Committee Meeting #6 – *Preliminary Land Use Alternatives for the New Growth Areas and Corresponding Infrastructure Needs Discussion*, dated February 17, 2011 included the following information regarding the City's existing land use inventory of vacant residential lands:

*The current General Plan can accommodate approximately 9,200 additional residential units. Of these 6,300 units could be constructed within existing city limits. Using the City's average annual rate of residential permit issuance over the past 10 years (388 units annually), the existing General Plan provides a land inventory capable of serving its potential residential need for the next 24 years.*

As a follow up to discussions at the February Steering Committee meeting, Staff is providing additional information regarding the City's existing land use inventory of vacant residential lands and the methodology used to create residential projections. A summary of the City's existing land use inventory of vacant residential lands is attached. While the 9,200 projected unit count was an approximation, the attached Excel spreadsheet provides a more definitive inventory.

Staff's survey of residential land concludes that the City's existing General Plan can accommodate approximately 8,700 residential units. Of these units, approximately 4,800 units are located within approved projects. The remaining 3,800 (approx.) units are projected units within the City or within future annexation areas. The projected units are calculated using the midpoint of the General Plan residential land use designations.



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The number of projected residential units is calculated by multiplying a parcel's gross acreage by the midpoint of the property's General Plan designation's density range. For example:

A 10-acre property with a General Plan designation of Low Density, which has a density range of 3.1 to 5.0 units per acre, and no known environmental constraints, would be calculated as follows:

Density Range x Midpoint of the Range = Projected Units per Acre

$$(3.1 + 5.0) \times 0.5 = 4.05 \text{ Projected Units per Acre}$$

$$10 \text{ acres} \times 4.05 \text{ projected units per acre} = \mathbf{41 \text{ units per acre}}$$

41 Low Density residential units would be projected on this property for modeling purposes.

During the February Steering Committee meeting, Staff was asked to reevaluate the current methodology of projecting residential units. This request was made following a public comment and discussion regarding the relationship of infrastructure planning and infrastructure costs to the amount of development projected to occur on vacant residential sites. The concern expressed was that if actual development is below the residential projection, "over-building" of costly infrastructure may result.

As a result of this comment, Staff and DC&E have analyzed this issue and have created land use alternatives for the new growth areas using a reduced projected residential unit count, referred to as "Buildout" in the City's land use database. This reduced Buildout was created using the quarter point of the General Plan density range.



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Using the quarter point of the General Plan density range for the same example above would result in the following projected unit count:

A 10-acre property with a General Plan designation of Low Density, which has a density range of 3.1 to 5.0 units per acre, and no known environmental constraints, would be calculated as follows:

Density Range x Quarter point of the Range = Projected Units per Acre

$$\{(5.0 - 3.1) \times 0.25\} + 3.1 = 3.6 \text{ Projected Units per Acre}$$

$$10 \text{ acres} \times 3.6 \text{ projected units per acre} = \mathbf{36 \text{ units per acre}}$$

36 Low Density residential units would be projected on this property for modeling purposes.

Modeling a reduced Buildout would likely result in less costly infrastructure to support future development. However, future development would be limited by the reduced infrastructure

It should be noted that lands designated as Residential High Density (14.1 to 24 units per acre) will not be projected using the reduced Buildout methodology. The Housing Element of the General Plan contains a policy that requiring all high density sites to be constructed with a minimum density of 20 units per acre (Policy H.1 – I 16). This policy was required in order to comply with State law and to meet the City's obligation to maintain an inventory of land available for affordable housing. All vacant residential high density land will be modeled at 20 units per acre.

<b>Land Inventory of Vacant Residential Lands</b>			
<b>Approved Project</b>			<b>Approved Units or Remaining Units</b>
Amber Hills			38
Canyon View Estates			26
Cheyenne			160
Gibson/Vine Estates			6
Ivywood			36
Knoll Creek			40
Lower Lagoon Valley			1025
Montessa			55
Nob Hill Estates			7
North Village Specific Plan			1790
North Vine Street Estates			19
Nut Tree Policy Plan			149
Portofino 2			7
Rancho Rogelio			40
Rogers Ranch			29
Southtown			742
Southtown Commons			215
Spring Lane 2			28
Sterling Chateau 4			54
Stratton Estates			6
The Villas (North Village Apartment Site)			228
Vaca Villa			19
Verona			4
Villages on Vine Phase 2			13
Vine Glen (Breese)			21
Vine Trees			20
Miscellaneous Recorded Lots			48
		<b>Subtotal</b>	<b>4825</b>

Projected Residential Units		General Plan Designation	Units
Castle Company Property (Unit Count Based on old Proposal)		Low Density	158
CCC Property (Allison Drive at Ulatis Drive)		Medium Density	102
Davis Street & Alonzo Court		Low Density	27
Damiano Lane		High Density	49
East of Leisure Town Road* (Portion of Brighton Landing Property within current General Plan)		Estate	257
East of Leisure Town Road (Fry)*		Estate	487
East of Leisure Town Road (Hawkins)*		Estate	633
Former Farm Housing (Alamo Drive at Davis Street)		Low Density	17
Gaspar Property		Low Medium Density	63
Gibson Canyon (Future Annexation Area - Site G)**		Low Density & Estate	324
Gibson/Vine (Future Annexation Area - H)**		Estate	68
Hillview Ranch (Former Application in Rice McMurtry Area)		Estate	46
Jehovah Witness Church Remainder		Medium Density	6
Leisure Town Apartment Sites		High Density	78
Lower End of Vine Street (West Side)		Estate	33
Northeast Corner of Browns Valley Road and Whispering Ridge Drive		Estate	33

Projected Residential Units		General Plan Designation	Units
Orchard/Fruitvale (Future Annexation Area - Site F)**		Low Density & Low Medium Density	168
RDA Property at Elmira Road and Aegean Way		General Commercial (RDA plans to request a Residential Overlay)	60
RDA Property on Vanden Road		Medium Density	93
Rice McMurtry Area (East of Browns Valley Road)		Estate	50
Rice Lane Area (Assumes Redevelopment of the Area)		Estate	21
Rocky Hill Road Apartment Sites		High Density	26
Sterling Chateau 6 (Unit count based on old proposal)		Low Density	37
Terminus of Marshall Road		Low Density	40
Vacaville Unified School District Property (Rice McMurtry Area)		Junior High (Modeled as Estates)	16
Vanden Gate (Unit count based on old proposal)		Low Density	44
Vanden Meadows (Pending Application)		Low Density	888
Vine Meadows (Expired)		Estate	8
Vine Street (South of Vineyard Hills Estates)		Estate	8
		<b>Subtotal</b>	<b>3840</b>
		<b>GRAND TOTAL</b>	<b>8665</b>
Notes:			
<p>* These areas are identified as long term annexation areas by the 2004 Municipal Service Review and Comprehensive Annexation Plan. While these are designated as Residential Estates by the current General Plan, the projected units were calculated using the housing mix requirement stated in General Plan Policy 2.5-I3.</p>			
<p>** These areas are identified as near term annexation areas by the 2004 Municipal Service Review and Comprehensive Annexation Plan.</p>			
<p>The 2004 Municipal Service Review and Comprehensive Annexation Plan is available online at <a href="http://www.VacavilleGeneralPlan.org">www.VacavilleGeneralPlan.org</a> under "Documents."</p>			