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MEMORANDUM

DATE April 14, 2011
TO General Plan Update Steering Committee
City of Vacaville
FROM City staff and DC&E
RE **Additional Citywide Alternatives**

As discussed at the March 10, 2011 Steering Committee, City staff recommends that an additional area for the citywide alternatives be considered: the Vacaville-Golden Hills Business Park. This memorandum describes the draft alternatives for this new area. In addition, this memorandum responds to the Steering Committee's comments at the March 10 meeting regarding the possibility of including four additional areas in the citywide land use alternatives.

A. Vacaville-Golden Hills Business Park

The Vacaville-Golden Hills Business Park is located south of Vaca Valley Parkway, west of Interstate 505, and west of the Nut Tree Airport. The biotechnology firm Novartis is located within this business park. In total, the Vacaville-Golden Hills Business Park covers approximately 480 acres. Potential land use alternatives are shown in Figures 1 through 3 and include:

- ◆ **Alternative A.** Consider changing the land use designations to match the existing policy plan map for this area. This policy plan permits areas of office commercial.
- ◆ **Alternatives B and C.** Consider changing the land use designations to match Alternative A, except that the parcels along Vaca Valley Parkway and East Monte Vista Avenue would be designated General Commercial.

B. New Shopping Centers

At the March 10, 2011 meeting, the Steering Committee recommended the consideration of three additional shopping centers in the citywide alternatives. City staff recommends that

we do not add these shopping centers to the citywide alternatives for the reasons described below. The locations of the shopping centers are shown in Figure 4.

- ◆ **Meridian Plaza.** This plaza contains the Nugget Market; Bed, Bath and Beyond; and the former Yardbird's Home Improvement Store. While the former Yardbird's store is currently vacant, the City believes the site is a viable location for commercial development, and that it is currently vacant because of the recent economic downturn and decisions made by the property owner. The current designation of General Commercial allows various commercial and office uses. The City believes these are appropriate uses for this site because the Nut Tree Airport Land Use Compatibility Plan does not allow residential development at this location.
- ◆ **Sun Ridge Plaza.** This plaza contains a Department of Motor Vehicles office, Pierson's Appliance store, a mattress store, and other various uses. The site has an existing General Plan designation of General Commercial, which allows a wide variety of commercial and office uses. Due to the site's location adjacent to Interstate 80, the City believes that these types of uses are appropriate for this location. Additionally, the City does not believe that relaxing the parking standards for this location would be plausible because patrons of the plaza have reported inadequate parking.
- ◆ **SonRise Plaza.** This plaza contains the former Galaxy Theaters building, which is currently being used by SonRise Community Fellowship. This location also includes a strip mall of commercial uses, many of which are geared towards automobile-related uses. The City realizes that this site is not as attractive for commercial development as other parts of the city, but believes that the General Commercial designation is appropriate.

C. Expanded Shopping Centers

At the March 10, 2011 meeting, the Steering Committee recommended expanding the Peabody Road at Marshall Road citywide alternative area to include the strip mall immediately north of Marshall Road, as shown in Figure 5. City staff recommends that we do not expand this area. City staff believes that the vacancies in this strip mall are due to the recent economic downturn, rather than an inappropriate land use designation. The suggested expansion area is designated Neighborhood Commercial by the existing General Plan.

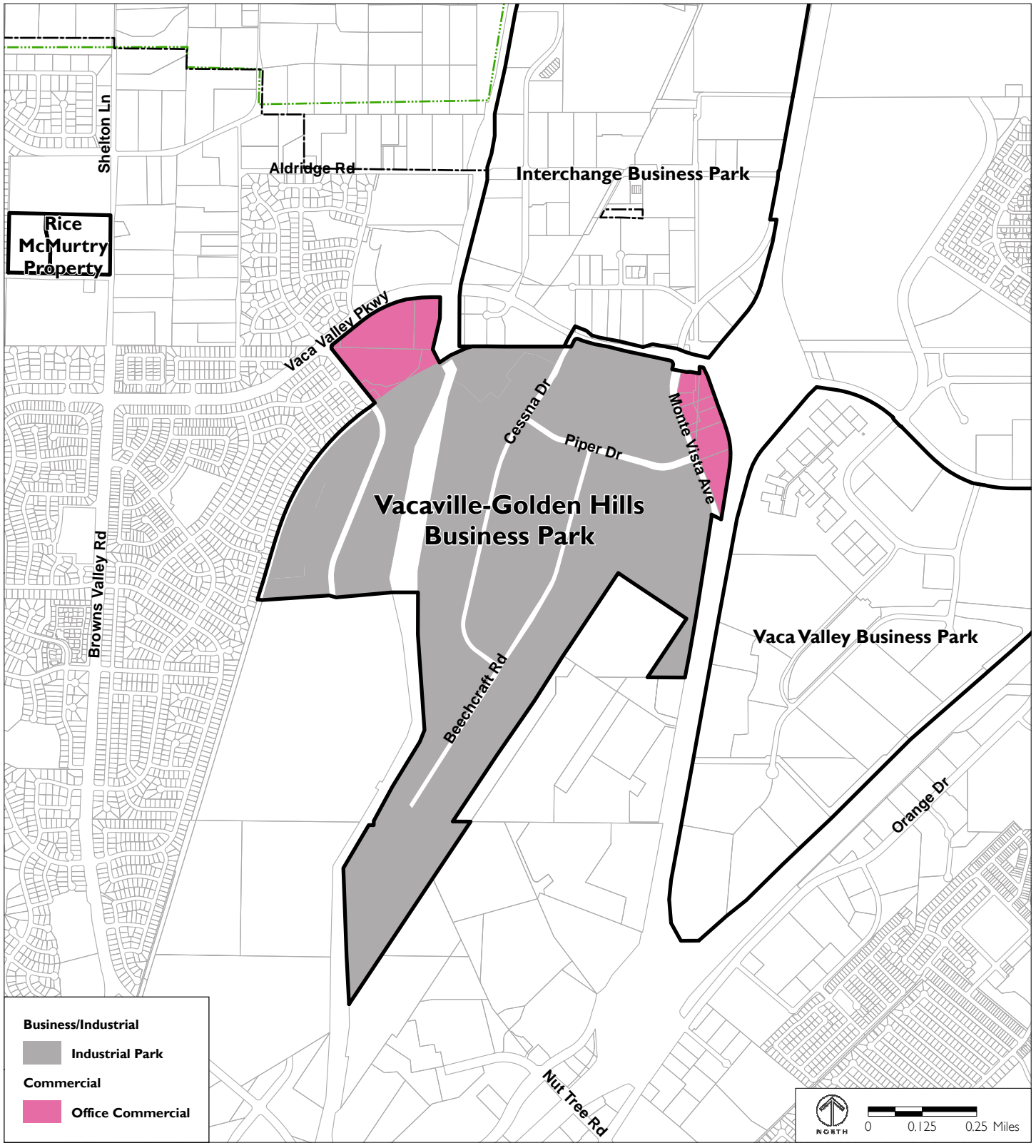


FIGURE I-A
VACAVILLE-GOLDEN HILLS BUSINESS PARK ALTERNATIVE A

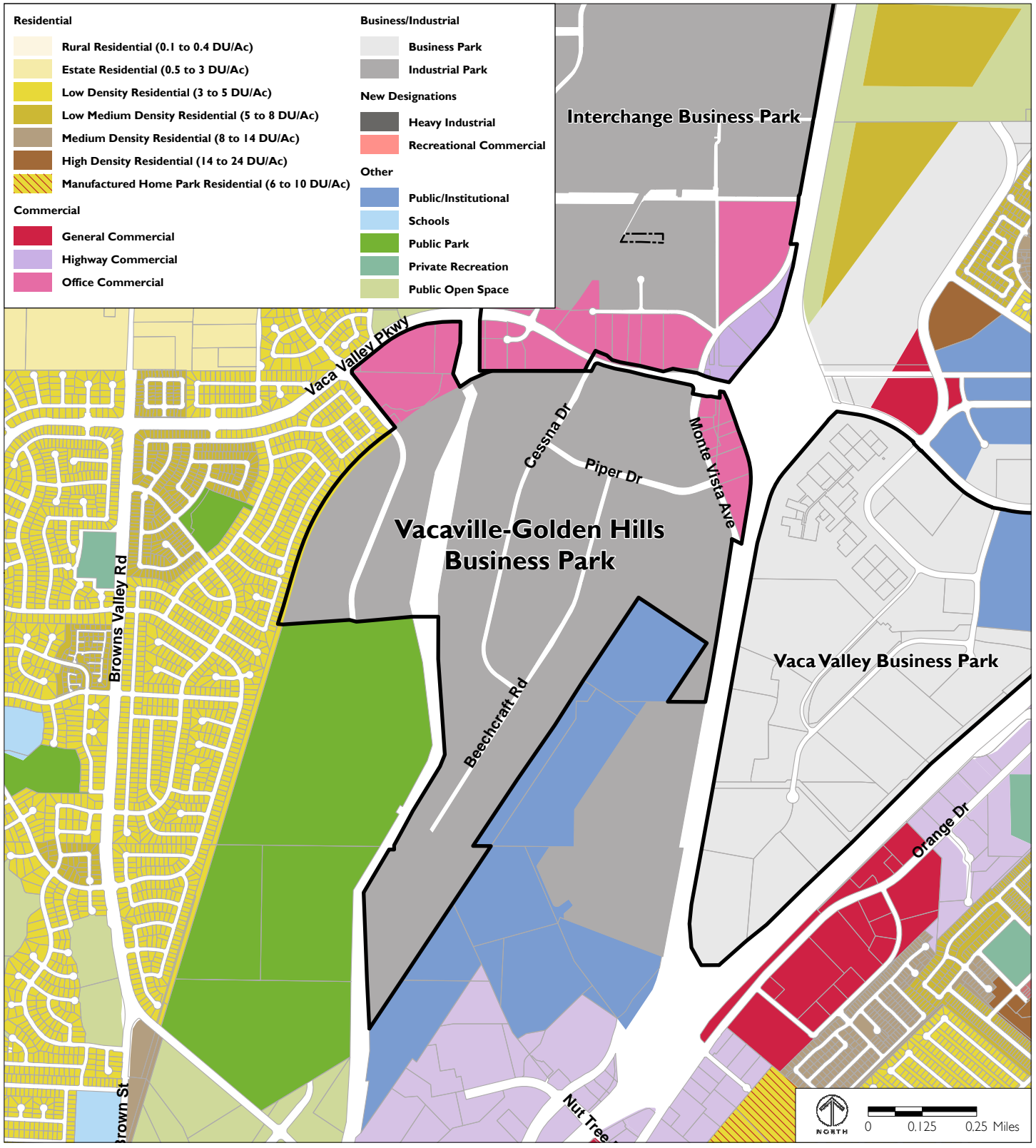


FIGURE I-B
VACAVILLE-GOLDEN HILLS BUSINESS PARK ALTERNATIVE A

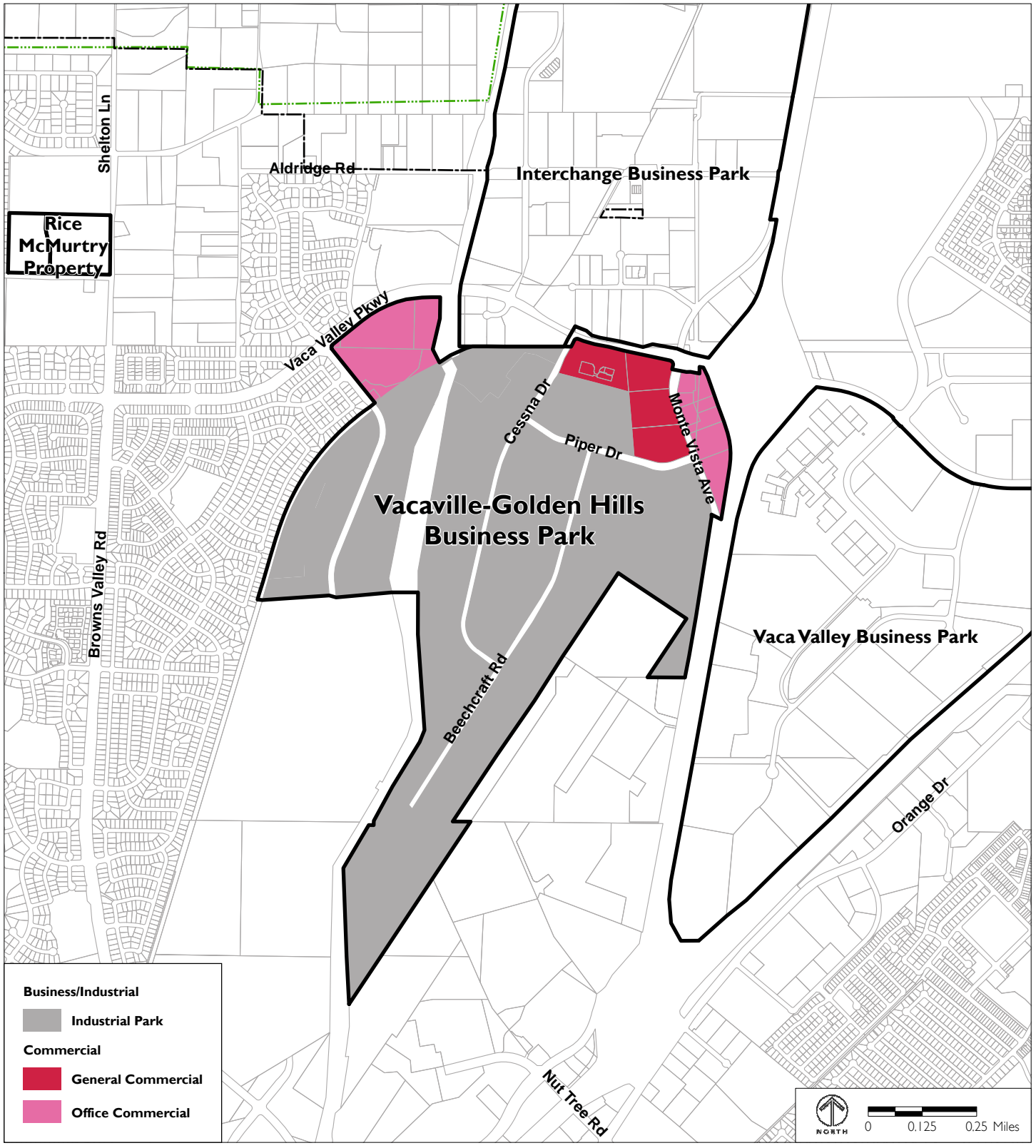


FIGURE 2-A
VACAVILLE-GOLDEN HILLS BUSINESS PARK ALTERNATIVES B AND C

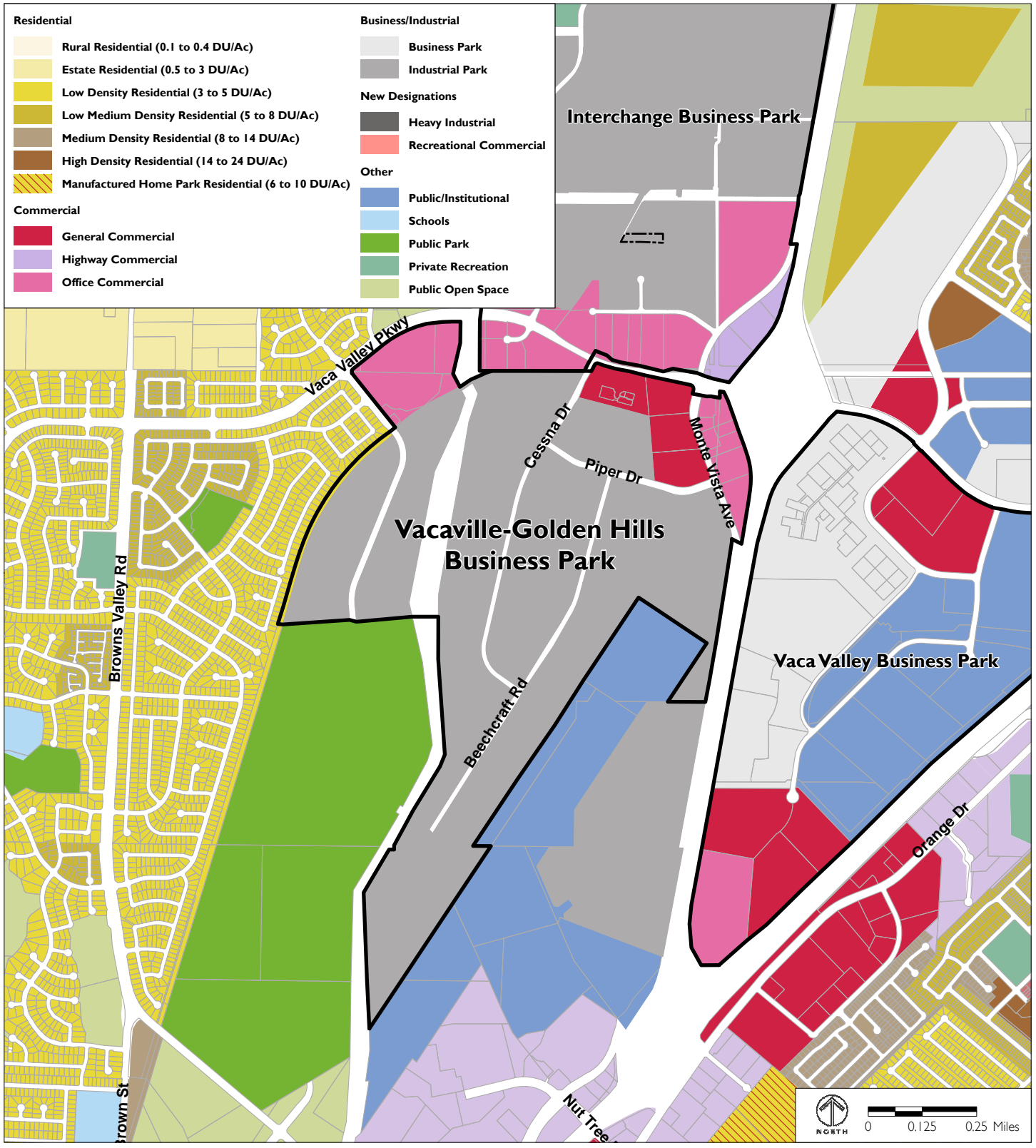


FIGURE 2-B
VACAVILLE-GOLDEN HILLS BUSINESS PARK ALTERNATIVES B AND C

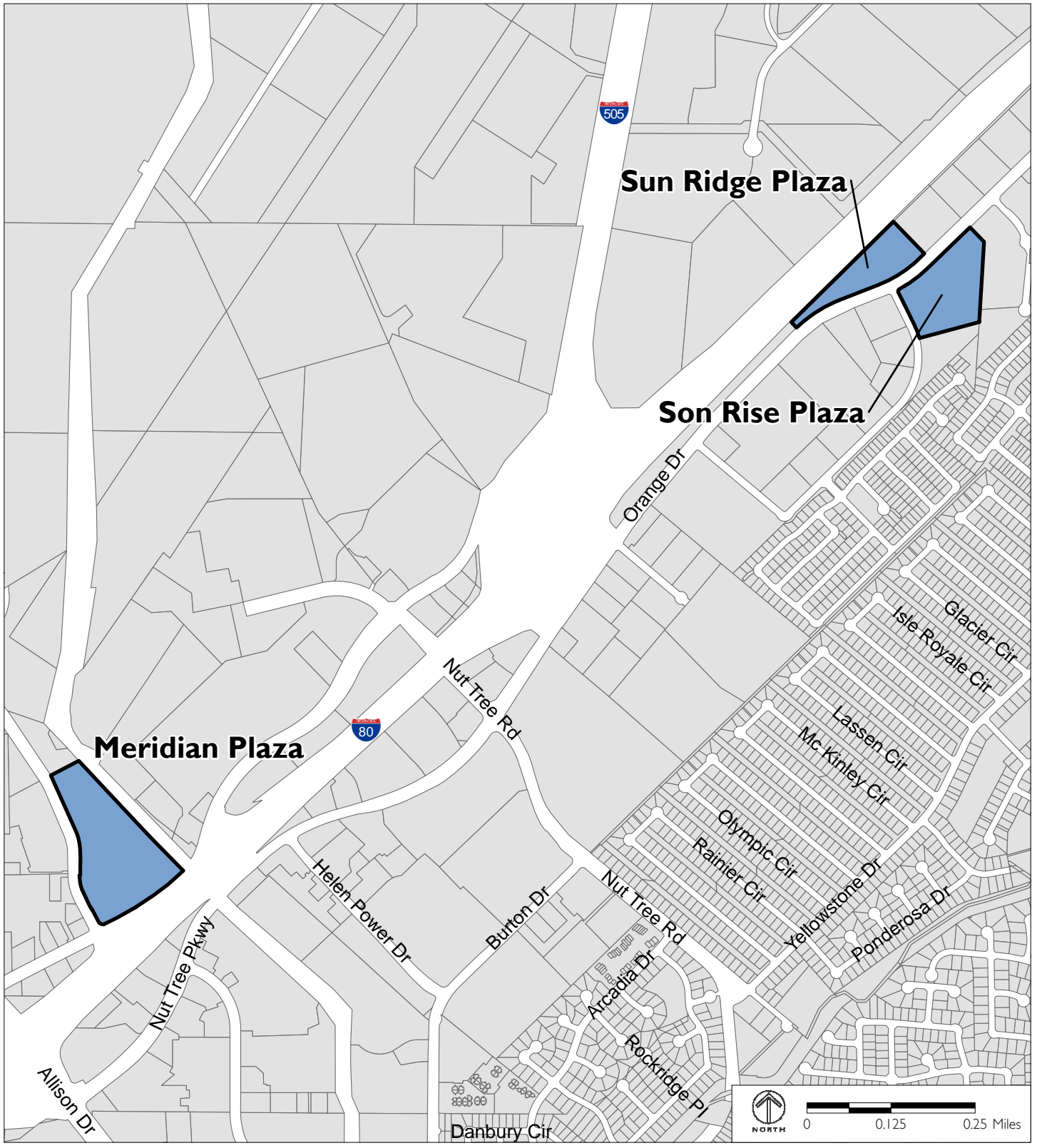


FIGURE 3
SHOPPING CENTER LOCATIONS

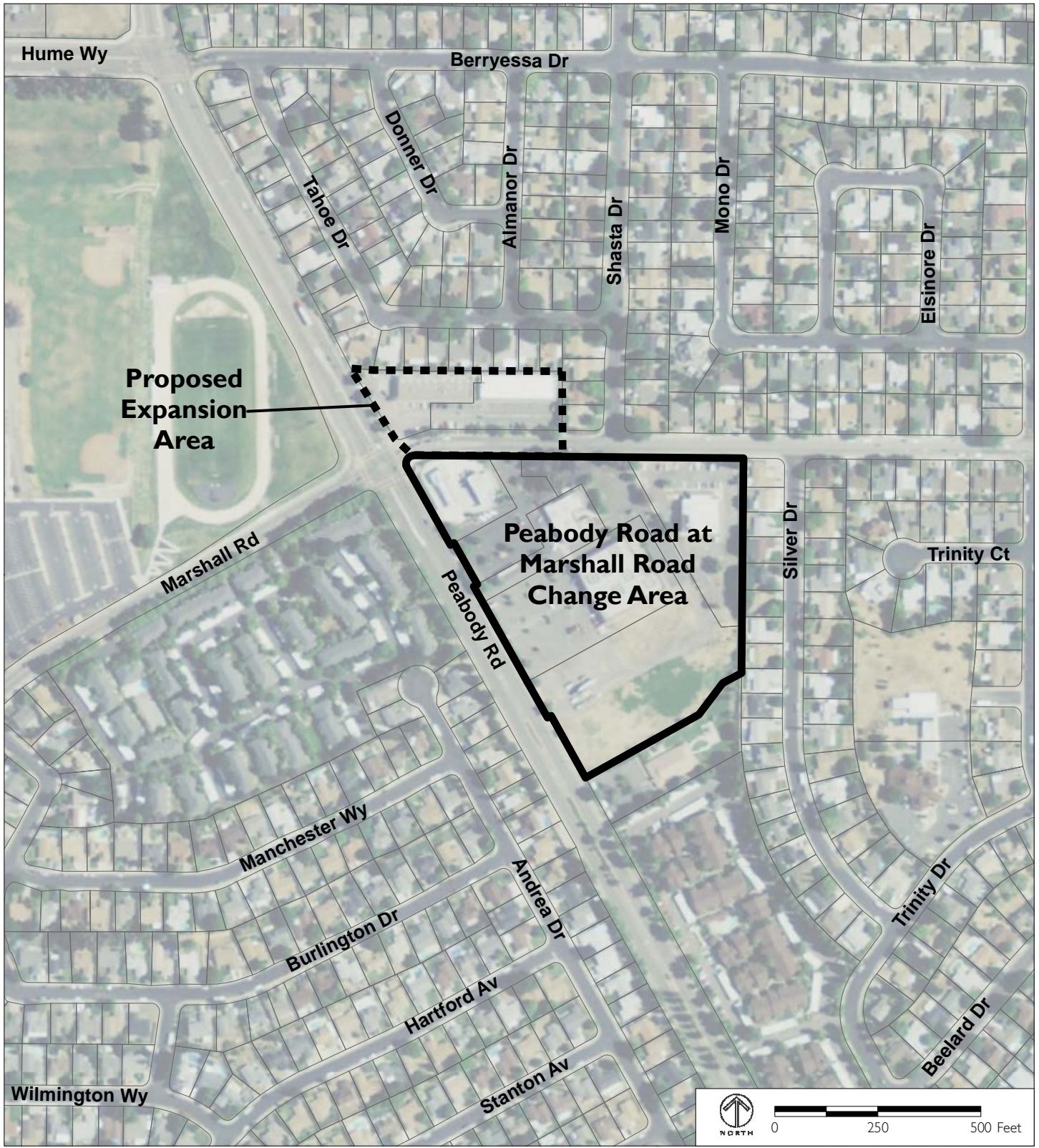


FIGURE 4
PEABODY ROAD AT MARSHALL ROAD