

TO: Honorable Mayor and City Council  
Attention: Laura C. Kuhn, City Manager

FROM: Maureen T. Carson, Community Development Director

**SUBJECT: REPORT ON THE STATUS OF THE GENERAL PLAN UPDATE**

**DISCUSSION:**

Using input provided by the General Plan Update Steering Committee, members of the public and City Staff, the City's General Plan Update Consultant, Design Community and Environment (DC&E), has developed three land use alternatives for the new growth areas, described in the attached *Growth Area Land Use Alternatives* memo. In addition, three proposed land use alternatives for specific properties within, or contiguous to, the City limits have been created. These alternatives are discussed in the attached *Citywide Land Use Alternatives* memo. Properties identified in the Citywide Land Use Alternatives memo are being considered as a result of a property owner request for a new General Plan designation or the City has identified the property as an area that could possibly benefit from a different General Plan designation. The Steering Committee reviewed these draft land use alternatives at meetings held on March 10 and April 21, 2011.

At this time, the City Council is being asked to review the proposed land use alternatives, attached as Exhibits B and C, as recommended by the General Plan Update Steering Committee. Creation of the draft land use alternatives for further evaluation is a major milestone in the General Plan Update process. As such, Staff seeks the Council's determination as to whether the land use alternatives presented reflect a sufficient range of future land use options. The Council will not be selecting a preferred land use alternative at this time.

If the Council agrees with the direction of the Steering Committee, then a full analysis of the three land use alternatives will be conducted over the summer months. DC&E will assemble maps of the alternatives and the analyses into the *Alternatives Evaluation Workbook*. This workbook will undergo a separate public review process, including a public workshop and meetings of the Steering Committee. This public process will conclude in Fall 2011 with the City Council considering the recommendation from the Steering Committee regarding the selection of a preferred land use alternative. The purpose of the evaluation workbook is to aid in the selection of the preferred land use alternative, which will serve as the basis for the updated General Plan Land Use Map and policies.

The General Plan Update process has been outlined in Exhibit A.

**FISCAL IMPACT:**

The General Plan Update is a major work item identified by the Strategic Plan. The General Plan Update is funded by an interdepartmental fund loan and has no impact on the General Fund. It should be noted that staff in many departments, including some with General Fund funding, are participating in General Plan Update tasks.

**RECOMMENDATION:**

By simple motion, approve the draft land use alternatives, and direct Staff and DC&E to begin the evaluation of the land use alternatives.

**EXHIBITS:**

- A – General Plan Update Process
- B – Citywide Land Use Alternatives
- C – Growth Area Land Use Alternatives

## **EXHIBIT A – GENERAL PLAN UPDATE PROCESS**

The General Plan Update process has been broken down into a series of 12 tasks, which includes the adoption of an updated General Plan, the corresponding Environmental Impact Report and a Climate Action Plan. The 12 tasks and their schedule are as follows:

- Task A – Project Initiation (Spring 2010)
- Task B – Community Outreach Initiation (Spring – Summer 2010)
- Task C – Existing Conditions (Spring – Fall 2010)
- Task D – Issues Identification (Summer 2010)
- Task E – Alternatives Development (Fall 2010 – Spring 2011)
- Task F – Alternatives Evaluation and Selection (Summer – Fall 2011)
- Task G – Goals, Policies and Actions Development (Summer– Fall 2011)
- Task H – Draft General Plan (Winter – Spring 2012)
- Task I – Draft Climate Action Plan (Fall 2011 – Spring 2012)
- Task J – Draft General Plan and Climate Action Plan Review (Spring – Summer 2012)
- Task K – Environmental Impact Review (EIR) (Winter 2011 – Fall 2012)
- Task L – Pubic Review and Adoption (Summer – Fall 2012)

The General Plan Update process is estimated to take two and one-half years to complete and is a significant work effort for City Staff, even with DC&E's assistance. The process is guided by a nine-member Steering Committee appointed by the Council and comprised of the seven Planning Commissioners, one member from the Community Services Commission, and one member from the Housing and Redevelopment Commission.

To date, the City has hosted eight Steering Committee meetings, three property owner meetings that focused on the growth areas and one citywide community workshop. These meetings were held to identify issues that should be considered as part of the General Plan Update process; to discuss the existing condition of the City as it relates to infrastructure, economic development, housing, transportation, population, and the environment; and to discuss the creation of land use alternatives for the new growth areas and for other properties within the City. Recordings of some of the Steering Committee meetings, Steering Committee packets, and documents related to the General Plan Update are available on the City's General Plan Update website: [www.VacavilleGeneralPlan.org](http://www.VacavilleGeneralPlan.org).