

## MEMORANDUM

DATE           October 18, 2011  
TO             Vacaville City Council  
FROM          The Planning Center | DC&E and City Staff  
RE             Steering Committee Recommendations for the New Growth Areas

This memo documents the Steering Committee's recommendations for a Preferred Land Use Alternative for the New Growth Areas. The two Growth Areas include the East of Leisure Town Road Growth Area and the Northeast Growth Area. The New Growth Areas were created by the adoption of the 2008 Urban Growth Boundary. This memo has been provided to assist the City Council during their study sessions and in the formulation of the Preferred Land Use Alternative.

The Steering Committee's specific comments and recommendations for a Preferred Land Use Alternative for the New Growth Areas have been attached to this memo. The Steering Committee's recommendations are organized according to the evaluation questions found Chapters 4 and 5 of the Land Use Alternatives Evaluation Workbook.

### Revised Jepson Ranch Land Use Alternative (Alternative C)

The revised Jepson Ranch land use alternative was not evaluated in the Alternatives Evaluation Workbook. Therefore its potential impacts are not known. Once the Council determines the final variation of Alternatives A, B, or C as the Preferred Land Use Alternative, it will be compiled into the draft General Plan and evaluated in the Environmental Impact Report.

At the September 29<sup>th</sup> Steering Committee meeting, the Steering Committee reviewed the findings of the Alternatives Evaluation Workbook as they relate to the three alternatives evaluated for the East of Leisure Town Road Growth Area. At the October 10<sup>th</sup> meeting, they reviewed the workbook findings for the Northeast Growth Area. At both of these meetings, Mr. Phillippi, of Phillippi Engineering, presented revised Jepson Ranch Group land use alternatives (revised Alternative C) for the Committee's consideration.

According to Mr. Phillippi, the maps were revised to address comments he and his clients had heard from the Steering Committee and the general public at these meetings. At both meetings, the Committee expressed their general preference for the revised Jepson Ranch Group land use alternative (Alternative C) over the other two land use alternatives. The group's latest version of Alternative C, and their letter describing the differences between this latest plan and their original Alternative C, is attached to this staff report. Staff comments regarding clarifications about the revised Alternative C are also included below:

### East of Leisure Town Road Growth Area

The revised Alternative C contains several modifications described in the Jepson Ranch Group letter from Phillippi Engineering, dated October 14, 2011. Additional items related to the Steering Committee's comments include:

- The Committee recommends a buffer between Service Commercial uses shown next to the railroad tracks at Fry Road and any adjacent residential uses.
- Some residents of the Kadleba Lane area in the East of Leisure Town Road growth area have voiced opposition to the growth plan for this area. This area is shown as Estate Residential on the Revised Alternative C, but the City has no confirmation from landowners in this particular area that they are in agreement with this designation. (Alternative A shows this area as Agriculture and Alternative B shows this area as Low-Medium Density and Medium Density residential.)
- Other revisions requested by the Jepson Ranch Group propose methods to buffer adjacent neighborhoods along the north side of the growth area (Locke-Paddon and Maplewood), to avoid over-supply of neighborhood commercial uses, and to redistribute Active Adult residential, and new schools and parks.

### Northeast Growth Area

The latest revised Alternative C, submitted October 14, contains the Jepson Ranch Group's attempts to address Steering Committee and public comments and their latest final requests for changes in the plan. Staff's comments are listed below to identify several issues of clarification regarding the latest submittal:

- The Steering Committee does not want soundwalls adjacent to the freeway - *The revised map shows high density residential uses moved farther away from I-80 to avoid need for walls. (Alternatives A & B do not place residential uses adjacent to the freeway.)*
- The Committee does not want to limit any residential areas to "Active Adult." – *the revised map shows no designated Active Adult sites on the north side of the freeway.*
- The Committee commented on the City Gateways Plan as it may relate to the Northeast Growth Area. – The revised alternative identifies a small strip of land along both sides of I-80 that is intended to allow for new or existing billboards to exist here in a landscaped area.
- The revised Alternative C contains a new amount and shape of general commercial land on the north side of I-80, revised street alignments, new park sites and trails on both sides of I-80, and revised land uses adjacent to the Locke-Paddon area.

Staff expects that the Jepson Ranch Group will address the latest revisions they have included in Revised Alternative C at the City Council Study Sessions.