

## CHAPTER 2 - LAND USE ELEMENT

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The General Plan map at the back of this document and the text of the Land Use Element constitute the framework of the General Plan. By law, the Land Use Element is a required Element which must include "standards of population density and building intensity" so circulation and public-facilities needs can be determined. It must also designate the proposed general distribution and general allocation and the extent of the use of land for housing, business, industry, open space, including agriculture, recreation and public facilities. The City's Land Use and Development Code and subdivision regulations implement the Land Use Element and are the City's most powerful tools for shaping its future physical form.

Measured by the land use policies of the General Plan as of 1999, the 100-square-mile planning area has reached about 68 percent of its housing capacity. Of the land designated for commercial and industrial use, approximately 30 percent has been developed by 1999. Table 2-1 summarizes the population, housing and job potential of the Plan at buildout.

The land use policies of the Plan are derived from the image desired by the City, the character of existing development, and the opportunities and limitations of particular sites. Land use policies and explanatory text are grouped together in the subsequent sections on community form and image, growth strategy, special area policies, land use classifications, residential areas, retailing and commercial services, and industrial and business park development.

Since adoption of the 1990 General Plan, a large proportion of the implementing policy directives have been completed. Principal among these has been the Land Use and Development Code which modernized the City's Zoning Ordinance and incorporated a number of other regulations related to development such as grading, dedications and exactions and Flood Plain Management.

## 2.1 COMMUNITY FORM AND IMAGE

Vacaville's development continues to transform it from a small rural town to a moderate-sized suburban city. Although its history will continue to play an important role in setting the character of the community, new influences must also be integrated. The strongest visual features of the City are, and will continue to be, the Vaca Mountains, Alamo Creek Ridge, and the English Hills along the western borders of the City. These natural hillsides and ridgelines can be seen from most of the Planning Area. Creeks and associated riparian corridors are another valuable visual asset. These features are illustrated in Figure 2-1. If Vacaville wishes to retain its identity as a distinct city, as opposed to the endless urban sprawl so prevalent in other metropolitan areas of California, it must establish urban boundaries to the north, south, and east. Where natural features are not available to define these boundaries, political boundaries must be established.

Since 1990, progress has been made toward this goal through amendment to the City's Sphere of Influence line to more closely reflect its Urban Service Area Boundary, annexation of Lower Lagoon Valley and North Village, strengthening the urban-agricultural boundary through the SID Master Water Agreement and joint powers agreements with Fairfield, Dixon, and Solano County to establish Community Separators.

The older sections of Vacaville, especially the Downtown, project a distinctive identity, formed by the City's past. General Plan policies and the provisions of the zoning ordinance are intended to enhance the character of the core area.

Over the coming years, there must be a deliberate effort to promote design that is not only attractive but which expresses the community identity. Ideas embodied in the General Plan and concurrent related studies include: creation of a revitalized and expanded Downtown that incorporates the old site of Basic American Foods Corporation; individual landscape treatment of arterial streets; design elements that mark points of entry; preservation of open space on slopes and major ridges; and preserving open space between Vacaville and neighboring cities.

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**TABLE 2-1 PROPOSED GENERAL PLAN: POPULATION, HOUSING AND JOBS**

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	<b>Base April 1, 1990</b>	<b>Existing Jan 1, 1999</b>	<b>Buildout</b>	<b>Percent Increase</b>
Household Population <sup>f</sup>	62,950 <sup>a</sup>	80,345 <sup>a</sup>	111,585 <sup>e</sup>	38
Housing Units				
Single-Family	13,418	19,360	28,657	48
Multi-Family	5,280	6,635	9,847	48
Other <sup>b</sup>	2,329	2,035	2,582	27
Single-Family Share	63.8%	69%	69.7%	.7%
Average Annual Growth Rate, 1990-Buildout	--		3.4%	--
Total Potential Jobs <sup>c</sup>	17,390	26,848	53,824	100
Ratio of Jobs to Employed Residents <sup>d</sup>	0.56:1	0.67:1	0.97:1	--

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- Notes:
- a Estimate for April 1, 1990, based on Department of Finance estimate for January 1989 and subsequent growth estimate.
  - b Mobile homes and retirement residential (Leisure Town).
  - c Existing from ABAG Projections '98; buildout estimate is based upon projected jobs per acre.
  - d Assume 0.495 employed residents per household resident.
  - e These population and housing unit projections assume development at the midpoint of the density ranges.
  - f Household population excludes inmates at California Medical Facility and California State Prison, Solano.
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### *Guiding Policies*

- 2.1-G 1 Maintain Vacaville as a free-standing community surrounded by foothills, farmland and other open space.
  - 2.1-G 2 Retain ridgelines and hillsides of 25 percent and greater as open space.
  - 2.1-G 3 Establish open space linkages by preserving habitat areas, including natural creek corridors. Use utility easements where possible as open space linkages.
- See Conservation Element, Section 8.1.*
- 2.1-G 4 Minimize conflicts between agriculture and urban uses and provide for a transitional area or buffer between agricultural and urban uses.
  - 2.1-G 5 Design aesthetically pleasing roadways, including a loop street system lined with trees or other appropriate landscaping, that connect Vacaville neighborhoods and serve planned development. Streets alone should not be used to set the outer limits of urbanization.
  - 2.1-G 6 Develop and implement programs to strengthen community identity, including establishing standards for design and landscaping for all development, including residential, commercial and industrial development and public facilities.
  - 2.1-G 7 Develop standards for entry points to the city, including landscape design and a coherent signage design.
  - 2.1-G 8 Preserve the predominant single-family residential character of Vacaville while providing other housing opportunities. Protect established neighborhoods from incompatible uses.
  - 2.1-G 9 Preserve scenic features and the feel of a city surrounded by open space, and preserve view corridors to the hills, and other significant natural areas.
  - 2.1-G 10 Protect the natural environment that the City enjoys and use creeks, hills, utility corridors, viable agricultural lands or other significant natural features wherever appropriate to establish ultimate City boundaries.
  - 2.1-G 11 Retain hill forms north of Mason Street and adjoining the CBD to help define location and setting of the CBD. In those portions where development is permitted, buildings should be designed to emphasize the hill form and to maximize the view opportunities from these areas.

### ***Implementing Policies***

2.1-I 1 Continue to implement design guidelines for all development, including residential, commercial and industrial projects and public facilities. Identify and prepare design guidelines for entry points into the City and Downtown.

2.1-I 2 Continue to work through established agreements with the City of Fairfield, City of Dixon, Solano County and Solano Irrigation District and negotiate with other public and private agencies to ensure creation of agricultural zones and open space corridors that will serve as community separators between Vacaville and Fairfield and Vacaville and Dixon.

2.1-I 3 Adopt and implement a plan to establish standards and design guidelines for the city's streets, entry ways and open spaces.

*Making streets identifiable by their design, marking entrances to the City, finding alternatives to sound walls, and getting the strongest visual lift from existing open spaces are important ingredients of image. The practice of designating some roadways as "scenic" implies that lesser design standards are acceptable on others. The Plan calls for high-quality design throughout the Planning Area.*

2.1-I 4 Establish a mechanism whereby new development in City fringe areas may be assessed impact fees or be required to purchase conservation easements to acquire lands designated for protection within community separators or Agricultural Buffers.

*Community separators and Agricultural Buffers are designated on the General Plan Diagram. The City currently collects a Greenbelt Open Space Development Fee on all new residential projects.*

2.1-I 5 Implement adopted resource protection regulations that establish standards for designated agriculture and hillside agriculture areas and public open space for protection of major ridgelines, creek and riparian corridors, wetlands, and hillsides. Standards for open space management and grading also shall be established.

*Agriculture and Public Open Space are designated on the General Plan Diagram. These regulations have been be incorporated into the Land Use and Development Code for hillside subdivisions and for development potentially affecting creek corridors, as well as, guidelines for grading, subdivision design, public access to open space and hazard mitigation.*

2.1-I 6 Make public open space more accessible to the public with a linked park and trail system that takes advantage of surrounding open space.

*The Open Space and Parks and Recreation elements establish the policies for hillside and ridgeline preservation and for a park and trail system for the City. Figure 2-1 shows major ridges and creeks to be preserved, Figure 4-1 shows existing and proposed parks, and Figure 4-2 shows trails designated by the Plan. Parks are also designated on the General Plan Diagram.*

- 2.1-I 7 Maintain and replace, as necessary, lighting and landscaping on the City's streets.

*A citywide landscape maintenance district could be formed. All new developments are within landscaped maintenance districts, but older areas of the City are not.*

- 2.1-I 8 Continue to develop a cultural resources program, including visual arts and performing arts.

*Public art and cultural programs help enhance civic pride. Performing arts centers, sculpture, fountains, and related works of art can contribute to the sense of place. Measure I, approved in 1989, provided funding for completion of the City performing arts center and library. Additional funds will be needed for ongoing support. See also Section 5.2, Community Services, Cultural Facilities, and Historic Resources.*

- 2.1-I 9 Continue code enforcement and provide assistance where needed to eliminate substandard buildings and improve the appearance of neighborhoods and commercial areas.

- 2.1-I 10 Promote and acknowledge outstanding community design by, for example, continuing the Vacaville Design Awards Program.

- 2.1-I 11 Implement provisions of the agriculture hillside district which provide for a maximum density of 1 unit per 20 acres which recognize the limited residential development potential of the land due to its physical characteristics and which provide for a transfer of density to residential land use designations.

- 2.1-I 12 Land use changes and development proposals within the Vacaville planning area shall be consistent with the Nut Tree Airport Land Use Plan and the Travis Airport Land Use Compatibility Plan and are subject to review per the Solano County Airport Land Use Compatibility Review Procedures.

*See also, Transportation Element policies 6.6 – I 2 and 6.6 – I 5; Noise Element policies 10.6 – G 12, Table 10-1 and 10-2. This policy is implemented through the Airport Land Use Compatibility section and Noise related Performance Standard requirements of the City's Land Use and Development Code.*

## **2.2 GROWTH STRATEGY**

The City recognizes that local and regional economic conditions will be the primary determinants of local growth potential. However, accommodating that potential requires public services, facilities and resources such as roads, sewer lines, storm water drainage systems, water treatment and distribution, schools, and police and fire protection. Provision of these services requires the City to establish both short- and long-range growth targets. The primary vehicles for identifying needed public facilities, their timing and their funding shall be utility master plans and policy plans. These will be supplemented by additional documents and policies such as the Capital Improvement Program (CIP) the Comprehensive Annexation Plan (CAP), and the Planned Growth Ordinance, adopted as an immediate follow-up to the adoption of this General Plan.

To strengthen and protect its image, Vacaville needs to control the timing and design of all new development within the planning area because the entire area will be perceived as part of the City. Therefore, the City will work to maintain its Sphere of Influence to include all of the area in which development will affect the City's image. In 1992, the sphere was amended to conform more closely with the City's Urban Service Area. The City also will work closely with the Solano Irrigation District (SID) in order to define the areas for future urban water service and agricultural/non-urban water service with the City's Planning Area. In May 1995, the City and SID entered into a Master Water Agreement, which provides for the provision of municipal water within the Vacaville Urban Service Area and limits the provision of water for non-agricultural purposes outside of the Urban Service Area. The term of the Master Water Agreement is to the year 2050.

As part of the agreement with the Solano Irrigation District, the City and the District commit to accommodate and support urban development within a specified urban service area. Conversely, both entities commit not to support urban development within an agricultural service area. The agreement establishes a long-term urban service area boundary for Vacaville. A 10-year urban service area boundary, to the year 2005, is designated on the northwest side of the City adjacent to the Vaca Valley. In addition, the agreement specifies that the City and SID could mutually amend the agreement in the future to consider expansion of the Urban Service area further east than the existing Urban Service Limit in this General Plan. Any proposed major revision to the existing urban service boundary will require a major revision to this General Plan.

### **Policy Plans and Specific Plans**

As new areas are brought into the City for development, they shall be included in a policy plan or specific plan. Policy plans also shall be required for areas within the City where major projects are being considered or a significant change in land use is occurring. Specific Plans are to be applied to large areas of raw land on the City's fringe where major utility and circulation extensions are likely to be required. Throughout this document, the term policy plan is used to describe the application of both policy and specific plans. Policy plans or specific plans may be implemented by themselves or in conjunction with Development Agreements, executed consistent with State law. Figure 2-2 identifies existing policy plans and the location

of future policy plans and specific plans. Areas shown on Figure 2-2 which are designated to be specific plan areas include North Village, Hawkins-Fry, Vanden and Rice- McMurtry. In 1990, the Lagoon Valley Policy Plan and in 1995, the North Village Specific Plan were adopted to accompany the annexation of these two areas to the City. In 2004, the Lower Lagoon Valley Specific Plan was adopted which replaced the 1990 Policy Plan for Lagoon Valley. Additional policy and specific plan areas may be identified in the future. Policy plans shall include a diagram showing the distribution of land uses, define permitted and conditionally permitted land uses, major public facilities (including roads, water, sewer and drainage facilities, schools and parks), phasing, infrastructure financing mechanisms and any other elements that may be needed to ensure an orderly development process with minimal adverse impacts. The principal difference between the contents of a policy plan and a specific plan is that the specific plan will contain more detailed information on public infrastructure and facilities and their funding.

### ***Guiding Policies***

- 2.2-G 1      Establish a long-term Planning Area, and within this area distinguish an agricultural service zone and an urban service zone. (See Figure 2-3.)

*This will facilitate long-term planning by clearly indicating what limits govern extension of urban services. To implement this policy, in May 1995 the City entered into an agreement with the Solano Irrigation District to ensure that water service for urban uses will only be provided within the urban service area and, conversely, that water for irrigation and other agricultural purposes is available in the agricultural service zone.*

- 2.2-G 2      Establish a growth strategy for the urban service zone which matches residential growth with adequate public facilities. Monitor the rate of non-residential growth to ensure that it does not overburden the City.

- 2.2-G 3      Ensure that scarce natural resources, such as water, are allocated and utilized to maximize community benefits, and manage growth so that the quantity and quality of public services and utilities within the City provided to existing businesses and residents will not drop below an acceptable level of service because of new development. New development is not responsible for resolving all existing service or facility deficits. Existing development bears some responsibility to fund improvements that will resolve such deficits, and development is likewise responsible for funding the costs of maintenance and depreciation of facilities.

*This policy may require that annual adjustments on the amount of residential or non-residential development may need to be imposed from time to time.*

- 2.2-G 4      Take action to ensure that the City will have control over all areas within the planning area in which development will affect the City's image, and all areas that should logically be provided with urban services by the City.

- 2.2-G 5 Plan for and carry out improvements to the City's infrastructure, consistent with the General Plan, to preserve economic vitality, accommodate new housing, increase the City's revenue base, enhance mobility and economic opportunity, and correct deficiencies.
- 2.2-G 6 Strive to maintain a reasonable balance between potential job generation and the local job market with a long-term goal of one job for each employed resident.
- 2.2-G 7 Strive to maintain a reasonable balance between new job income levels and housing costs within the City, recognizing the importance of housing choice and affordability to economic development in the City. It is important for there to be housing opportunities for all residents in the City, including higher income corporate executives and lower income wage earners.
- 2.2-G 8 Distribute housing, shopping, and employment opportunities on each side of I-80 to minimize the need for excessive travel across I-80.
- 2.2-G 9 De-annex lands not required for urban development within the 20-year planning period.
- 2.2-G 10 Ensure that all new urban development within the Planning Area occurs within the City of Vacaville. A single exception is the Elmira area where infill of the townsite area under the jurisdiction of the Solano County is anticipated. New urban developments within the City limits are expected to annex to the City of Vacaville as a prerequisite to development.

Consistent with this annexation requirement, the City's policy is that City utility services, water, and sanitary sewer, will not be extended to new development outside of the City limit (with the exception of infill in the Elmira area). The City Council, with the approval of the Local Agency Formation Commission (LAFCO), may approve exceptions to this policy in situations where the following three conditions are met:

- The area in question cannot annex to the City immediately, because it is not currently contiguous to the City limit.
- The property owner signs a recorded, irrevocable agreement to annex the property to the City when such annexation is requested by the City.
- The development is consistent with the Vacaville General Plan and is found to meet all appropriate City development standards.

*State law required the LAFCO approve extensions of service beyond the city limits. Such extensions must be within the City's Sphere of Influence.*

### ***Implementing Policies***

2.2-I 1 In accordance with the May 1995 City of Vacaville/Solano Irrigation District Master Water Agreement, urban services will be extended only to development within the Urban Service Area as depicted on Figure 2-3. Any consideration by the City to expand the Urban Service Area will be in accordance with the provisions of the agreement, which addresses future extension of the urban service area.

In conjunction with the consideration of a Specific Plan for the property located east of Leisure Town Road and south of the Locke Paddon subdivision (within the existing Urban Service Area), a determination shall be made regarding the potential expansion of the Urban Service Area to the east in order to establish a permanent agricultural buffer on the eastern edge of the City. The City will allow no development east of Leisure Town Road until this determination is made. This will also ensure that any development and extension of urban services and infrastructure east of Leisure Town Road is not planned in a piecemeal manner.

*An amendment to the General Plan may be considered for the area east of the Urban Service Area (south of the Locke Paddon subdivision, north of the Southern Pacific Railroad tracks and west of the PG&E transmission line right of way) only if the City and SID mutually agree in writing in the form of an amendment to the May 1995 Master Water Agreement. Any consideration shall include the potential expansion of the width of the agricultural buffer (as defined by the Greenbelt Buffer land use designation in Land Use Element Section 2.4, Land Use Classifications) located between the residential and agricultural uses, as per the Agreement.*

*After 2005, in accordance with the Master Water Agreement, the City could consider expanding the Urban Service Area to include the area west of the existing Urban Service Area that lies between Foothill Drive and Mix Canyon Road.*

*Any future expansion to the Urban Service Area and consideration of urban uses within those expanded areas will require a substantial revision to the Vacaville General Plan.*

*See Figure 2-3. Also see policies 2.3-I 21, 2.3-I 22 and 2.5-I 8. Also refer to the Master Water Agreement, dated May 25, 1995, entered into by the City of Vacaville and Solano Irrigation District.*

2.2-I 2 Continue to implement and refine the planned growth ordinance with both short-term and long-term elements, which includes the following:

- An average residential growth target, allowing adjustments for the availability of public services, facilities and resources, regional housing needs, and local economic needs.
- Monitoring of the rate and intensity of commercial and industrial development, and reporting of that information and of the balance of residential and non-residential land uses within the City to the Planning Commission and the City Council.
- Monitoring of the level of service of public services, facilities and resources, and projection of the impacts of growth upon those service levels.
- Identification of growth areas for 1-5, 6-10, 11-15 and 16-20 year phases.
- Continued monitoring and regulation of the City's housing mix.
- Provision of a range of housing types consistent with the housing mix policies. (See Policy 2.5-G2)

2.2-I 4 Maintain and implement agreements with the Solano Irrigation District, nearby cities and the County and negotiate agreements with other local government entities to help direct the provision of urban services while maintaining as much viable agriculture on prime agricultural soils as is practical and supportive of regional agricultural production consistent with the policies of this General Plan.

2.2-I 5 Continue to implement an Economic Development Strategy, including specific incentives and promotional activities designed to attract desirable new businesses to the City.

2.2-I 6 Do not permit development of such intensity or density that, if built without commensurate transportation or other infrastructure improvements, the resulting water and sewer service requirements and traffic generated will create substantial problems or unacceptable levels of service, unless an acceptable mitigation program to provide these services is implemented.

2.2-I 7 Work with the County and the Local Agency Formation Commission to expand the Vacaville Sphere of Influence in order to include all of the area in which development would affect the City's image and ability to provide services.

*In 1992, the City's Sphere of Influence boundary was amended to conform more closely with its Urban Service Area Boundary.*

2.2-I 8 Maintain and refine the Planned Growth Ordinance and allow urban development only in accord with this plan for full urban services (police, fire, parks, water, sewer, streets, and storm drainage). Areas lacking full services are deemed

outside the urban-service area, are unsuited for urban development regardless of Plan designation until services are assured and shall not be identified in a phasing plan.

- 2.2-I 9      Require that Planned Developments, specific plans, or policy plans be prepared for new areas brought into the City for development, and continue to revise existing policy plans to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.

*Areas subject to policy plans are shown in Figure 2-2.*

- 2.2-I 10     Require new development to pay capital improvement fees for public facilities as necessary to maintain adequate resources and service levels.

Adequate public facilities should be provided for new urban development, and new developments should bear their "fair share" cost of providing such facilities. In order to make reasonable provision for these new public facilities, the City of Vacaville has established public facilities fees which are applied to all new development. The fees are intended to provide for facilities that are required in addition to the normal onsite and offsite development improvements. Such fees are established to implement the policy of the General Plan and may include charges for connection to the water system, connection to the sanitary sewer system, parkland and improvements, school facilities, drainage improvements, and other capital improvements such as streets, bridges, traffic signals, and public buildings. The City Council may enact other public facilities fees if it finds that such fees are required to implement the policy of the General Plan.

- 2.2-I 11     Continue to monitor new development where infrastructure limits are being reached or exceeded so linkages with necessary improvements can be established and funded.

- 2.2-I 12     Allow development to occur only in new outlying development areas with required Planned Developments, specific plans, or policy plans as part of a coordinated plan for land uses, public facilities, and public services. Individual, piecemeal developments within these areas are not permitted.

- 2.2-I 13     All development outside of the area designated "Growth Boundary" on Figure 2-6 shall be subject to the limitations and restrictions set forth in Section 2.10. In addition, lands inside the Growth Boundary, but east of Leisure Town Road and between the Locke Paddon Colony area on the north and New Alamo Creek on the south (Area B on Figure 2-6), shall be subject to Guiding Policy 2.10-G 2.

### **2.3      SPECIAL AREA POLICIES**

## Planning Sector Policies

Within certain planning areas specific policies apply to unique areas with special characteristics. These clarify and refine citywide policies as applied to these areas.

- 2.3-I 4        In the Nut Tree Business Park Policy Plan, implement specific standards for adequate physical and aesthetic separation of commercial and office uses from adjacent residential uses in the Woodstock Green residential area. This pertains to the twenty-two acre parcel located on the south side of Burton Drive and adjoining the Woodstock Green residential area. For this site, the Policy Plan permits office, research, and development, business service and general commercial uses, excluding: drive-in uses, hotels and motels, recreational commercial uses, automobile service or repair, theaters, manufacturing uses, uses involving outside storage.
- 2.3-I 8        There shall be no access from the commercially-designated lands south of Ellsworth Road directly onto Ellsworth Road.
- 2.3-I 9        Require that the North Village Specific Plan for the residential area east of I-505, south of Midway Road and north of the Vaca Valley Parkway achieve an innovative mixed, residential – commercial community. The Plan should integrate mixed density residential and non-residential uses so that residents are encouraged to walk to shopping services, employment and leisure activities as an alternative to standard subdivision configurations. Residential development shall be a maximum of 2,499 dwelling units. The site should also include an earthen sound berm immediately east of I-505 to provide an adequate noise and safety buffer for adjacent residential uses.
- 2.3-I 11        Require a master plan (P.U.D., Policy Plan or other document that can adequately address development standards and provision of urban services including roads, water, sewer and drainage facilities, and parks and schools) for the 122± acres south of old Alamo Drive, north of the realigned Alamo Creek channel and west of Leisure Town Road.
- This master plan should consider the future development of the "Vanden" Specific Plan area in determining the location of infrastructure.*
- 2.3-I 12        In the portion of the Vanden Specific Plan area south of Foxboro Parkway and west of Vanden Road, the minimum lot size shall be 10,000 square feet.
- 2.3-I 14        Require that the policy plan for the Lower Lagoon Valley facilitate development of a business park of regional significance and "upper-end" housing by including the following requirements:
- High standards of community design shall be established, addressing building design and landscaping, streetscape character and public amenities.

- Ridges and slopes of 25 percent and greater shall remain undeveloped in order to maintain agricultural grazing areas, protect the public health and safety and to provide for community separation and open space, except that a limited area of golf course development with minimized grading may be permitted.
- Business Park and General Commercial development of high quality, conforming to design criteria intended to protect view corridors, and the open space feel of the valley. Design standards shall be established for building size, material, and design, site coverage and placement, street design and landscaping, and public amenities.
- In the southwest corner of the valley, a berm that parallels I-80, and which appears as a natural extension of the ridgeline of the hills, shall be created to help screen views of the development on the valley floor. The berm shall allow views into the golf course and the lake, and shall not completely obstruct views of the hills on the eastern side of the valley.
- A permanent view corridor from eastbound I-80 will be established to allow limited views of Lagoon Valley Lake and the hills that provide a backdrop for the lake.
- On the valley floor, the sense of open space shall be preserved. Development shall be set back from I-80 beyond a 112-foot landscaped buffer adjoining the Business Village and beyond 1,500 feet for any residential units. Development shall not completely obstruct views of the surrounding hills.
- The Business Village and Commercial development shall be designed to accommodate employee-service commercial uses.
- Development shall enhance the recreational potential of the area.
- Residential development shall be limited to 1,325 units and shall be integrated with a golf course. There shall also be a clubhouse, swim, tennis and fitness recreation complex.
- Detention of floodwater shall provide for all lost floodwater storage and incremental increases in runoff, and total retention shall reduce downstream flows during peak-storm conditions to not more than 90 percent of existing conditions.
- A financing mechanism for all public facility improvements shall be established before development occurs.

2.3-I 16

The City Council may establish a special performance option (SPO) as part of an amendment to the Land Use Element if the Council finds that there is substantial

public benefit to the provision of an alternative land use for a specific area within the community. In adopting an SPO, the City Council shall incorporate conditions applicable to the alternative land use, may establish a maximum time frame for the development of the alternative land use and shall approve the SPO subject to a specific development plan. If the alternative land use is not developed within the established time frame, the approval of the alternative land use shall expire and the original land use designation for the property shall apply.

It is intended that the SPO policy be used on an infrequent basis where the provision of public facilities to adequately service the alternative land use can be demonstrated. Any SPO shall be found to be consistent with the policies of the City's General Plan, based upon specific development plans for the property involved.

*The criteria for the establishment of a special performance option is within the Land Use & Development Code.*

- 2.3-I 17 The separator between residential and industrial uses may be reduced to less than 200 feet for those areas bordering the Maris Industrial Park, located north of Elmira Road and west of Leisure Town Road. Specific standards for the separator have been established in the Industrial Services Zoning District.
- 2.3-I 18 The second and final phase of the Spring Lane project, South of Buck Avenue and west of Alamo Drive, shall not be developed until the Wykoff water system is adequately improved in accordance with the plans approved by the City. Ridges and slopes of 25 percent and greater shall remain undeveloped and designated as Hillside Agriculture in order to maintain agricultural grazing areas, protect the public health and safety and to provide for open space.
- 2.3-I 19 For the approximately 35 acre area located generally south of Bella Vista Road, west of Davis Street, and north and east of the Gramercy Park Subdivision, implement provisions of the special standards overlay, Bella Vista – Davis #2. This district provides for coordinated and limited driveway access to Davis Street and Bella Vista Road such that there are shared driveways and access between properties in the project area.
- 2.3-I 20 The Downtown area, especially the Historic District, is a unique area within the City. No other commercial area has both the central location and historic atmosphere of the downtown. The downtown area is generally the 100 acre area between Stevenson Street, Cernon Street, Monte Vista Avenue and the former Southern Pacific Railroad line, plus the Basic American Food plant site. The following provisions are intended to enhance the existing historic character of the Downtown and add to its economic vitality by providing for a wide range of commercial and residential uses.

Amend the zoning ordinance to allow multi-family housing in the Downtown area in mixed-use buildings or mixed-use projects or separate residential projects as a conditionally permitted use. Add development standards regarding density, parking and open space. Construction of new, detached housing in the Downtown area would not be permitted.

Implement design guidelines for the Downtown that encourage the renovation and preservation of historic structures in the Downtown historic district and preserve the architectural, historical, and cultural significance of those buildings. Define and clarify “gateway” areas to the Downtown. Include criteria and guidelines so that new buildings in the gateway and surrounding areas are compatible with buildings in the Historic District, including building design, building materials, massing and colors.

Provide information regarding rehabilitating buildings in the Downtown Historic District to businesses and property owners, including Federal, State and local requirements, City procedures for design review, conditional use permits, environmental review and building permits.

Encourage improvement and redevelopment of the older downtown area with new specialty shops, restaurants, major stores, offices and supporting commercial uses, but retain the small -town scale and character conveyed by development along Main Street with an appropriate transition between commercial and adjoining existing residential areas.

Continue a program of public improvements to support revitalization of the Downtown area using all potential funding sources.

### 2.3 - I 21

In conjunction with the consideration of a Specific Plan for the property located east of Leisure Town Road and south of the Locke Paddon subdivision (within the existing Urban Service Area), a determination shall be made regarding the potential expansion of the Urban Service Area to the east in order to establish a permanent agricultural buffer on the eastern edge of the City. The City will allow no development east of Leisure Town Road until this determination is made. This will also ensure that any development and extension of urban services and infrastructure east of Leisure Town Road is not planned in a piecemeal manner.

*An amendment to the General Plan may be considered for the area east of the Urban Service Area (south of the Locke Paddon subdivision, north of the Southern Pacific Railroad tracks and west of the PG&E transmission line right of way) only if the City and SID mutually agree in writing in the form of an amendment to the May 1995 Master Water Agreement. Any consideration shall include the potential expansion of the width of the agricultural buffer (as defined by the Agricultural Buffer land use designation in Land Use Element Section 2.4, Land Use Classifications) located between the residential and agricultural uses, as per the Agreement.*

*Any future expansion to the Urban Service Area and consideration of urban uses within those expanded areas will require a substantial revision to the Vacaville General Plan.*

*See Figure 2-3. Also see policies 2.2-I 1, 2.2-I 9, 2.3-I 22, 2.5-I 8 and 3.5-I 9. Also refer to the Master Water Agreement, dated May 25, 1995, entered into by the City of Vacaville and Solano Irrigation District.*

- 2.3 - I 22 In conjunction with the consideration of a Specific Plan for the property located east of Leisure Town Road and south of the Locke Paddon subdivision (within the existing Urban Service Area), a determination shall be made regarding the potential expansion of the Urban Service Area to the east in order to establish a permanent agricultural buffer on the eastern edge of the City. The City will allow no development east of Leisure Town Road until this determination is made. This will also ensure that any development and extension of urban services and infrastructure east of Leisure Town Road is not planned in a piecemeal manner.

*An amendment to the General Plan may be considered for the area east of the Urban Service Area (south of the Locke Paddon subdivision, north of the Southern Pacific Railroad tracks and west of the PG&E transmission line right of way) only if the City and SID mutually agree in writing in the form of an amendment to the May 1995 Master Water Agreement. Any consideration shall include the potential expansion of the width of the agricultural buffer (as defined by the Greenbelt Buffer land use designation in Land Use Element Section 2.4, Land Use Classifications) located between the residential and agricultural uses, as per the Agreement.*

*Any future expansion to the Urban Service Area and consideration of urban uses within those expanded areas will require a substantial revision to the Vacaville General Plan.*

*See Figure 2-3. Also see policies 2.2-I 1, 2.2-I 9, 2.3-I 21, 2.5-I 8 and 3.5-I 9. Also refer to the Master Water Agreement, dated May 25, 1995, entered into by the City of Vacaville and Solano Irrigation District.*

- 2.3 – I 23 All new residential development within the Rice-McMurtry project area shall adhere to the following standards and guidelines:

- The area shall be developed with a rural feel and look with semi-custom and custom homes on lots with a minimum size of 10,000 square feet and an overall maximum density of 2.0 units per acre.
- Lot patterns shall be diverse, avoiding repetitive size and shaped lots.
- Lots around the perimeter shall be larger. ~~particularly a~~ Along the west side of Browns Valley Road and Shelton Lane, lots which are to be at least one acre in size.
- All new lots fronting on the north, east, and south sides of Browns Valley Road and the east side of Shelton Lane shall be at least one-acre in size unless the Planning

Commission approves an exception to this standard. Exceptions may only be granted in those cases where it can be shown that the dimensions or configuration of an existing lot or the corner lots with two frontages precludes the attainment of the allowed density. In those cases, all new lots fronting on Browns Valley Road or Shelton Lane shall provide a minimum width of 150 feet and a minimum area of 20,000 square feet. For all other lots not fronting on Browns Valley Road and Shelton Lane the minimum lot size shall be 10,000 square feet.

- All new homes fronting on all sides of Browns Valley Road and Shelton Lane are to be unique custom homes individually-designed by an Architect.
- Housing along Browns Valley Road and Shelton Lane shall be limited to one story.
- Low-level lighting using non-standard light standards and heads is encouraged.
- Private streets with rolled curbs, narrow sections, and sidewalks on at least one side are encouraged.
- There is no requirement to install curbs, gutters, and sidewalks along the east side of Shelton Lane and the north, south, and east sides of Browns Valley Road unless dictated by new development on these properties.
- Public streets must conform with adopted City Standards.
- Perimeter fencing along Browns Valley Road, Shelton and McMurtry Lanes shall be open in nature, such as three-rail or split-rail wood.
- A public pedestrian, bicycle, and/or equestrian trail system shall connect the developments.
- The landscaped pedestrian and equestrian trail along the Shelton Lane frontage shown on the Concept Plan shall be incorporated into the Reynolds ranch subdivision plans and a similar amenity shall be included in all new development along the west side of Browns Valley Road.
- Browns Valley Road shall be designed and constructed to provide an interim minimum pavement width of thirty-two (32) feet. The minimum ultimate pavement width shall be no less than forty (40) feet with separated sidewalks and landscaping on both sides. Additional right-of-way and pavement width may be required as the properties fronting on Browns Valley Road develop. The City Engineer may approve an interim roadway width and configuration prior to the development of the properties fronting on Browns Valley Road.
- Infrastructure master plans for sewer, water, storm drain, and traffic improvements shall be prepared prior to or in conjunction with the processing of subdivision maps for all development within Rice – McMurtry Area.
- Prior to the approval of any subdivision applications, the developers shall assure that all required domestic water supply and distribution systems, wastewater collection and treatment facilities, storm water management facilities, and roadway segment and intersection improvements will be incorporated into the final project plans.
- A landscaped buffer shall be provided around the perimeter of each residential area adjacent to open space for aesthetics as well as fire protection.
- All requirements of the Fire Department for protecting the homes from wildland fires shall be integrated into the final project plans.
- There shall be deed restrictions precluding the new residents from protesting the keeping of farm animals and associated nuisances on the surrounding properties.

### **Other Special Study Areas**

- 2.3-I 15      The City Council may establish "Special Study Areas" where the resolution of circulation problems or land use issues will require detailed study and public review beyond the scope of the General Plan update process.

## **Implementing Policy**

2.3-I 13      Require that the South Vanden Area, including the Southtown and Moody Project Areas, facilitate the development of a range of housing densities and opportunities, pedestrian and bicycle friendly design, neighborhood commercial sites, and recreational and neighborhood facilities, by including the following requirements:

- A network of landscaped pedestrian/bike corridors that connect key elements of the area, such as the regional park and arterial streets.
- New development adjacent to existing homes within the City limits shall match or exceed the size, character, and quality of adjacent homes and lots.
- All new residential development shall conform with the Residential Design Requirements for New Single Family Development.
- The Southtown project area will include a range of housing types and densities, attached, detached, and cluster housing.
- Land shall be reserved for community uses such as private schools, membership organization, day care centers, and senior centers.
- A financing mechanism for all public facility improvements shall be established before development occurs.
- Nut Tree Road and Vanden Road shall be widened to the City standard width through the project sites for all projects that front on these streets.
- Leisure Town Road shall be widened and improved to the standards for the Jepson Parkway along the frontage of all projects that abut to Leisure Town Road.
- Foxboro Parkway shall be extended between Nut Tree Road and Vanden Road. The extension will be completed prior to the reconstruction and reconfiguration of Vanden Road.
- A one-acre site for a future fire station site shall be reserved within the Southtown Project Area.
- A site within the Vanden Road loop shall be reserved for a park.
- A multi-family project on Leisure Town Road shall begin construction in the first phase of development within the Southtown Project area.

- Public areas adjacent to Alamo Creek shall be landscaped to enhance the view of the creek channel, within the requirements of Solano County Water Agency.
- Different development projects within the South Area shall coordinate their respective roads, bike paths, landscape corridors and design standards to create a unified sense of place and identity.
- Commercial buildings shall be no more than an average of 30 feet in height, and be designed to front on the sidewalk, with parking at the rear of the property, when feasible, so as to enhance neighborhood aesthetics and to encourage pedestrian – friendly design.
- Infrastructure master plans for sewer, water, storm drain, and traffic improvements shall be prepared prior to or in conjunction with the processing of subdivision maps for all development within the South Vanden areas, including the Southtown and Moody Project Areas.
- Prior to the approval of any subdivision applications, the developers shall assure that all required domestic water supply and distribution systems, wastewater collection and treatment facilities, storm water management facilities, and roadway segment and intersection improvements will be incorporated into the final project plans.
- The lands to the south of the Southtown and Moody Project Areas will be subject to subsequent General Plan Amendments; Prezonings, and other prerequisites to annexation.

## **2.4 LAND USE CLASSIFICATIONS**

The land use categories on the General Plan Diagram are abbreviated from the land use classifications described below. Land Use and Development Code regulations have been adopted to achieve consistency with the General Plan and provide detailed use regulations.

More than one zoning district may be consistent with a General Plan land use classification. For example, land intended for future urban use may retain agricultural zoning while under Williamson Act contract, and more than one unit type may be established within an area designated for Residential Estate with a density-range of 0.5 to 3 units per gross developable acre.

Land use classifications in policy plans may be more detailed than those on the General Plan; however, all development must be consistent with the policies of the General Plan.

The Implementation Chapter contains a specific guide for consistency of land use designations with zoning designations. This table, Table 11-1, should also be referred to in determining zoning consistency and land use intensity for the various land use categories.

### **Residential Land Use Classifications**

The Plan includes nine residential categories, each establishing a different minimum and maximum number of units per gross developable area. The residential densities described below are given as a range of units per gross developable acre (site area less area occupied by nonresidential uses, area of slope at or over 25 percent, creekways, flood channels, hazardous lands, and areas above the water service elevation). The number of units permitted will be further modified by the zoning district, a policy plan and any applicable overlay district. Estimates of future population density are based on the mid-point of the residential density range and projections of an average household size of 2.84 persons per dwelling unit. (See Figure 2-1 [Major Ridges and Creeks] and Figure 9-3 [Flood Hazard].)

Density within a residential land use designation may be increased by a density transfer from a hillside agriculture area.

When residentially designated land adjoins a creekway which is designated as public open space, and as part of a development this creekway area is dedicated to the City, the residentially designated land shall receive density credit for the portion of the creekway lying between the stable top of bank and the outer edge of the dedicated creekway. Such density credit shall be calculated using the same density range as the adjoining residentially designated land.

Existing neighborhoods include some residences built at densities outside the ranges specified here. The Plan does not imply that such development should be replaced or treated as nonconforming uses by the City's Zoning Ordinance. New development may be approved at densities above the minimum density listed in Table 2-2 only if there are amenities, an affordable housing component, or compensating public benefits spelled out in the Land Use and Development Code to justify such a density.

The 25 percent density bonus required by State law for specified shares of affordable or lower income senior housing is in addition to the densities listed. (See Policy 2.5-17, Housing Opportunity Areas). Greater bonuses may be granted for senior housing that meets criteria established in the City's Land Use and Development Code.

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**TABLE 2-2 RESIDENTIAL LAND USE**

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<b>Designation</b>	<b>Density Range (units/gross developable acre)<sup>a</sup></b>	<b>Assumed Units at Plan Buildout<sup>b</sup></b>
Rural residential	0.1 to 0.4	640
Residential estate	0.5 to 3.0	2,105
Golf course residential community	1.0 to 2.0	730
Residential low density	3.1 to 5.0	20,651
Residential low-medium density	5.1 to 8.0	4,530
Manufactured housing park	6.0 to 10.0	1,475
Residential medium density	8.1 to 14.0	2,212
Residential high density	14.1 to 24.0	6,935
Residential urban high density	20.1 to 36.0	700
Total		39,978

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Notes:    <sup>a</sup> Assumes new construction occurs at mid-point of density range.  
          <sup>b</sup> Assumes 25% Moderate Density and 20% High Density component in areas as defined in Policy 2.5-I 3, 20% Moderate Density component in Lagoon Valley and Rice/McMurtry areas as defined in Policy 2.5-I 3.

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**HOUSING UNIT MIX**

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	<b>Number of Units</b>	<b>Percent of Total Units</b>
Single Family <sup>c</sup>	24,126	60.3%
Moderate Density <sup>d</sup>	8,217	20.6%
High Density <sup>e</sup>	7,635	19.1%

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Notes:    <sup>c</sup> "Single Family" consists of Rural Residential, Residential Estates, Golf Course Residential and Residential Low Density.  
          <sup>d</sup> "Moderate Density" consists of Residential Low-Medium Density, Manufactured Housing and Residential Medium Density.  
          <sup>e</sup> "Residential High Density", also referred to as "Apartment-type units," consists of Residential High Density and Residential Urban High Density.

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The purposes of each of the residential land use classifications are as follows:

- **Rural Residential.** To provide opportunities for rural living on lots ranging in size from 2-1/2 to 10 acres. Animal husbandry and limited horticulture would be permitted, subject to appropriate standards.
- **Residential Estate.** To provide opportunities for very low-density residential land use, compatible with the topography and public service capacities. The minimum lot size is 10,000 square feet, and larger lots may be required in specific areas by policy plans and/or zoning regulations because of topography or limited public service capacities. The base density is 0.5 units per gross developable acre, and the maximum potential density is 3 units per gross developable acre.
- **Golf Course Residential Community.** To provide opportunities for residential use in conjunction with a golf course development, subject to appropriate standards. A golf course, or comparable large recreation center, is a required component in any development project under this classification. The average base density is 1 unit per gross developable acre, and the maximum potential density is 2 units per gross developable acre; and units may be clustered. Specific or Policy plan approval is required.
- **Residential Low Density.** To provide opportunities for single-family residential use in neighborhoods on lots ranging in size from 6,000 to 10,000 square feet, subject to appropriate standards. The base density is 3.1 units per gross developable acre, and the maximum potential density is 5 units per gross developable acre.
- **Residential Low-Medium Density.** To provide opportunities for single-family, duplex, and clustered housing in neighborhoods on lots ranging from 4,500 square feet to 6,000 square feet, subject to appropriate standards. The base density is 5.1 units per gross developable acre, and the maximum potential density is 8 units per gross developable acre.
- **Residential Medium Density.** To provide opportunities for multiple residential uses, including duplexes, townhouses, multi-dwelling structures, or cluster housing with landscaped open space for residents, subject to appropriate standards. Garden-type apartments and condominiums (Apartment-type units, defined in the Glossary), which are designed as stacked units without garages are not allowed in this land use classification. Multi-dwelling structures shall be within a subdivision where each unit may be under individual ownership. Single family detached housing may be allowed when in compliance with Residential Design Requirements for New Single Family Development. The base density is 8.1 units per gross developable acre, and the maximum potential density is 14.0 units per gross developable acre.

- **Residential High Density.** To provide opportunities for higher density multiple residential uses, including townhouses, condominiums, and apartments, subject to appropriate standards. The base density is 14.1 units per gross developable acre, and the maximum potential density is 24 units per gross developable acre.
- **Residential Urban High Density.** To provide opportunities for an intensive form of residential development in and adjacent to Downtown, including townhouses, condominiums, and apartments with relatively high land coverage, subject to appropriate standards. The base density is 20.1 units per gross developable acre, and the maximum potential density is 36 units per gross developable acre. (See also Residential Areas, policy 2.5-I 5.)
- **Manufactured Housing Park.** To provide opportunities for affordable housing using manufactured or modular components on sites developed as a planned unit, subject to appropriate standards. This classification is intended for both parks with rental spaces for manufactured housing (mobile homes) and parks where the spaces are individually owned. The base density is 6 units per gross developable acre, and the maximum potential density is 10 units per gross developable acre.

Estimates of the number of units that will exist at full development (Table 2-2) were prepared as a basis for projecting traffic, school enrollment, retail sales, and park needs. Population at full development, assumed to be reached at buildout, is projected at 2.84 persons per unit.

### Commercial Land Use Classifications

Six commercial land use designations are shown on the General Plan diagram. In each of these the maximum intensity of development is generally limited by a floor area to site area ratio (FAR) of 0.3. (In the Downtown, a higher FAR is allowed.) Exceptions to the FAR limits may be granted for areas with low employee densities, such as wholesaling and distribution, or low peak-hour traffic generation, such as a hospital. Further, the FAR may be adjusted in specific policy plan areas, based upon intensity of use and availability of public facilities, infrastructure and projected traffic levels of service. It is assumed that Office uses generate one employee per 275 square feet of floor space, and Commercial uses generate 1 employee per 500 square feet of floor space.

- **General Commercial.** This designation provides for a full-range of uses, including retail stores, food and drug stores, auto sales, businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities, such as entertainment and eating-and-drinking establishments, would also be permitted.

- **Neighborhood Commercial.** Small sites for neighborhood commercial centers, generally anchored by a grocery store with convenience uses serving the immediate area. New sites shall be from 4 to 10 acres in size.
- **Highway Commercial.** This designation adjoining Interstate highways includes specialty retailing, restaurants, hotels/motels, and commercial recreation and entertainment, designed to attract primarily visitor business and shopping.
- **Commercial Office.** This designation provides sites for limited retail commercial development and office development. It is intended for transition areas between commercial and residential areas. Subcategories on the Plan Diagram distinguish between Commercial Office where support retail and service uses are permitted and Professional Office where no retail uses are allowed.
- **Downtown.** The Downtown area includes a mix of residential, commercial, civic, and recreational uses appropriate for the area, subject to a maximum FAR of 3.0 for the core area in the parking district and a range of 1.0 to 2.0 elsewhere in Downtown. The Downtown area is generally the 100 acre area between Stevenson Street, Cernon Street, Monte Vista Avenue and the former Southern Pacific Railroad track plus the Basic American Food Plant site, and is shown on the General Plan Diagram.
- **Commercial Service.** This designation would provide areas for heavy commercial uses, such as lumber yards and auto-related services. Limited retail would be permitted in areas given this designation, but the primary function of Commercial Service would be to provide for commercial uses not permitted in other areas because they attract heavy vehicles or otherwise have adverse impacts on other uses.

### **Business and Industrial Land Use Classifications**

Two categories of industrial land use are shown on the General Plan Diagram. It is assumed that Business Park uses generate one employee per 450 square feet of floor space, and Industrial Park uses generate one employee per 750 square feet of floor space. Business Park uses, under certain circumstances, may generate one employee per 275 square feet of floor space if the Business Park is utilized solely as high intensity office-technology space.

- **Business Park.** This designation applies to sites in a landscaped setting for office centers, research-and-development facilities, and, under appropriate conditions, medical and institutional uses. Secondary uses may include limited industrial activities and small-scale warehousing and distribution operations and limited retail sales accessory to these areas. Commercial uses and services for employees and businesses (i.e. delicatessens, child care, dry cleaners, branch banks, etc.) shall be required, as a means of reducing trips and vehicle miles traveled. These uses shall be centrally located and have adequate pedestrian access. The commercial uses and services shall be a ancillary, rather than a primary, use.

Policy plans may additionally allow for commercial development. This designation is intended for parcels of land that would be developed as a unit, and for developments that would be more compatible with other types of land uses than are permitted under the other industrial designations. The FAR shall generally be limited to 0.3. The FAR may be adjusted in specific policy plan areas, based upon intensity of use and availability of public facilities, infrastructure and projected traffic levels of service.

- **Industrial Park.** This designation provides sites for industrial uses that require locations on major transportation lines, and large areas for structures, truck loading and parking, and space for storage of products, equipment, and materials. It also would accommodate light manufacturing. Commercial uses and services for employees and businesses (i.e. delicatessens, child care, dry cleaners, branch banks, etc.), shall be required, as a means of reducing trips and vehicle miles traveled. These uses shall be centrally located and have adequate pedestrian access. The commercial uses and services shall be an ancillary, rather than a primary use. Policy plans may additionally allow for limited office and commercial uses. This designation is intended to protect Vacaville's established industrial areas, which constitute a major resource, from encroachment by non-industrial retail and commercial uses that could locate elsewhere. The FAR shall generally be limited to 0.4. The FAR may be adjusted in specific policy plan areas, based upon intensity of use and availability of public facilities, infrastructure and projected traffic levels of service.

#### **Other Land Use Classifications**

- **Public/Institutional.** This designation would include the Civic Center, Cultural Center, California Medical Facility, California State Prison, Solano, Vaca Valley Hospital and related medical facilities, other public facilities, large institutions, and utilities. The FAR shall generally be limited to 0.3. The FAR may be adjusted in specific cases, based upon the intensity of use and availability of services, infrastructure and projected traffic levels of service.
- **Schools.** Existing and proposed public elementary, junior high and high schools are shown on the Plan maps. These are subject to review by the school districts and ultimate locations may not be the same as proposed.
- **Private Recreation.** This designation includes country clubs, free-standing golf courses, recreational vehicle (RV) parks, riding stables, campgrounds, and theme parks. The FAR shall generally be 0.1, but may be adjusted in specific cases based upon inclusion in a policy plan and the availability of public services, infrastructure and expected traffic levels of service.
- **Public Parks.** Existing and proposed public park sites.

- Public Open Space.** Public open space consists of lands that are owned or controlled by the City, other public entity, or by a non-profit entity, as well as lands that are designated for future acquisition by the City, and which are to be preserved as permanent open space. This category includes lands such as creekways, hillsides, ridgelines, transmission line corridors, and the hillside areas of the California Medical Facility (CMF). Public open space lands may be used for recreational purposes such as hiking, to preserve a permanent inventory of open space lands, or for agricultural grazing uses. The public open space designation, however, does not necessarily guarantee public access. The physical characteristics of the land or the extent that improvements are required may restrict the accessibility of the site.
- Agricultural Buffer (Transitional Zone).** This designation is intended for transitional uses compatible with urban development on one edge and intensive and/or irrigated agriculture on the other. These include public or private recreational facilities, storm-detention ponds, tree farms, wholesale nurseries and other specified uses in the appropriate policy plan. The base land use in the Agricultural Buffer shall be that of the adjoining residential land. Transfer of the urban density from the land in the Agricultural Buffer to the remaining portion of the residential site is permitted. Where urban land uses abut grazing land, buffers shall be evaluated on a case by case basis. The FAR shall generally be 0.01, and only be increased in specific instances where the City Council finds that a higher ratio will not substantially reduce the open space utility of the buffer zone. Only structures that are non-occupied and that: (a) are necessary to the maintenance of agricultural operations (i.e., pump stations), or (b) that form a portion of a landscaped separator (i.e., a sound/visual wall), or (c) that serve a public recreation use (i.e., parks), or (d) that are adjuncts to a public health and safety use of the buffer zone (i.e., floodwater detention facilities) shall be allowed in this category.
- Agriculture.** Lands used for agricultural purposes, designated in the General Plan as existing or proposed for permanent open space and planned for agricultural uses during the 20-year planning period. This designation primarily consists of irrigated croplands and pasture outside of the City limits but within the City's planning area.
- Hillside Agriculture.** Hillside agriculture lands are generally privately held hillside lands designated for low intensity agricultural type uses. Hillside agriculture lands generally consist of hillsides and ridgelines where development is limited due to natural features. Lands within this designation generally are steep slope areas located above the public water system service elevations, have a high fire risk, have highly visible ridgelines, are likely to have value as plant or wildlife habitat, and may be subject to geologic instability. This category allows for the development of one unit per 20 acres, subject to compliance with established performance standards. This designation also provides for the potential for density transfers.

- **Community Separator Overlay.** Lands to be restricted to agricultural or other defined open space uses through zoning, joint powers agreements between Vacaville and adjacent cities and/or through acquisition of development rights by a public or nonprofit agency. These areas are or will be under study as agriculture or agricultural buffer. Other appropriate land uses may be identified as a part of these studies. The General Plan designates the underlying land use in these areas as Agriculture or Public Open Space.

## **2.5 RESIDENTIAL AREAS**

Table 2-3 shows housing units by type for each sector. Dwelling unit totals are considered likely based on Plan designation, but do not represent minimums or maximums. The General Plan embodies a belief that Vacaville should retain its single-family residential character, so new multifamily sites are designated near Downtown and east of I-505. Other new multi-family sites are anticipated in new growth areas, subject to policy plans. Recently built single-family homes are typically on lots of 6,000 to 8,000 square feet. New apartments generally range from 14 to 20 units per gross acre for projects of 100 to 270 units. The Plan broadens housing choice further by providing for townhouses and zero-lot line units, as well as sites for custom homes and golf-course residential communities.

**TABLE 2-3 HOUSING UNITS BY SECTOR**

Sector	Base January 1, 1990	Existing <sup>a</sup> January 1, 1999	Additional Development <sup>b</sup>	Holding Capacity
Central	2,415	2,483	87	2,570
Northwest	2,931	3,092	726	3,818
North	2,332	3,826	1,531	5,357
Northeast	41	69	2,445	2,514
East	3,396	4,619	2,503	7,122
Southeast	5,603	6,736	1,090	7,826
Southwest	3,082	3,567	376	3,943
West Valley South	3	5	768	773
West Valley North	88	78 <sup>b</sup>	24 <sup>b</sup>	102
South	1,136	3,551	3,504	7,055
Total	21,027	28,057	13,054	41,085

- Notes:
- a Differences between Base Year and updated figures are the result of General Plan changes, development at higher or lower densities and data base refinements.
  - b Additional dwelling units are calculated from the midpoint of the residential density categories.
  - c Assumes current County agricultural zoning for unincorporated area.

***Guiding Policies***

2.5-G 2 Provide a citywide housing mix of approximately 60 percent single-family detached, 20 percent single-family with zero lot lines, duplexes, triplexes, mobile homes, and townhouses, and 20 percent garden apartments and condominiums. To achieve this approximate housing mix citywide, new development areas must contain a larger component of certain housing types, as specified in Policy 2.5-I 3.

*The citywide housing mix policy is a goal which is intended to encourage a broad range of housing types within Vacaville. The policy reflects the housing mix goal for the City at buildout of the General Plan, but is not intended as a rigid numerical requirement. It can be expected, especially due to fluctuations in the housing market, that the actual housing mix will vary slightly from the goal, both in the interim and at buildout.*

- 2.5-G 4 Broaden the choice of type, size, and affordability of single-family homes.
- 2.5-G 5 Encourage creative site design and architectural quality and variety by a design approval process that provides for a variety of single-family houses and designs and/or multi-family designs.
- 2.5-G 6 Provide for a transition between higher-density and lower-density housing and require buffers between residential and incompatible land uses.
- 2.5-G 7 Ensure that new residential development shares the cost of providing services and amenities for Vacaville residents.
- 2.5-G 8 Locate major residential areas with easy access to employment concentrations.

***Implementing Policies***

(See also Section 2.1, Community Form and Image, and Section 2.2, Growth Strategy.)

- 2.5-I 1 Maintain adopted regulations to ensure residential densities remain within the ranges designated on the General Plan map based on the characteristics of each site and its surroundings and on General Plan policies. Require that all development be subject to site development and design review.

*There is no presumption that development at the high end of a prescribed density range will be approved or not approved, but the average density is expected to meet or exceed the low end of the range, unless there are significant site constraints.*

- 2.5-I 2 Implement and maintain residential design guidelines which encourage residential subdivisions that are sensitive to topography, limit use of mass grading, provide for functional and aesthetically pleasing neighborhoods, and a variety of housing sizes. Lot sizes and building bulk shall be a component of design guidelines.

*Residential Design guidelines include illustrations of good design and standards for building siting, landscaping, energy conservation, common areas and community facilities. The Land Use and Development Code addresses infill development and the need to ensure compatibility with existing neighborhoods.*

- 2.5-I 3 In the Alamo Place Policy Plan and the Hawkins, Fry and Vanden Specific Plans, development areas require a housing unit dwelling mix of 55% single family, 25% moderate density, and 20% high density. In the Lagoon Valley Policy Plan area, a mix of 80% single family and 20% moderate density is required.

In any development exceeding 400 units, require a mix of development types and/or densities, including a component of larger lots and homes (at least 10 percent of the total) and a component of Residential Medium or Residential High Density units (at least 10% of the total).

The housing proportions specified above shall remain within the overall density range defined on the General Plan Diagram.

*To achieve a city wide housing mix of approximately 60% single family, 20% moderate density and 20% high density, the General Plan assumes a higher mix of moderate and high density units in new development areas annexed to the city where policy plans or specific plans are required. The remaining sites (as of 1999) where this policy is applicable are Alamo Place, Hawkins Specific Plan, Fry Specific Plan and Vanden Specific Plan, depicted in Figure 2-2. (See also Policy 2.5-G 2, Figure 2-2 and Table 2-2.)*

2.5-I 4 Implement regulations for private and common open space and recreational amenities in other projects that do not have standard, single-family sized lots.

2.5-I 5 Allow medium, high and urban high density housing in the Downtown area in mixed-use buildings or projects or separate residential projects subject to conditional use permit approval. Construction of new, detached housing in the downtown area is not permitted.

*The intent of this policy is to allow residential use as a secondary rather than a primary downtown land use.*

2.5-I 6 Locate lower-density housing at the edge of the planned urban area to buffer rural residential from higher urban density housing.

2.5-I 7 Implement density bonus regulations to encourage construction of affordable housing in Housing Opportunity Areas by allowing increases in density over the maximum otherwise permitted, consistent with State law. (See also Housing policy 7.1-I1)

Eligible land use categories, criteria for determining allowable density increases, affordability requirements, application and review procedures, and other incentives required by State law are defined in the Land Use and Development Code. Potential Housing Opportunity Area sites generally should be located on flat land with slopes less than 10 percent within the existing urban area so as not to create additional urban service demands at the periphery. Projects should be designed to be compatible with surrounding neighborhoods in terms of scale and character.

2.5-I 8 Maintain buffers between residential and agricultural areas and between residential areas and industrial parks as required by adopted regulations and Policy Plans. (See Figure 2-5.) The minimum separation shall be as follows:

Between residential and agricultural uses: 500 feet. Standards for walls and landscaping and compatible uses permitted within the buffer area are defined in the Land Use and Development Code and Policy Plans. The Planning Commission may reduce this standard upon review and approval of a Planned Development where design features such as solid masonry walls and appropriate building setbacks are provided. In addition, Disclosure Statements and Right to Farm Deed Restriction may also be required.

(Where the Agricultural Buffer borders the Cypress Lakes Golf Course, the width shall be determined by the noise and safety buffer requirements for the Southern Pacific Rail Road. See also Policy 10.6-I14 in the Noise Element.)

Between residential, business and industrial park uses: 200 feet

*Standards for walls and landscaping and compatible uses permitted within the buffer area are defined in the Land Use and Development Code and Policy Plans. (See Policy 2.3-I17 regarding the Maris Industrial Park.)*

2.5-I 9 Limit residential development in areas impacted by noise and potential hazards from Nut Tree Airport to uses identified in the Solano County Airport Land Use Commission Airport/Land Use Compatibility Plan and adopted zoning regulation as required.

2.5-I 10 Require impact fees from developers, as appropriate and necessary, for provision of community facilities and services. Maintain the existing policy that development "must pay its own way."

*Examples of contributions may include payments or land dedication and maintenance for:*

- *Recreation facilities and programs;*
- *Educational facilities and programs;*
- *Cultural facilities and programs;*
- *Traffic and transportation facilities and services;*
- *Other government facilities and services;*
- *Flood control facilities;*

- *Public safety facilities (police, fire, emergency medical services); and*
- *Open space acquisition in City separators.*

2.5-I 11 Review and revise the City's capital improvement program annually to ensure that public improvements will be consistent with Plan policies for residential areas and that progress is made toward implementing these policies.

2.5-I 12 Establish regulations to encourage neighborhood conservation and enhancement by requiring adequate property maintenance and elimination of nuisances and unsightly conditions.

*Such "anti-ugly" ordinances have been effective in many California communities. They can complement efforts of individuals and organized citizens in maintenance and upgrading of existing residential neighborhoods.*

2.5-I 13 Require that all residential development meeting one or more of the following criteria be subject to discretionary review as a planned development or similar procedure, consistent with the adopted Planned Development Regulation:

- Multi-family projects of 10 units or more;
- Mixed housing types (detached vs. attached, etc.);
- Mixed use;
- A location potentially subject to a natural or man-made geologic hazard including hillside areas (see Safety Element); or
- Any project exceeding the minimum density with the land use designation or with 50 units or more.

2.5-I 14 Design residential neighborhoods to avoid fronting on major streets expected to carry inter-neighborhood or community traffic.

2.5-I 16 Encourage the retention of historic structures and properties in the Downtown and surrounding areas by permitting an existing non-conforming density consistent with adopted regulations, which is over the maximum otherwise allowed, to conform to the General Plan in the interest of preserving the historic nature of the property. (See Conservation Element, Implementing Policy 8.5-I 5.

2.5-I 17 Medium and high density residential uses may be allowed in areas designated for commercial or business park use if the property is located within a residential overlay zone district. A property may be included in this residential overlay zone only if the city makes the following findings:

- a. Noise levels at the site are below the "clearly unacceptable" category for residential uses as shown in the Noise Element of the General Plan.
- b. Residential development is not likely to preclude or deter commercial or industrial development in the vicinity.
- c. Parks, schools and other facilities to serve residential development are located in reasonable proximity to the site.
- d. Proposed use complies with the Nut Tree Airport/Land Use Compatibility Plan.
- e. Site abuts properties in a residential zone district.

2.5-I 19      The design of new residential development in established neighborhoods should minimize disruption to the neighborhood and be compatible with the design of existing residences. The city may implement this policy through its infill standards.

Disruption may be due to additional traffic on local streets, increased on-street parking and loss of privacy. Design factors relate to setbacks, landscaping and other development standards and do not necessarily relate to density.

2.5 - I 20      When residential designated land adjoins a creekway which is designated as public open space, and as part of a development this creekway is dedicated to the City, the residential designated land shall receive a density credit for the portion of the creekway lying between the stable top of bank and the outer edge of the dedicated creekway. Such density credit shall be calculated using the same density range as the adjoining residential land use designation.

*These provisions have been codified in the Residential Development Standards.*

2.5 - I 21      Implement and refine regulations to encourage owner occupied units within older neighborhoods with high concentrations of apartment units as an alternative to further concentration of apartments or rental units. The regulations shall include the following standards:

- A project must be located within a redevelopment area with a substantial concentration of older apartment units.
- Project density will be allowed below 14.1 units per acre.
- Acceptable project types include, but are not limited to, duets, condominiums, courthomes, townhomes, cluster housing.
- Unit owners will be required to occupy the residence.
- Units must be affordable to moderate and below moderate income households.

## 2.6 RETAILING AND COMMERCIAL SERVICES

Creating a strong Downtown has been a long-standing priority. Revitalizing the Downtown is based on commitments of property owners and the City to work together in a public-private partnership to build a business district that will be recognized as Downtown -- the symbolic core of the City, with comparative shopping opportunities, and offices for professional activities and business and personal services. Residential uses that contribute to the revitalization of the Downtown area are encouraged, including medium, high and urban high density housing and renovation of surrounding neighborhoods. The General Plan includes 30 acres of downtown commercial, 952 acres for general and neighborhood commercial and community shopping centers and 120 acres for highway commercial areas along I-80.

Since 1990, regional retail has dominated growth in the designated General and Highway Commercial land use areas near the I-80/I505 Interchanges. During this period, the Basic Vegetable site adjacent to downtown was redeveloped into a regional commercial use, as well.

To implement the plan, Land Use and Development Code Regulations were adopted which established development standards for commercial districts and consolidated Highway Commercial provisions with those of the General Commercial District.

Commercial services, such as auto repair and building-materials sales, will be located in the Service Commercial areas. Residents and in-commuters will need their cars serviced, residents will need plumbers, and businesses will need printers. The Plan designates 86 acres of land for service-commercial uses. The overall distribution of commercial land use, including offices, by sector is shown in Table 2-4.

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**TABLE 2-4 COMMERCIAL LAND USE BY SECTOR (ACRES)**

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Sector	Base January 1, 1990	Existing January 1, 1999	Additional Development	Holding Capacity
Central	96.8	96.5	37.5	134.0
Northwest	18.3	8.7	0	8.7
North	12.9	13.2	30.5	43.7
Northeast	67.7	74.1	195.2	269.3
East	68.6	231.0	191.0	422.0
Southeast	39.4	50.1	26.7	76.8
Southwest	80.7	62.7	75.3	138.0
West Valley South	11.6	3.9	59.9	63.8
West Valley North	7.5	0	13.0	13.0
South	4.0	.8	0	.8
Total	407.5	541.0	629.1	1,170.

Differences between base year data and updated figures are the result of General Plan changes and data base refinements.

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### ***Guiding Policies***

2.6-G 1 Encourage improvement and redevelopment of the older Downtown area with new specialty shops, restaurants, major stores, offices, and supporting commercial uses, but retain the small-town scale and character conveyed by development along Main Street with an appropriate transition between commercial and adjoining existing residential areas.

*Office uses serving local residents should be encouraged to locate Downtown rather than in outlying commercial centers because they can contribute to the economic vitality of Downtown.*

2.6-G 2 Provide neighborhood and community shopping centers of sizes and at locations that will maintain both choice and convenience for shoppers as well as the trade area buying power needed to support quality design, maintenance and merchandising.

*The intent of this policy is to discourage a proliferation of small centers that could preclude the establishment of more efficient larger centers.*

- 2.6-G 3 Locate shopping centers and neighborhood commercial facilities at the intersection of major thoroughfares, and, where appropriate, adjacent to multifamily housing, and minimize conflicts between commercial areas and residences by requiring adequate buffers and screening. (See also Transportation Element policy 6.2-I1 and 6.2-I3 on use of median strips and frontage roads.)
- 2.6-G 4 Encourage similar and compatible types of commercial businesses to cluster together in appropriate locations to provide comparison shopping.
- 2.6-G 5 Provide sufficient space to meet the need for commercial services and commercial recreation that can be supported by Vacaville's residents, businesses, and private workers. (See also Parks and Recreation Element policy 4.6-G6).
- 2.6-G 6 Encourage the location of visitor-serving highway commercial services at appropriate locations along the I-80 and I-505 corridors.
- 2.6-G 7 Ensure that new development is compatible with the character and scale of existing and planned adjoining land uses.
- 2.6-G 8 Provide off-street parking facilities close to Downtown retail areas.

*Other policies relating to circulation are found in the Transportation Element.*

- 2.6-G 9 Maintain the quality of public services by requiring all new commercial development to meet its share of public costs.
- 2.6-G 10 Provide new commercial sites in residential areas only in proportion to additional demand so that existing sites are not abandoned.
- 2.6-G 11 Do not develop highway commercial areas for uses of primarily local interests.
- 2.6-G 12 Apply the highest development standards to highway commercial uses to assure that characteristics of major entrances to the community are not diminished by incompatible uses or inharmonious site development concepts.

### ***Implementing Policies***

(See also Community Form and Image and Growth Strategy sections.)

- 2.6-I 1 Establish commercial design guidelines to govern new construction and major exterior alterations and additions within the Downtown area and in neighborhood and community shopping centers.

*The guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. Instead, a range of architectural expression should be allowed. In shopping centers, free-standing uses, such as service stations, banks and restaurants, should be compatible in design and materials with the main building complex.*

- 2.6-I 2 Continue a program of public improvements to support revitalization of the Downtown area using all potential funding sources, including redevelopment funds.
- 2.6-I 4 Integrate Andrews Park and the Ulatis Creek corridor into plans for Downtown.
- 2.6-I 5 Limit neighborhood commercial sites generally to between 4 and 10 acres, and consider setting specific limits on the size of establishments other than food stores to preserve opportunities for local-serving businesses and to exclude region-serving stores likely to generate high traffic volumes.
- 2.6-I 6 Exclude all offices not accessory to a commercial-service business from commercial-service areas.  
  
*Were both uses to be permitted, office users desiring lower rents than in office areas could displace commercial services.*
- 2.6-I 9 Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.

## 2.7 OFFICES

Regional offices contribute to the economic development of the City. They will support the development of hotels, restaurants and specialty shopping, building up the whole of Vacaville. The market for office space in Solano County is quite competitive, and large office complexes historically have not been located in Vacaville. However, the City intends to compete in this regional market and expects the potential for major office development to improve in the future. The Plan provides for an additional 432 acres of land for office space.

### *Guiding Policies*

- 2.7-G 1 Encourage new regional and local-serving office development at appropriate locations.

*Regional offices contribute to the economic development of the City; they also can expand job opportunities for residents, which will reduce out-commuting.*

- 2.7-G 2 Allow offices serving local needs within the community on specific "office-only" designated sites and in neighborhood commercial centers. Encourage local-serving offices to locate Downtown. (See also policies on business parks where office uses also are permitted.)

### *Implementing Policies*

(See also Community Form and Image and Growth Strategy sections.)

- 2.7-I 2 Establish office design guidelines to govern new construction and alterations and additions, including criteria for building massing, exterior materials, landscaping, and location of parking.

- 2.7-I 3 Prohibit offices as a primary use where the Plan designation is Commercial Services, Neighborhood Commercial, and Highway Commercial.

*The intent of this policy is to encourage new offices to locate Downtown and in business parks or where they can provide a transition between retail commercial uses and adjacent residential neighborhoods.*

- 2.7-I 4 Allow supporting retail and business services within commercial office zones to facilitate office development, consistent with development code regulations.

- 2.7-I 5 Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.

## 2.8 BUSINESS AND INDUSTRIAL PARK DEVELOPMENT

Industry has been the major employer in Vacaville since its founding. The existing firms produce a range of goods, from food products to manufactured housing and medical products. In recent years, there has been considerable growth in bio-technical firms. The land presently occupied by many of these firms should be adequate for their future needs; in fact, many industrial parks have sufficient land to accommodate significant expansion of existing operations. Overall, 1,600 acres are reserved for additional industrial and business parks. The distribution by planning sector is shown in Table 2-5.

The future of industrial and business parks in Vacaville should be one of change as well as growth. The trend toward light-industrial, bio-technical and research-and-development facilities and office business parks is likely to continue and should be encouraged. Whatever shape and course Vacaville's industrial sector takes in the future, the City has sufficient land to meet its future needs. It also can meet growing demand for regional office sites in a landscaped environment.

**TABLE 2-5 BUSINESS AND INDUSTRIAL LAND USE BY SECTOR (ACRES)**

<b>Sector</b>	<b>Base January 1, 1990</b>	<b>Existing January 1, 1999</b>	<b>Additional Development</b>	<b>Holding Capacity</b>
Central	38.5	0.0	(38.5)	0.0
Northwest	0.0	0.0	0.0	0.0
North	9.0	0.0	(9.0)	0.0
Northeast	203.2	353.0	1,088.3	1,441.3
East	22.6	53.8	240.5	294.3
Southeast	23.6	0.0	(23.6)	0.0
Southwest	5.7	6.4	0.0	15.5
West Valley South	0.0	0.0	296.5	296.5
West Valley North	0.0	5.8	0.0	5.8
South	10.1	0.0	(10.1)	0.0
<b>Total</b>	<b>312.7</b>	<b>419.0</b>	<b>1,625.3</b>	<b>2,053.4</b>

Note: Includes Industrial Park and Business Park acreage. Existing acreage is land developed as of January 1, 1999.

Differences between base year data and updated figures are the result of General Plan changes and data base refinements.

### ***Guiding Policies***

- 2.8-G 1 Continue marketing efforts and assistance to promote the stimulation of sound economic development of Vacaville.
- 2.8-G 2 Protect the supply of land suitable for industrial purposes and, in cooperation with Solano Economic Development Corporation, other cities and the County, actively promote the development of appropriate industrial uses.
- Industrial and business parks are an important source of employment and make a major contribution to the economic health of the Vacaville community and the economic health of the region.*
- 2.8-G 3 Retain existing industry, and allow existing industrial uses to expand, consistent with other General Plan policies.
- 2.8-G 4 Encourage new, clean, employment-intensive industry to locate in Vacaville.
- 2.8-G 5 Protect existing and new residential areas from adverse effects of new industry and, wherever feasible, of existing industry.
- 2.8-G 6 Limit the intensity of industrial development in areas exposed to geologic and/or flood hazards.

### ***Implementing Policies***

(See also Community Form and Image and Growth Strategy Sections.)

- 2.8-I 1 Implement use regulations, development standards, and minimum performance standards in the Land Use and Development Code and policy plans consistent with the General Plan land use categories and community character.
- Performance standards protect persons, property, and natural resources from industrial hazards, pollution, harmful particulate matter, noise, and other potentially adverse impacts. Flexibility in lot sizes and sub-area development within industrial parks should be permitted to accommodate a wide range of uses.*
- 2.8-I 2 Designate land in appropriate locations for Industrial Park and Business Park development and encourage clustering of industrial development. Allow compatible commercial uses and employee-serving uses only in accord with an approved policy plan.
- 2.8-I 3 Implement setback, landscaping, and screening requirements for industrial development to protect adjacent non-industrial uses. Include specific standards in

Policy Plans for adequate physical and aesthetic separation of industrial business parks and residential land.

See Figure 2-5 and Policy 2.5-I8 on residential-industrial buffers.

*Existing regulations and policy plans include requirements for buffer areas between industrial uses and other uses, especially residential uses. Setback and landscaping requirements establish standards for such buffers and, with screening requirements, set standards for the appearance of industrial sites.*

2.8-I 4      Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.

## 2.9 OTHER LAND USES

Other land uses shown on the General Plan Diagram include various open space and recreation uses and public and institutional uses and circulation facilities. These uses comprise a substantial portion of the City’s planning area and have a direct effect upon its character and the quality of life of the City’s residents. Each land use designation is dealt with in considerable detail in its own element elsewhere in the plan.

The Open Space Element (Chapter 3) includes guiding and implementing policies for agriculture and open space lands and the Agricultural Buffer, while policies related to the community separator overlay are presented in Section 2.1, Community Form and Image.

Park and Recreation Facilities and Public Open Space are addressed in Chapter 4.

Utilities and Public Facilities including schools are addressed in Chapter 5 and Circulation, Chapter 6.

Finally, Elements which do not contain specific land uses but which exert a significant effect upon the character of land uses, are the Housing Element, summarized in Chapter 7, the Conservation Element, Chapter 8, the Safety Element, Chapter 9 and Noise Element, Chapter 10.

## 2.10 GROWTH BOUNDARY

### *Guiding Policies*

#### 2.10-G 1 Growth Boundary

To enhance and project the City’s quality of life, establish and maintain a Growth Boundary so that urban development will be focused within the Growth Boundary and the land outside the Growth Boundary will not be redesignated other than for agriculture, park, open space, public facility and utility uses until March 1, 2028, specifically as set forth in Implementing Policies 2.10-I 1 through 2.10-I 4.

#### 2.10- G 2 Lands East of Leisure Town Road

In conjunction with approval of any new urban development on lands shown as “Area B” on Figure 2-6, which lands are inside the Growth Boundary but east of Leisure Town Road and between the Locke Paddon Colony areas on the north and New Alamo Creek on the south, the City shall require such development to mitigate its impact on agricultural and open space lands by preserving, to the extent consistent with applicable law, for each acre of land developed, at least one acre of land outside the Growth Boundary but within Pleasants Valley, Upper Lagoon Valley, or Vaca Valley, or any other location that is within one mile of

the Growth Boundary. Alternatively, to the extent consistent with applicable law, such development may pay an equivalent in-lieu fee as determined by City in consultation with the Solano Land Trust. Lands acquired directly or with fees collected pursuant to this requirement shall first be offered to the Solano Land Trust. Any such fees transferred to the Solano Land Trust may only be used to acquire or protect lands outside of the Growth Boundary but within one mile of the Growth Boundary, or within Pleasants Valley, Upper Lagoon Valley, or Vaca Valley. Acquisitions pursuant to this requirement shall be coordinated with the Solano Land Trust.

2.10-G 3      Coordination with Future Solano County LAFCO Open Space or Agricultural Land Mitigation Program

If the Solano County Local Agency Formation Commission (“LAFCO”) adopts an open space or agricultural land mitigation program applicable to the area defined in Guiding Policy 2.10-G 2, lands defined therein shall be subject only to the requirements of the LAFCO mitigation program, provided that if the requirement described in Policy 2.10-G 2 provides greater mitigation than the LAFCO requirement, the incremental difference between the two programs shall be imposed in addition to the LAFCO requirement to the maximum extent permitted by State law. To the extent the LAFCO requirement and this requirement overlap, development shall be subject to only the LAFCO requirement.

***Implementing Policies***

2.10-I 1      Establish and Maintain Growth Boundary

Establish and maintain a Growth Boundary so that urban development within the City’s land use jurisdiction will be focused within the Growth Boundary and the land outside the Growth Boundary within the City’s and use jurisdiction will be maintained primarily for agriculture, park, open space, public facility, and utility uses until March 1, 2028, as generally described in Guiding Policies 2.10 G 1 through 2.10-G.3, and as more specifically set forth in Implementing Policies 2.10-I 2 through 2.10-I 4. Until March 1, 2028, Section 2.10 of the Vacaville General Plan Land Use Element may be amended only by the voters of the City or as provided in Implementing Policy 2.10-I 4. The Growth Boundary is established at the location shown on Figure 2-6.

2.10-I 2      Description of Growth Boundary

The Growth Boundary is a line beyond which the General Plan land use designation cannot be amended to apply any designation other than Public Parks, Open Space, Agriculture, or Hillside Agriculture (as those designations are defined in the General Plan as amend through the Submittal Date), except by the

voters or as provided in Implementing Policy 2.10-I 4. Additionally, any lands outside the Growth Boundary that are not currently subject to the General Plan, but which may become so in the future, shall be subject to these same restrictions on land use designations.

2.10-1 3 Land Use Restrictions Outside the Growth Boundary

In those areas located outside the Growth Boundary and within the City's land use jurisdiction, only the following shall be permitted: (1) all uses permitted in the Vacaville General Plan or the Zoning Ordinance on the Submittal Date, or existing on that date, shall continue to be permitted, and in the event any such use is damaged or destroyed by natural disaster, fire or Act of God, it may be rebuilt and continued; (2) new uses consistent with the General Plan as amended by the Growth Boundary Initiative; and (3) any infrastructure improvements necessary or appropriate to serve or protect existing uses and new permitted uses within the Growth Boundary, including but not limited to construction and/or expansion of public facilities and utilities outside the Growth Boundary that support such development elsewhere, such as stormwater detention basins, water tanks (reservoirs), sewer and water lines, and wastewater treatment plants to accommodate buildout of the Vacaville General Plan. In addition, the area identified on Figure 2-6 as "Area A" shall remain designated Hillside Agriculture, as defined in the Vacaville General Plan on the Submittal Date, until March 1, 2028.

2.10-1 4 No Amendment before March 1, 2028, Except by Voters, or City Council Under Specific Enumerated Circumstances

Until March 1, 2028, the location of the Growth Boundary depicted on Figure 2-6 and the policies adopted or amended by the Growth Boundary Initiative may be amended, or exceptions thereto may be granted, only by the voters of Vacaville, or by the City Council pursuant to the procedures set forth in subsections (a) through (d) below.

(a) Upon request of an affected landowner with a pending development application, the City Council may amend the location of the Growth Boundary depicted on the General Plan Diagram, or amend policies adopted or amended by the Growth Boundary Initiative, if it makes both the following findings based on substantial evidence in the record:

(i) That the application of any aspect of the Growth Boundary depicted on the General Plan Diagram or the implementation of any Vacaville General Plan Policy amended by the Growth Boundary Initiative would constitute an unconstitutional taking of a landowner's property for which compensation would be required, and

(ii) That the amendment will allow additional land uses only to the minimum extent necessary to avoid such a taking of the landowner's property.

(b) The City Council may amend the location of the Growth Boundary, or amend policies adopted or amended by the Growth Boundary Initiative, where the City Council determines, after at least one public hearing, that doing so is necessary to comply with State law regarding the provision of housing, if it first makes each of the following findings based on substantial evidence in the record:

(i) a specific provision of State law requires the City to accommodate the proposed housing; and

(ii) the amount of land to be included within the Growth Boundary is no greater than necessary to accommodate the proposed housing; and

(iii) no alternative site within the Growth Boundary could be used to satisfy the applicable State housing law; and

(iv) the proposed housing will be located adjacent to already developed land and roads, unless locating the development in such areas would result in greater environmental impacts than would locating the housing elsewhere, would conflict with State or federal laws, or would not be possible.

(c) The City shall not approve any general plan amendment, zoning amendment, specific plan or policy plan, specific plan or policy plan amendment, rezoning, subdivision map, conditional use permit, or public work project not otherwise provided for in Implementing Policy 2.10-1 3, or take any other similar action that is inconsistent with the Vacaville General Plan amendments adopted by Section 3 of the Growth Boundary Initiative.

(d) Section 2.10 of the General Plan Land Use Element shall not apply to any development project or ongoing activity that has obtained, as of the effective date of the Growth Boundary Initiative, a vested right pursuant to State or local law.

## Amendments and Corrections to Land Use Element and Land Use Diagram

- October 16, 1990 Resolution No. 1990 - G - 8. Amendments to policies and Land Use Diagram to implement the West Valleys Referendum.
- March 26, 1991 Resolution No. 1991 - T - 1. Amendment to Figure 2-3 to add Spring Lane Phase II within the urban service boundary and to Figure 2-3 to add the "South of Alamo" policy plan area. New policies 2.3-I 18 and 2.3-I 17 were added. Policy 2.3-I 11 was amended. The dicta to policy 2.5-I 8 was amended. The text of policies 2.2-I 10, 2.3-I 13 and 2.5-I 7 was corrected. (GP-1-91)
- Land Use Diagram amended to designate 15 acres of Spring Lane Phase II as RE; 6.49 acres of Oakview 4 as RLMD; the two Gonsalves-Locke multifamily sites as RMD; the southeast corner of Vaca Valley Parkway and Browns Valley Parkway as RHD (7 acres), RMD (10 acres) and RLMD (15 acres); Eastwood Terrace as RLMD. Corrections were made to indicate the Creekside Condominiums as RHD and the Southwood subdivision area as RLD.
- March 26, 1991 Resolution No. 1991 - U - 2. Amendments regarding Lagoon Valley to policy 2.3-I 8 and to the Land Use Diagram. (GP-2-91)
- October 22, 1991 Resolution No. 1991 - Z - 6. Land Use Diagram amended to designate the 7.4 acre parcel at Browns Valley Parkway and Wrentham Drive to RLMD. The diagram was also corrected to indicate the 1.5 acres at the northwest corner of Orchard Avenue and West Monte Vista Avenue as restricted to Professional Office. (GP-3-91)
- March 24, 1992 Resolution No. 1992 - P - 2. Policy 2.5-I 16 was added. (GP-1-92)
- Land Use Diagram was amended to designate the existing apartments on Alamo Drive east of Davis Street as RHD. The diagram was corrected to show the Orchard Park Subdivision as RLD.
- August 11, 1992 Resolution No. 1992 - A - 6. Land Use Diagram was amended for several parcels in Leisure Town in the vicinity of Bryce Way and Grand Canyon Way to RMD and RLMD. (GP-3-92)
- May 11, 1993 Resolution No. 1993 - 64. Figure 2-2 was amended to delete the Bella Vista policy plan. Policy 2.3-I 19 was added. (GP-1-93)
- Land Use Diagram was amended to designate Spring Lane Phase II as RE.
- July 27, 1993 Resolution No. 1993 - 108. Land Use Diagram was amended for the Ridgeview 9 project to RLMD and to increase the RHD site at the corner of Browns Valley Parkway and Vaca Valley Parkway to 8.8 acres. (GP-2-93)
- October 26, 1993 Resolution No. 1993 - 154. Land Use Diagram was amended for the Eldridge Place master plan to RLMD from RHD, to designate the Fire Station One site to RLMD, and to designate the expansion of Trinity Baptist Church to RHD and to designate the expansion of the City Social Service Center parking area to Professional Office. The amendment also included implementation of the Housing Opportunity Report, with new policies 2.5-I 17, 2.5-I 18, 2.5-I 19; amendment to policy 2.5-I 5; and, amendment to text in sections 2.4 and 2.6. (GP-3-93)

October 26, 1993	Corrections were made to properly show the boundary of the Lagoon Policy Plan on Figure 2-2; corrections were also made to the Land Use Diagram to show Glenbrook shopping center and the commercial land across Orchard Avenue as Neighborhood Commercial. Policy 2.3-I 14 was corrected to include text that was inadvertently deleted. (GP-3-93)
November 23, 1993	Resolution No. 1993-174. Land Use Diagram was amended to change Urban Open Space to Public Open Space, add Hillside/Agriculture, and change Agriculture/Open Space to Agriculture. Figure 2-1 was amended. Policies 2.1-I 5, 2.1-I 6 and 2.3-I 18 were amended; Policy 2.3-I 6 was deleted; Policy 2.1-I 11 was added. Text in sections 2.4 and 2.9 was amended. The definitions for Urban Open Space and Agriculture/Open Space were deleted; definitions for Public Open Space, Agriculture and Hillside/Agriculture were added; definition for Community Separator Overlay was revised. (GP-4-93)
May 24, 1994	Resolution No. 1994-67. Policy 2.3-I 2, regarding Orange Tree Business Park, was amended. Introductory text in section 2.1 Community Form and Image was amended. Policy 2.3-I 20, regarding the Downtown, was added. In section 2.4 Land Use Classifications, the descriptions for Residential Urban High Density and Downtown were amended. Policy 2.5-I 5, regarding residential uses Downtown, was amended. Introductory text in section 2.6 Retailing and Commercial Services was amended. Figure 2-1, Planning Sectors, was amended to include Downtown in the Central Sector. Figure 2-2, Vacaville Policy Plan Areas, was amended to delete Downtown. (GP-1-94, 93-195, 94-010)
October 11, 1994	Resolution No. 1994-145. The Land Use Diagram was amended to change the Ridgeview 10 site (at the southeast corner of Browns Valley Road and Vaca Valley Parkway) from Residential High Density to Residential Low-Medium Density. (GP-4-94, 94-116)
December 13, 1994	Resolution No. 1994-175. The Land Use Diagram was amended for the 42 acre Richards parcel located at west of the future intersection of Ulatis and Allison Drives. The existing General Commercial site was relocated to the intersection of the future streets, approximately 8 acres changed from Residential Low-Medium Density to Residential Medium Density and the Open Space was shifted to include the ridge on the site. (GP-6-94, 93-073)/
January 24, 1995	Resolution No. 1995-18. Amendments regarding North Village and specific plans. Section 2.2 Growth Strategy text was revised. Policies 2.2-I 9, 2.2-I 12, 2.3-I 9, 2.3-I 11, 2.3-I 12, 2.5-I 15, 2.6-I 10 and 2.8-I 5 were amended. Policy 2.3-I 17, regarding manufactured or affordable housing in North Village was deleted. Tables 2-3, 2-4 and 2-5 were amended. Figure 2-2 was amended. The Land Use Diagram was amended. (GP-1-95)
October 10, 1995	Resolution No. 1995-120. The Land Use Diagram was amended to change the Residential High Density site at the northwest corner of Alamo Drive and Peabody Road to Commercial Office. The approval was for a Special Performance Option which requires that the General Plan revert back to Residential High Density if construction does not commence by October 10, 1996. (GP-4-95)
January 23, 1996	Resolution No. 1996-10. Figure 2-2 revised to reflect new boundaries for the Basic Policy Plan.

October 22, 1996	Resolution No. 1996-128. Several miscellaneous amendments: Figure 2-4 deleted. Figure 2-2 revised. Text in introduction to section 2.2 revised pertaining to Master Water Agreement. Revised policies 2.2-G 1, 2.2-I 1, 2.3-I 22, 2.3-I 4, 2.3-I 15, 2.3-I 16 Added policies 2.3-I 21, 2.3-I 22 and 2.5-I 20. Deleted policy 2.5-G 3. (GP-3-96)
March 25, 1997	Resolution No. 1997-28. Land Use Diagram amended for Centennial Park site.
April 22, 1997	Resolution No. 1997-46. Land Use Diagram amended for Weimer/Shoftstall property (RLD to RE) and Greentree Unit 6 (RLD to RMD). Figure 2-2 revised to require policy plan for the Cerco industrial site. Added policy 2.5-I 21 pertaining to affordable housing in redevelopment areas.
November 11, 1997	Resolution No. 1997-140. Miscellaneous Residential Amendments. Land Use Diagram amended to change the Spring Glenn Phase II apartment site on Elmira Road from RHD to P, and the Boulder Valley apartmnet site from RHD to RLMD. RHD density range increased from 14.1 - 20.0 to 14.1 - 24.0 units per acre. Revised policy 2.2-G 7 (Jobs Housing Balance), deleted policy 2.5-G 1 (Preservation of Neighborhoods), Revised policy 2.5-G 2 (Housing Mix), Revised policy 2.5-I 3 (Housing Mix in Large Projects), deleted policy 2.5-I 8 (Density Decreases for RMD and RHD sites). Revised definition of Residential Medium Density in Chapter 2.4. (GP-3-97)
January 13, 1998	Resolution 1998-4; Land Use Diagram amended to designate 30 acre Richards property (AKA Travis Federal Cred Union) as Commercial Office
November 9, 1999	Resolution 1999-143; Changes were made to reflect technical update to the General Plan: text added to update implementation actions taken, policies which have been fully implemented were deleted (2.3-I 2, 2.3-I 3, 2.3-I 9, 2.3-I 13, 2.5-I 15, 2.6-I 3, 2.6-I 7, 2.6-I 8, 2.6-I 10, 2.7-I 1, 2.8- I 8) or amended (2.1-I 1, 2.1-I 2, 2.1-I 5, 2.1-I 8, 2.1-I 11, 2.2-G 10, 2.2-I 2, 2.2-I 4, 2.2-I 8, 2.2-I 9, 2.2-I 11, 2.3-I 1, 2.3-I 4, 2.3-I 7, 2.3-I 8, 2.3-I 15, 2.3-I 18, 2.3-I 19, 2.3-I 20, 2.5-I 1, 2.5-I 2, 2.5-I 4, 2.5-I 7, 2.5-I 8, 2.5-I 9, 2.5-I 13, 2.5-I 16, 2.5-I 19, 2.5-I 21, 2 7-I 4, 2.8-G 2, 2.8-I 1), population and land use tables updated to reflect existing (1999) and buildout conditions, housing mix policy codified (2.5-I 3), Greenbelt buffer renamed Agricultural Buffer, manufactured housing park policy, 2.3-I 10, was consolidated with policy 2.3-I 1. General Plan Diagram amended to change Greenbelt to Agricultural Buffer, in the Allison Drive-Browns Valley area, Business Park north of City Park redesignated City Park and Industrial Park and Private Recreation re-designated as Public Recreation; at California Drive/Peabody Road, 24 acres of Public/Institutional redesignated to Public Park, Laguna Hills Park redesignated as Public Open Space, area between Lagoon Valley and Hidden Oaks redesignated from Agriculture to Public Open Space, Harbison and Hawkins Elementary School designations removed, West Valley North arterial road designation between north and south Cherry Glen removed. City limits updated on all diagrams, Figure 2-1 amended to remove secondary ridgelines, Policy Plan areas (Figure 2—2)updated. (GP-1-99).
April 10, 2001	Resolution 2001-44, Land Use Diagram change only, involving the Countrywood Subdivision located at the southwest corner of Alamo/Leisure Town Road. Site changed from CN to RLMD, subject to a SPO (Special Performance Option) requiring the designation to revert back to CN if the project expires prior to recordation of the map.

July 24, 2001	Resolution 2001-93, Land Use Diagram changes only. Military Housing site, 8 acres on Vanden Road, south of Alamo changed from RLD to RMD. Yosemite Meadows, in Leisure Town, changed from CH to RLMD. Laurelwoods Subdivision on Vaca Valley Parkway changed from RE to RLD.
October 23, 2001	Resolution 2001-127, Land Use Policy 2.2-I 3, known as the Apartment percentage Policy, deleted. Text description of Residential Medium Density amended to prohibit apartment type units in RMD and also requiring multifamily units to be in a subdivision map for individual ownership.
January 22, 2002	Resolution 2002-17, Land Use Policy 2.3-I 8 revised to remove requirement for policy plan in the Quinn/Ellsworth Road area. Policy now simply precludes commercial access onto Ellsworth Road.
November 12, 2002	Resolution 2002-159. Approving General Plan Amendment Related to the Travis Airport Land Use Plan and Other Airport Related Changes
February 25, 2003	Resolution 2003-25; Land Use Diagram Amendment for Villagio Subdivision from CN to RLM
March 23, 2004	Resolution 2004-27; Land Use Diagram Amendment for Portofino Subdivision from CG to RMD; and for Boyd Street Apartment project from RLD to RHD
April 27, 2004	Resolution 2004-35; Land Use Diagram Amendment for Maplewood subdivision from RR to RLD
April 27, 2004	Resolution 2004-37. Land Use Diagram Amendment for Southtown with mix of residential densities and other land uses (Land Use Policies 2.2-I9, 2.2-I12 & 2.5-I8 amended; 2.3-I1 deleted and 2.3-I13 added regarding Southtown)
April 27, 2004	Resolution 20 04-38. Land Use Diagram Amendment for Moody Property from RE to RLMD, CG and Public. (Land Use Policies 2.2-I9, 2.2-I12 & 2.5-I8 amended; 2.3-I1 deleted and 2.3-I13 added regarding Southtown)
April 27, 2004	Resolution No. 2004-39. Amendment to Land Use Diagram for the Rice-McMurtry area to change Residential Estate and Hillside Agriculture to RE and Public Open Space. Amendments to policies 2.2-I9, 2.2-I12 & 2.5-I3. Adding policy 2.3-I23.
June 8, 2004/Dec. 7, 2004	Resolution No. 2004-49. Approving General Plan Amendments to the Lower Lagoon Valley Project Area./Resolution 2004-125 later rescinded that prior action
January 25, 2005	Resolution 2005-11. Approving Amendments to the General Plan Policies Pertaining to the Rice-McMurtry Area. Amendments to policy 2.3-I23.
April 12, 2005	Resolution 2005-46. Land Use Diagram Amendment for Sterling Chateau 2 subdivision from Schools to Residential Low Density.
April 12, 2005	Resolution 2005-47. Land Use Diagram Amendment for Sterling Chateau 3 subdivision from Schools to Residential Low Density.
December 13, 2005	Resolution 2005-155. Land Use Diagram Amendment for Ivywood subdivision from Residential Low Density to Residential Low Medium Density.

August 14, 2007

Resolution 2007-87. Land Use Diagram Amendment for Portofino 2 subdivision from General Commercial to Residential Medium Density.

March 25, 2008

Resolution 2008-31. Resolution of the City Council of the City of Vacaville Growth Boundary Initiative.

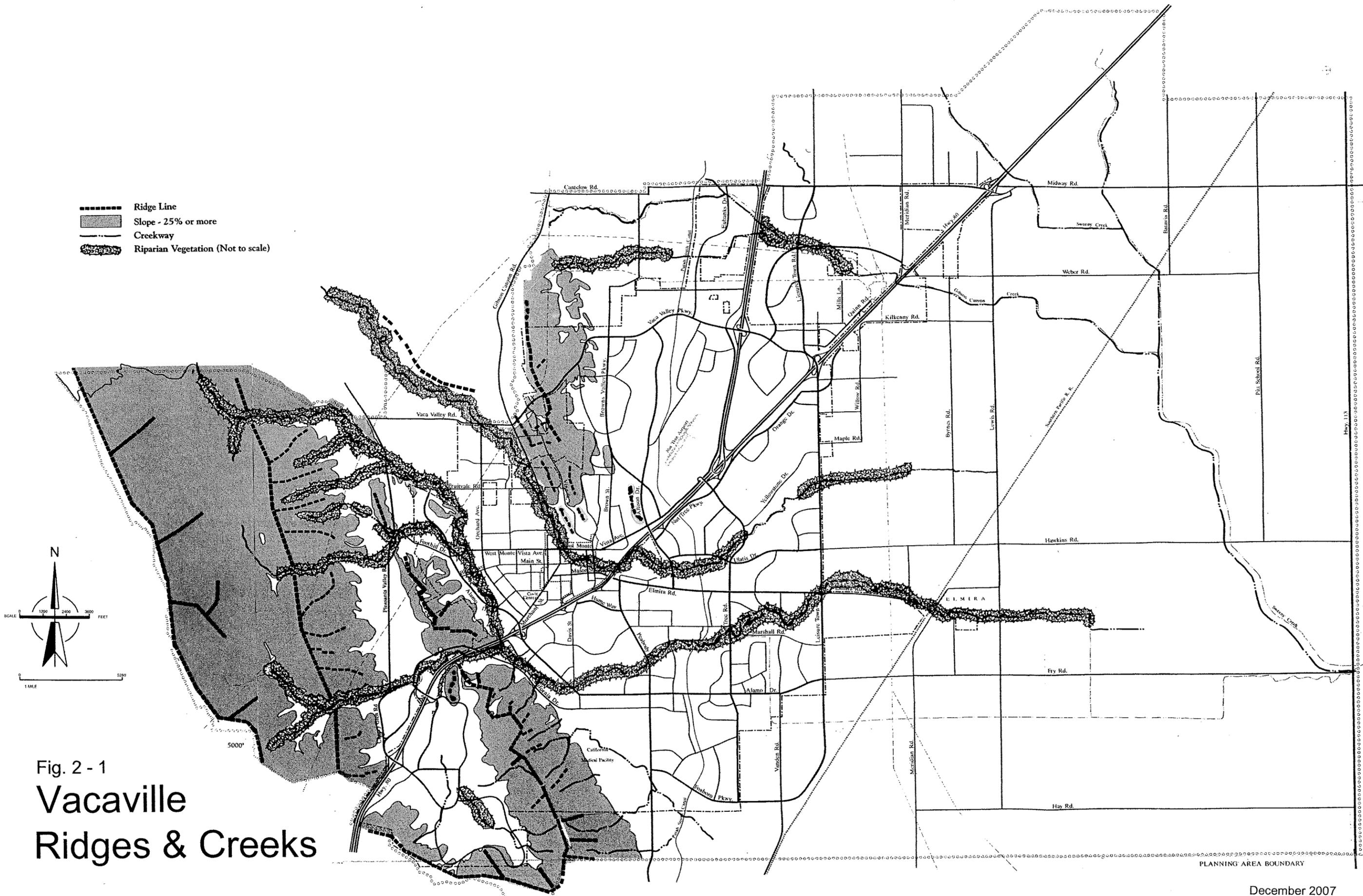
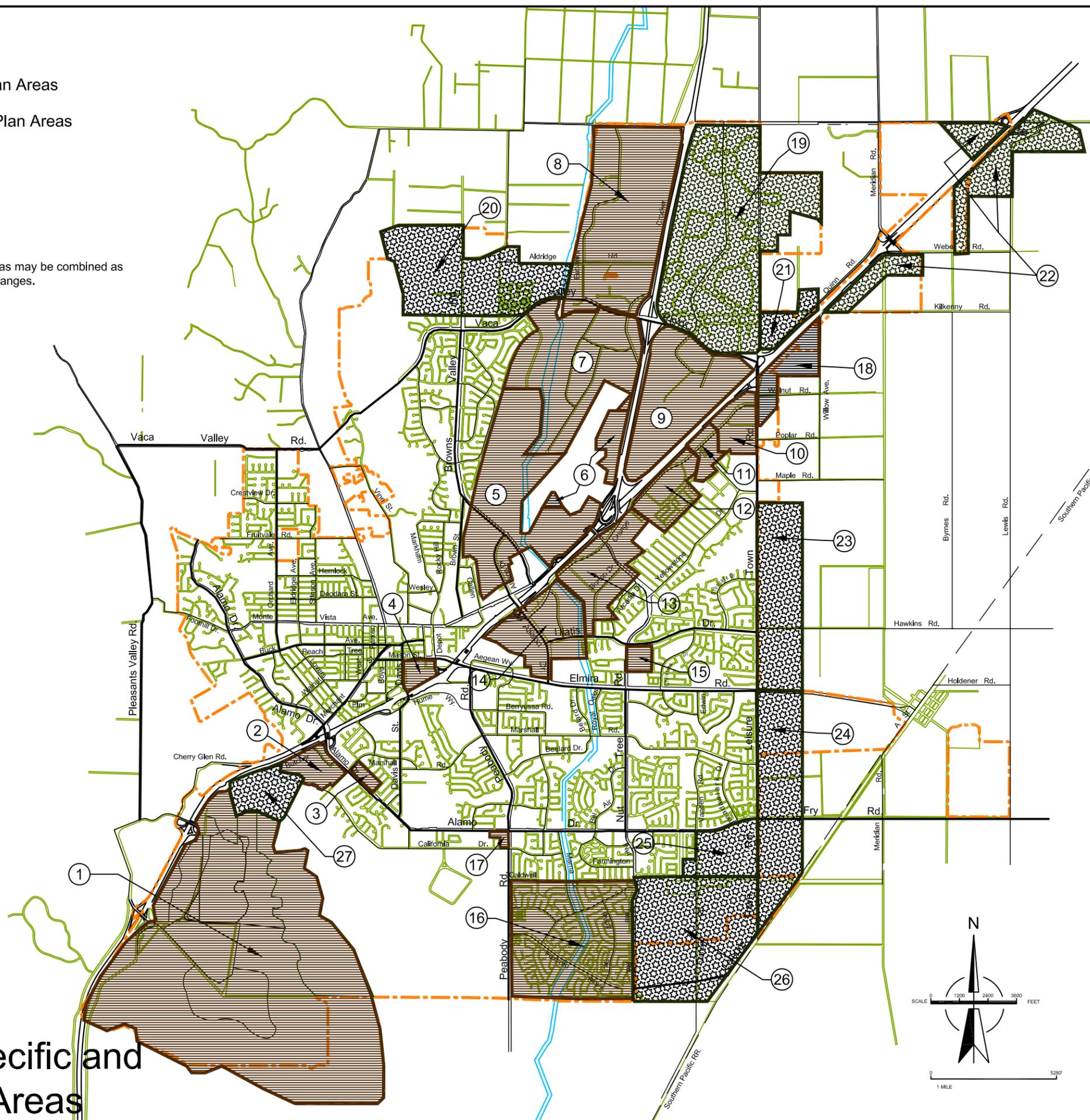


Fig. 2 - 1  
**Vacaville  
 Ridges & Creeks**

PLANNING AREA BOUNDARY

-  Policy Plan Areas
-  Specific Plan Areas

Note:  
 Adjoining Policy or Specific Plan areas may be combined as one plan and are subject to name changes.



### Existing

1. Lower Lagoon Valley Policy Plan
2. Interstate-80 / Alamo Drive Policy Plan
3. East Side of Alamo Drive Policy Plan
4. Basic American Foods Site Policy Plan
5. Nut Tree Ranch Policy Plan
6. Airport Business Area Policy Plan
7. Vacaville-Golden Hills Business Park Policy Plan
8. Interchange Business Park Policy Plan
9. Vaca Valley Business Park Policy Plan
10. Green Tree Park Policy Plan
11. Vacaville Auto Center Policy Plan
12. Orange Tree Business Park Policy Plan
13. Nut tree Business Park Policy Plan
14. Allison Business Area Policy Plan
15. Vaca Valley Medical Campus Policy plan
16. Gonsalves-Lockie (Foxboro) Policy plan
17. Peabody-Alamo Office Center Policy plan
18. Willow-Kilkenny Policy Plan
19. North Village Specific Plan

### New\*

20. Rice McMurtry Specific Plan
21. Quinn-Ellsworth Specific plan
22. Lewis-Midway Specific Plan
23. Hawkins Specific Plan
24. Fry Specific Plan
25. South of Alamo Specific Plan
26. Vanden Specific Plan
27. Laguna Hills Specific plan

\* A Specific Plan is required for new areas as labeled.

Note:  
 Also refer to General Plan text in section 2.3, Special Areas Policies.

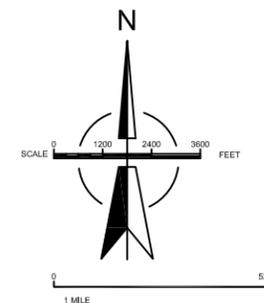


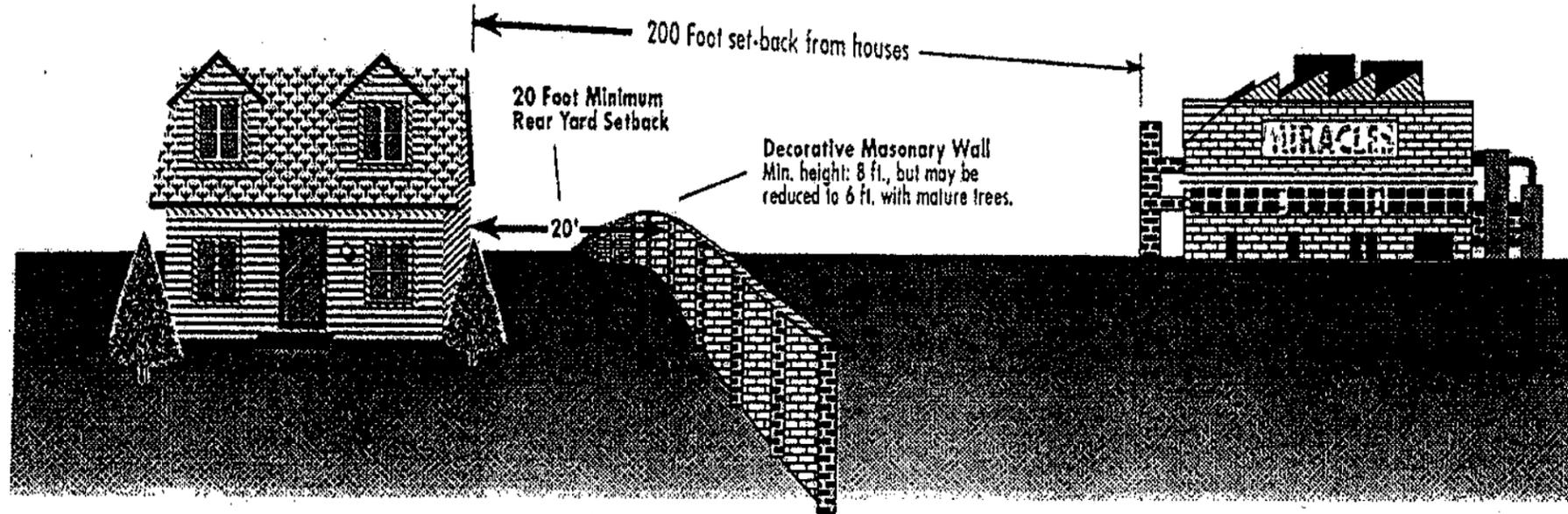
Fig. 2-2  
 Vacaville Specific and  
 Policy Plan Areas



# Residential - Industrial Buffer

Figure 2-5

## A. Buffer Requirements



## B. Responsibility for Providing Buffer

Established Residential Use

Buffer provided by new Industrial Park  
200 FEET

New Industrial Park

New Residential

Responsibility shared  
100 FEET 100 FEET

New Industrial Park

New Residential

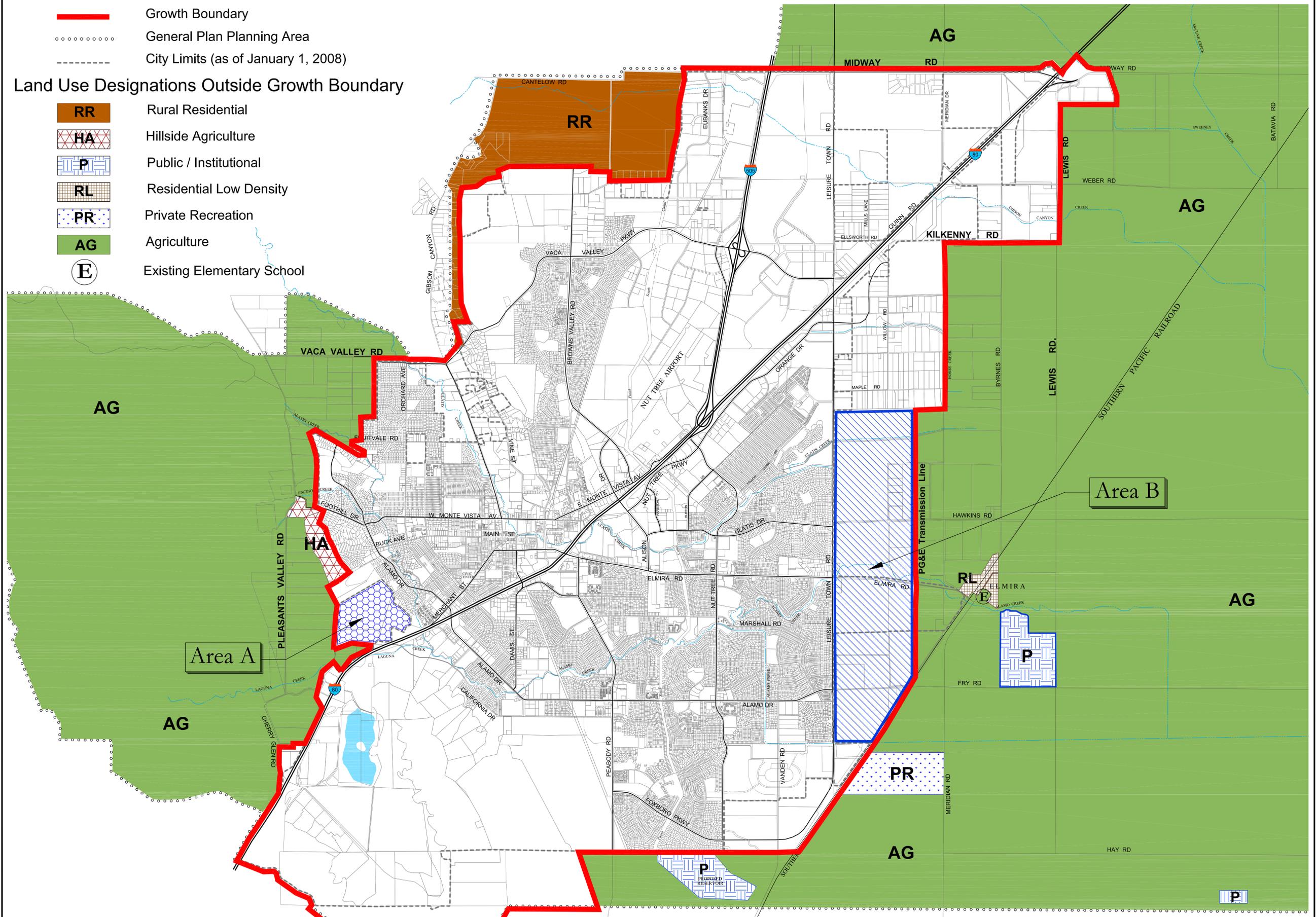
Buffer provided by new Residential Use  
200 FEET

Existing Industrial Park

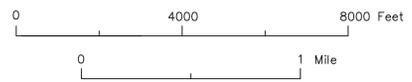
- Growth Boundary
- ..... General Plan Planning Area
- City Limits (as of January 1, 2008)

**Land Use Designations Outside Growth Boundary**

- RR Rural Residential
- HA Hillside Agriculture
- P Public / Institutional
- RL Residential Low Density
- PR Private Recreation
- AG Agriculture
- E Existing Elementary School



**City of Vacaville  
Urban Growth Boundary**



Adopted March 25, 2008  
Resolution No. 2008 - 31

The area identified as "Area A" shall remain designated Hillside Agriculture, as defined in the Vacaville General Plan on the Submittal Date, until March 1, 2028.

Lands showing as "Area B" - The City shall require such development to mitigate its impact on agricultural and open space lands by preserving, to the extent consistent with applicable law, for each acre of land developed, at least one acre of land outside the Growth Boundary but within Pleasant Valley, Upper Lagoon Valley, or Vaca Valley, or any other location that is within one mile of the Growth Boundary.  
(Refer to Resolution No. 2008 - 31 for additional details)