

2 LAND USE ELEMENT

The purpose of the Land Use Element is to shape the future physical development of Vacaville and to preserve, protect, and enhance Vacaville’s quality of life. The Land Use Element sets forth specific goals, policies, and actions to guide land use for the City of Vacaville through the year 2035. The General Plan Land Use Map, which is also part of this element, graphically represents the City’s vision for the future development of the *city limits* – the boundary that encompasses the incorporated city and defines the properties that are subject to the City’s jurisdiction – and the *Sphere of Influence (SOI)* – the area that the City expects to grow into in the future. The Land Use Element also includes goals, policies, and actions for the *Planning Area* – the areas outside of the city’s boundaries that bear a relation to the city’s planning but are under the jurisdictional control of Solano County. These planning boundaries are shown in Figure I-2 of the Introduction chapter. The City’s Land Use and Development Code and subdivision regulations implement the Land Use Element.

The Land Use Element describes land use designations, special planning areas, and existing land uses in Vacaville. The Land Use Element is divided into the following sections:

- **Background Information:** A description of Vacaville’s community form and image; existing land use; policy plans, master plans, and specific plans; the Urban Growth Boundary (UGB); the Master Water Agreement; and the Nut Tree Airport Land Use Compatibility Plan.
- **General Plan Land Use Designations:** A description of the characteristics and intensity of the different land use designations in Vacaville, including a map identifying the locations of these land use designations.
- **Goals, Policies, and Actions:** A list of goal, policy, and action statements that provide guidance to Vacaville on land use decisions.

Because it identifies locations for future development, the Land Use Element is closely tied to the other elements in this General Plan. In particular, the Transportation and Public Facilities and Services Elements address the infrastructure needs to serve new development; the Conservation and Open Space Element addresses groundwater recharge, which is important to mitigate flood risks that can affect new development; and the Safety Element addresses flood risks for new development.

Background Information

Community Form and Image

Vacaville’s development continues to transform it from its historic roots as 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 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 areas of the city. Creeks and associated riparian corridors are another valuable visual asset. The older sections of Vacaville, especially the Downtown, project a distinctive identity, formed by the city's past. General Plan policies are intended to enhance the character of the existing community.

If Vacaville wishes to retain its identity as a distinct city, as opposed to the seemingly endless urban sprawl so prevalent in other metropolitan areas of California, it must establish clear edges of urban development. Over the coming years, there must be a deliberate effort to promote design that is not only attractive, but also expresses the community identity. Ideas embodied in the General Plan include: continued revitalization and expansion of the Downtown; individual landscape treatments of arterial streets and the freeways; design elements that mark points of entry; and preservation of open space on slopes, major ridges, and Vacaville's Planning Area. To work towards this vision, the City adopted Residential Design Requirements for New Single-Family Development, a companion document to the City's Land Use and Development Code, as well as the City Gateways Design Master Plan and the Opportunity Hill Master Plan, both described later in this chapter.

Healthy Communities

Community planning can directly enhance the wellness of a community. Land use planning has recently become a recognized tool for increasing individuals' physical activity rates, access to healthy foods, and access to health care. This Element and the Conservation and Open Space and Parks and Recreation Elements contain policies and actions that promote healthy communities.

Existing Land Use

This section provides qualitative and quantitative descriptions of existing land uses in Vacaville. Data on existing land use is based on the City's land use database. Figure LU-1 shows a map of the existing land uses in the city as of 2011 and Table LU-1 lists the acreage in each category. As shown in Figure LU-1, most of Vacaville is comprised of single-family residential neighborhoods, with a retail corridor along Interstate 80 and a mix of uses in Downtown Vacaville. Vacaville has significant amounts of vacant land designated for development as well, most of which is located along Interstate 505 in the northeastern portion of the city.

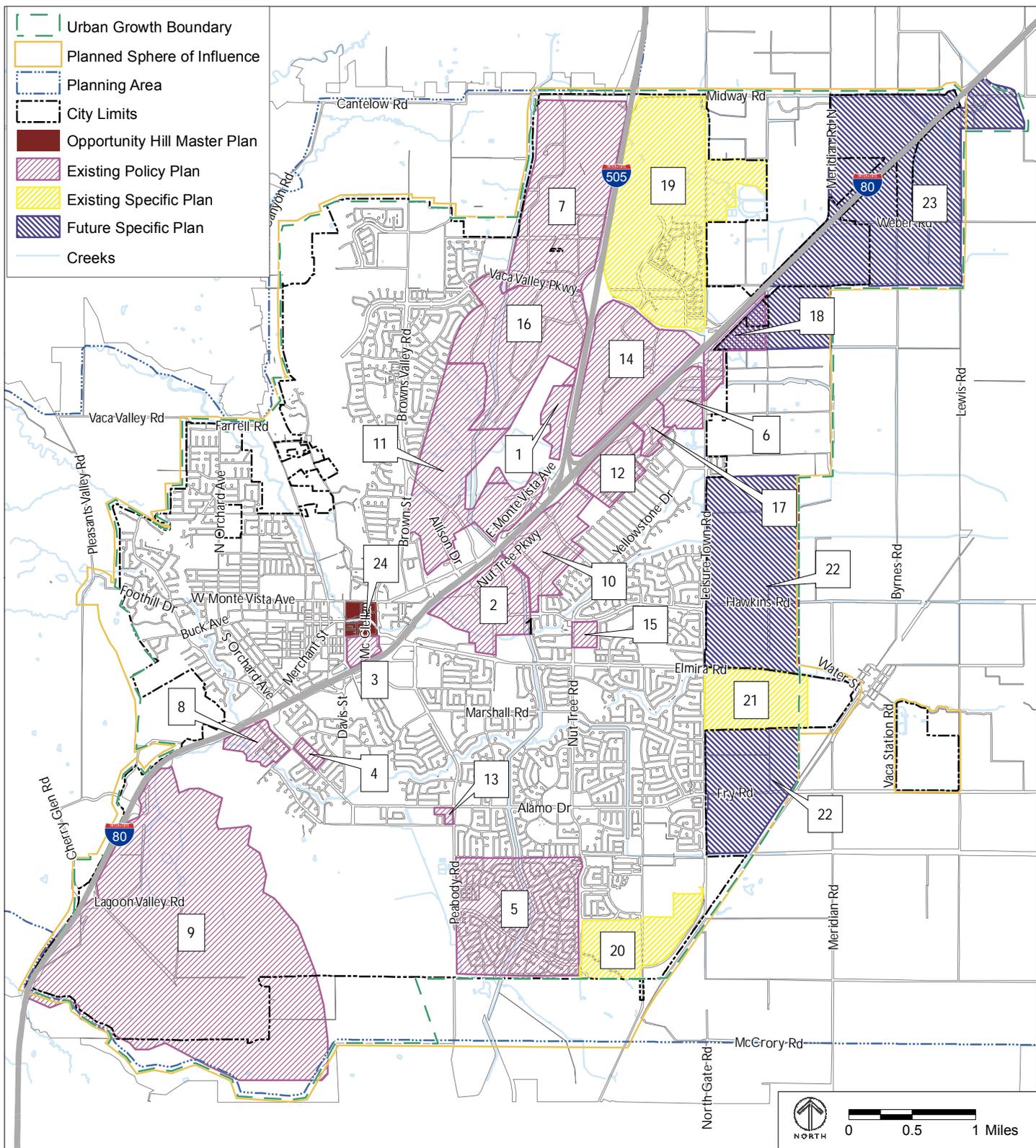
Specific Plans, Policy Plans, and Master Plans

In addition to the General Plan, Vacaville has other plans that guide development in specific areas of the city, including specific plans, policy plans, and master plans. The City's existing specific plans, policy plans, and master plans are shown on Figure LU-2.

TABLE LU-1 **EXISTING LAND USE**

Existing Land Use	Acres	Units
Residential Rural	1,280	270
Single-Family Residential	4,090	22,010
Retired Single-Family Residential	220	1,680
Multiple-Family Residential	360	7,130
Retired Multiple-Family Residential	50	1,030
Manufactured Homes	130	1,140
Total Residential	6,120	33,260
Retail Service	490	
Downtown	20	
Commercial Service	70	
Commercial Highway	80	
Commercial Office	80	
Medical Office	70	
Industrial	630	
Elementary School	190	
High School	90	
College	10	
Public	1,330	
Hospital	40	
Church	100	
Agriculture/Hillside Agriculture	2,510	
Public Open Space	2,490	
Private Recreation	200	
Public Park	530	
Miscellaneous	90	
Vacant	1,890	
Total Non-Residential Acres	10,890	

Note: This table provides land use information for the area contained by the Vacaville city limits, SOI, and Urban Growth Boundary. Numbers do not always add up due to rounding.
Source: City of Vacaville, January 2011.



Source: City of Vacaville.

- | | | |
|--|---|---|
| 1 Airport Business Area Policy Plan | 10 Nut Tree Business Park Policy Plan | 19 North Village Specific Plan |
| 2 Allison Business Area Policy Plan | 11 Nut Tree Ranch Policy Plan | 20 Vanden Meadows Specific Plan |
| 3 Basic American Foods Site Policy Plan | 12 Orange Tree Business Park Policy Plan | 21 Brighton Landing Specific Plan |
| 4 East Side of Alamo Drive Policy Plan | 13 Peabody-Alamo Office Center Policy Plan | 22 East of Leisure Town Road Future Specific Plan |
| 5 Gonsalves-Lockie (Foxboro) Policy Plan | 14 Vaca Valley Business Park Policy Plan | 23 Northeast Area Future Specific Plan |
| 6 Green Tree Park Policy Plan | 15 Vaca Valley Medical Campus Policy Plan | 24 Opportunity Hill Area |
| 7 Interchange Business Park Policy Plan | 16 Vacaville-Golden Hills Business Park Policy Plan | |
| 8 Interstate 80/Alamo Drive Policy Plan | 17 Vacaville Auto Center Policy Plan | |
| 9 Lower Lagoon Valley Policy Plan | 18 Willow-Kilkenny Policy Plan | |

The City Gateways Design Master Plan is not shown on this figure

FIGURE LU-2
POLICY, SPECIFIC, AND MASTER PLANS

Specific Plans

A *specific plan* is a tool for systematically implementing the General Plan within a portion of the Planning Area. A specific plan is a hybrid document that combines General Plan policy statements with development regulations. It is often used to address the development requirements for a single project, such as urban infill or a new growth area. As a result, its emphasis is on concrete standards and development criteria. Its text and diagrams will address the planning of necessary infrastructure and facilities, as well as land uses and open space. In addition, it will specify those programs and regulations necessary to finance infrastructure and public works projects.

A specific plan may be adopted either by resolution, like a general plan, or by ordinance, like zoning. The City currently has three specific plans: North Village Specific Plan, Vanden Meadows Specific Plan, and Brighton Landing Specific Plan. The City requires that specific plans be applied to large areas of raw land on the city's fringe where major utility and circulation extensions are likely to be required. Specific plans are also required for areas within the city where major projects are being considered or a significant change in land use will occur. Specific plans may be implemented by themselves or in conjunction with development agreements, and are executed consistent with State law.

Future specific plans must include a diagram showing the distribution of land uses; define permitted and conditionally permitted land uses; identify major public facilities, including roads, water, sewer and drainage facilities, schools, and parks; describe phasing; identify infrastructure financing mechanisms; and describe any other elements that may be needed to ensure an orderly development process with minimal adverse impacts.

Policy Plans

Similar to a specific plan, a *policy plan* is another tool used to implement the General Plan. Policy plans provide development guidelines for master planning development within a geographic area of the city. The principal difference between the contents of a policy plan and a specific plan is that the specific plan contains more detailed information on public infrastructure and facilities and how they will be funded. The City has 18 policy plans that support commercial, office, and industrial development. Many of these documents are over 20 years old and address areas that have been built out. However, the City's largest policy plan areas, located in the northern portion of the city, have a significant inventory of vacant land capable of accommodating additional development within the existing industrial and business parks. This area is addressed by the following policy plans: Airport Business Area Policy Plan, Nut Tree Ranch Policy Plan, Interchange Business Park Policy Plan, Golden Hills Business Park Policy Plan, and Vaca Valley Business Park Policy Plan.

Master Plans

The City of Vacaville has adopted two Master Plans: the City Gateways Design Master Plan and the Opportunity Hill Master Plan. *Master plans* provide development and design

guidelines for specific geographic areas within the city or for specialized areas and/or amenities within the city (e.g. freeway landscaping, riparian areas, and freeway signage).

The City Gateways Design Master Plan, adopted on October 26, 1999, establishes standards for entry points into the city and for the city's image as seen from the freeways that traverse the city, including landscape design and a coherent signage design. Focusing on the Interstate 80 and Interstate 505 corridors, the City Gateways Design Master Plan identifies ways to improve the perception of Vacaville from the freeways.

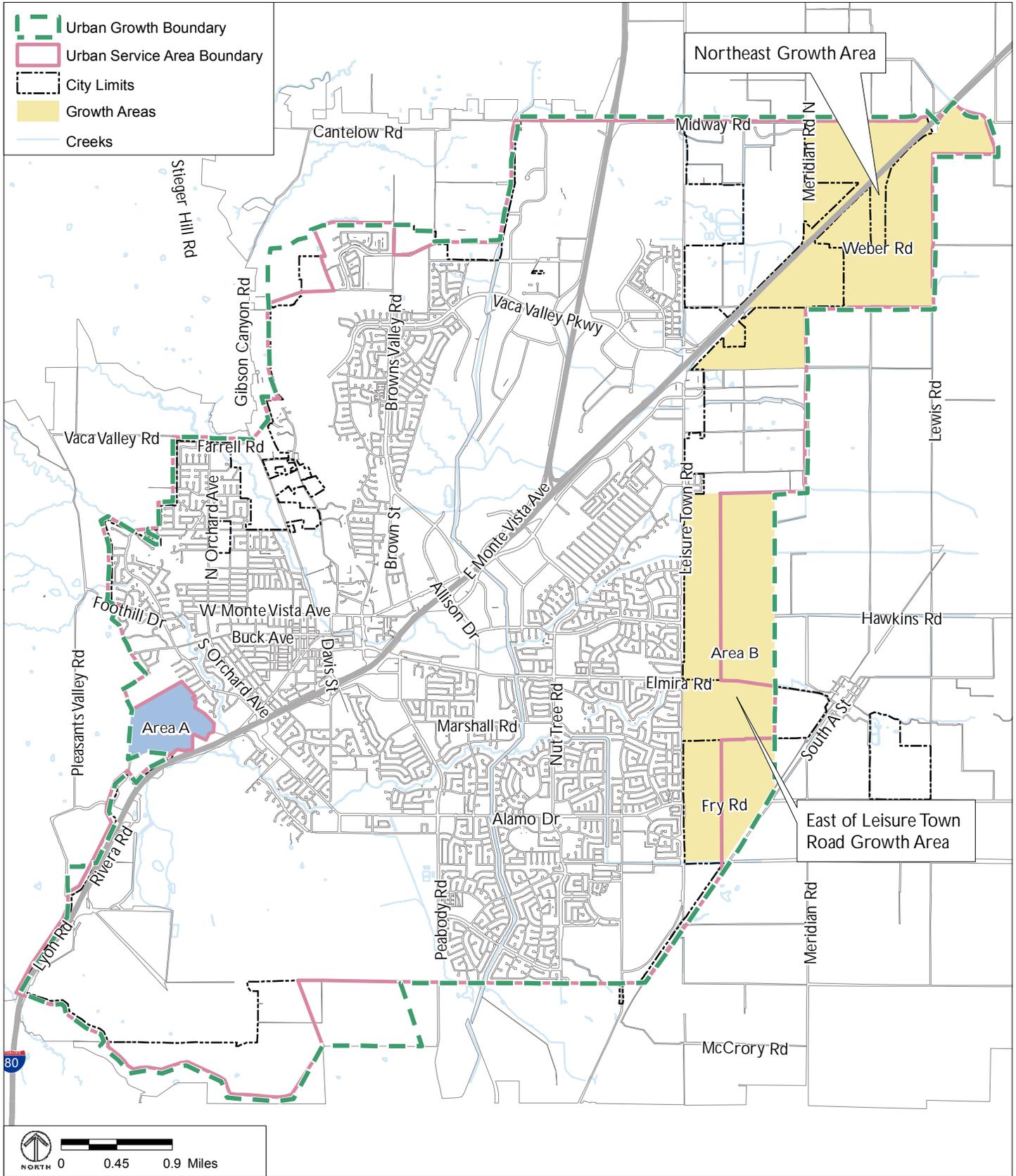
Adopted in April 2008, the Opportunity Hill Master Plan establishes goals and policies to enhance two areas in Downtown Vacaville, as shown in Figure LU-2: the Opportunity Hill sites, located at the northeast corner of Wilson Street and East Main Street, and the Depot Street site, located on McClellan Street between Bush Street and East Main Street. The strategic framework identifies the primary land uses and supporting strategies for these sites. Primary land uses include housing, restaurant/entertainment, recreation, retail, office, and heritage tourism. The Opportunity Hill Master Plan includes two development scenarios for these sites that feature a mix of housing and commercial uses. To support the Master Plan's goals, several policies and actions are included in this Element related to design guidelines and standards, parking, development incentives, General Plan and Zoning amendments, connectivity, infrastructure, wayfinding, and affordable housing. In addition, this Element directs the City to amend the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites to allow up to 65 dwelling units per acre.

Urban Growth Boundary

In 2008, the City adopted a 20-year *Urban Growth Boundary (UGB)*, which totals 36 square miles in size and is shown in Figure LU-3. The UGB indicates the maximum allowable extent of urbanization; beyond this boundary, only agricultural or open space uses are typically permitted. The UGB was adopted by the City Council as a result of a voter signature gathering process. Subsequently, the City Council voted to incorporate the UGB within the General Plan Land Use Element. The location of the UGB and the City's UGB policies can only be amended by the voters of Vacaville or by the City Council pursuant to the procedures set forth in the policies related to the UGB in this Element, which establish required findings for such an amendment. Land outside the UGB cannot be annexed into the City or designated for anything other than agriculture, park, open space, public facility, or utility uses until March 1, 2028. For areas outside of the UGB but within the Planning Area, the General Plan land use map (see Figure LU-6) shows land use designations consistent with the Solano County General Plan. The only exception to this approach is an area designated Public/Institutional south of the city limits and UGB between Peabody Road and Vanden Road.

Urban Service Area Boundary and Master Water Agreement

The Urban Service Area Boundary, shown on Figure LU-3, is a result of the 1995 Master Water Agreement between the City and the Solano Irrigation District (SID). As part of the



Note: Areas A and B refer to specific areas that are addressed in the Urban Growth Boundary policies.
 Source: City of Vacaville.

FIGURE LU-3
 URBAN GROWTH BOUNDARY, URBAN SERVICE AREA, AND GROWTH AREAS

Master Water Agreement, which remains in effect until 2050, the City and SID committed to accommodate and support urban development within the Urban Service Area Boundary. Conversely, both entities have committed not to support urban development outside of the boundary, which is considered to be SID's agricultural service area. The agreement specifies that the City and SID could mutually amend the agreement to consider an easterly expansion of the Urban Service Area Boundary. Such an amendment would be required to allow City water service in the East of Leisure Town Road Growth Area, an area that is designated for urban development under this General Plan.

The City requires a 300- to 500-foot agricultural buffer between residential and agricultural uses. The agricultural buffer is intended to protect viable agricultural operations (particularly crops that require irrigation, tilling, and spraying) from the intrusion of urban uses. The Master Water Agreement stipulates that any proposal for the expansion of the Urban Service Area Boundary must consider the potential expansion of the City's existing agricultural buffer requirement. The agricultural buffer is addressed in the Conservation and Open Space Element.

Growth Areas

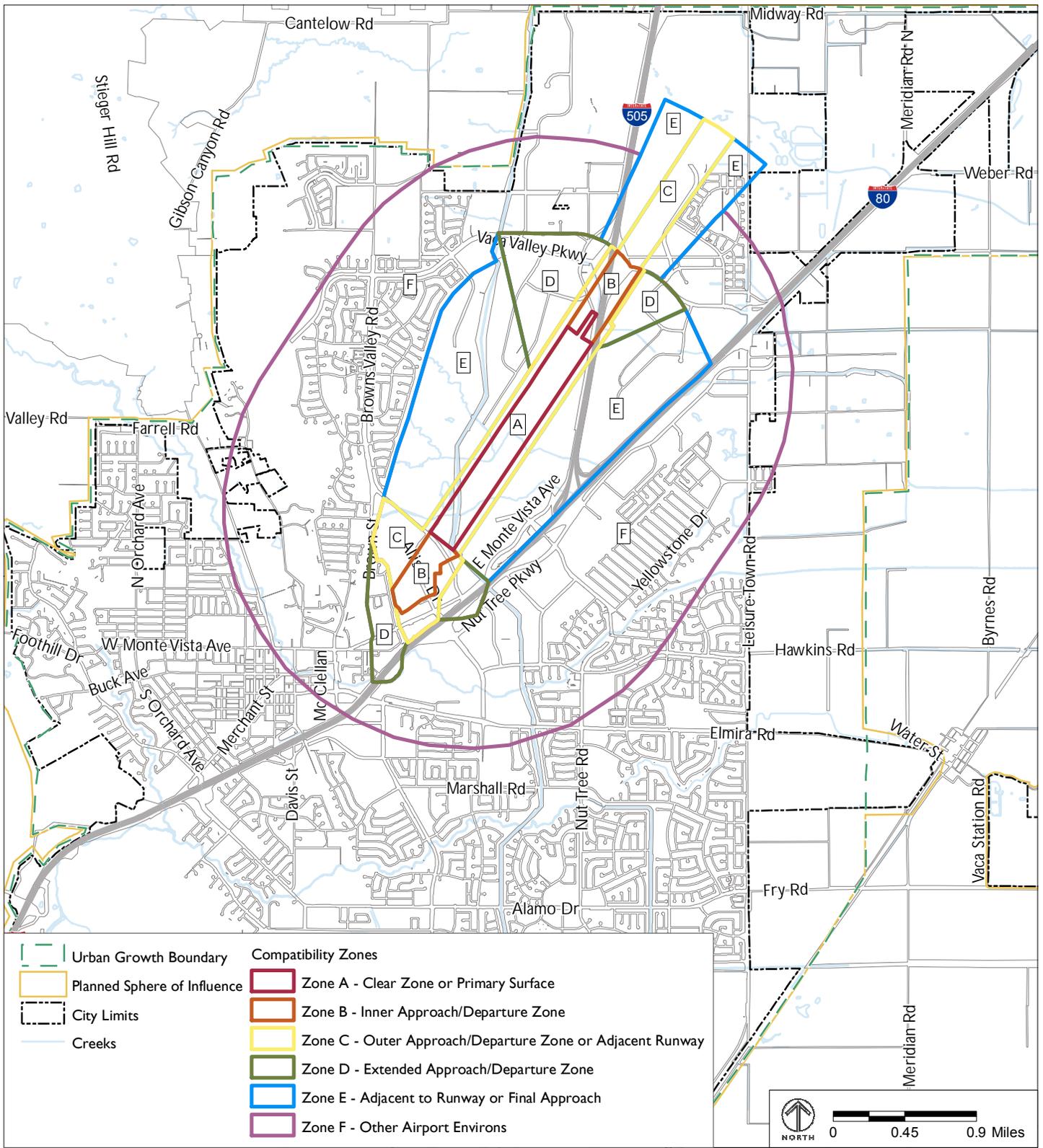
Adoption of the UGB created two new significant areas of undeveloped land within the UGB: the East of Leisure Town Road Growth Area and the Northeast Growth Area, which are shown in Figure LU-3. Each of these growth areas is partially located outside of the existing city limits and SOI, but within the UGB. The East of Leisure Town Road Growth Area is approximately 1,300 acres in size, and the Northeast Growth Area is approximately 1,400 acres in size. The two growth areas are separated by the unincorporated Locke Paddon community. This General Plan establishes land use designations for new urban development within these two areas.

Airport Land Use Compatibility Plans

The Solano County *Airport Land Use Commission (ALUC)* is charged with promoting land use compatibility around the county's airports as a means to minimize public exposure to excessive noise and safety hazards. This is accomplished through the preparation and periodic update of Airport Land Use Compatibility Plans (ALUCPs).

Two airports influence land use decisions in Vacaville: the Nut Tree Airport, operated by Solano County and located on East Monte Vista Avenue just north of Interstate 80, and Travis Air Force Base, operated by the United States Air Force and located in Fairfield, south of Vacaville.

The Nut Tree ALUCP's land use compatibility zones are shown in Figure LU-4. Table LU-2 displays the maximum residential densities, permitted number of structures, maximum people per acre, and open space requirements for each airport compatibility zone.



Source: City of Vacaville, 2012.

FIGURE LU-4
 NUT TREE AIRPORT LAND USE COMPATIBILITY ZONES

TABLE LU-2 **NUT TREE AIRPORT LAND USE COMPATIBILITY CRITERIA**

	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
Maximum Densities						
Residential (units/acre)	0	0.3	1	4	6**	-
Other Uses (people/structure)	10	20	50	100	-	***
People/Acre*	15	40	75	150	-	-
Required Open Land	65%	50%	15%	10%	-	-

* The use should generally not attract more than the indicated number of persons per net acre. These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses.

** Zone allows clustered development of up to three times the allowed density, which equates to 18 units per acre.

*** Under flight tracks, captive groups should not exceed 100 persons/structure; large assemblages should not exceed 300 persons, where grouped in close proximity, i.e., theaters, auditoriums, conference facilities, etc.

Source: The Barnard Dunkelberg Company Team, May 20, 2010, *Nut Tree Airport Master Plan Working Paper One*, page 37.

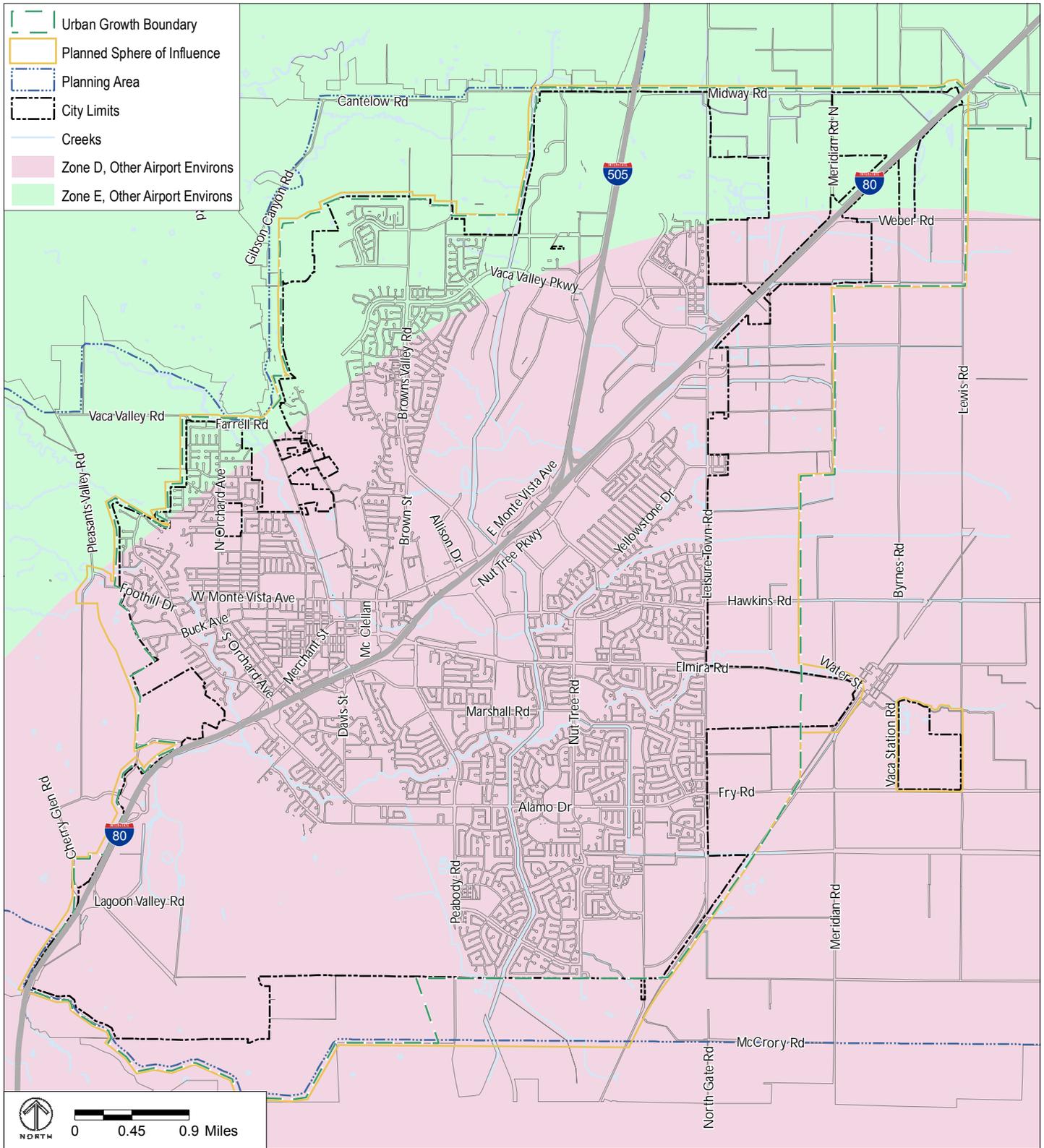
As shown in Figure LU-5, with the exception of the extreme northern and northwestern portions of Vacaville, the majority of the city is located within Compatibility Zone D of Travis Air Force Base Land Use Compatibility Plan. Compatibility Zone D does not place any restrictions on the types of land uses allowed, with the exception of land uses that could cause hazard to flight, such as physical, visual, and electric forms of interference and land uses that attract birds. Any object over 200 feet tall requires airspace review. The only development condition for Compatibility Zone E, within which the rest of the Planning Area is located, is the requirement for airspace review for objects over 200 feet tall.

General Plan Land Use Designations

This section describes the General Plan land use designations for Vacaville. The land use designations are intended to help implement the future vision of Vacaville, as reflected in the goals, policies, and actions of this General Plan, while also providing flexibility for landowners.

Figure LU-6 maps the locations of the land uses designations, and Table LU-3 summarizes the acreage for each land use designation. The land use designations described in this Element establish the types and intensity or density of uses allowed on each parcel.

In this General Plan, standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre (site area less area occupied by non-residential 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, policy plan, and/or any applicable overlay district.



Source: City of Vacaville, 2012.

FIGURE LU-5
 TRAVIS AIR FORCE BASE LAND USE COMPATIBILITY ZONES

CITY OF VACAVILLE
VACAVILLE GENERAL PLAN
LAND USE ELEMENT

TABLE LU-3 **ACREAGE OF LAND USE DESIGNATIONS**

Land Use Designation	Acres
Rural Residential	870
Residential Estate	1,030
Residential Low Density	4,490
Residential Low Medium Density	670
Residential Medium Density	300
Residential Medium High Density	0
Residential High Density	500
Residential Golf Course	450
Residential Manufactured Home Park	120
Total Residential	8,430
Mixed Use	60
General Commercial	830
Neighborhood Commercial	60
Commercial Service	70
Highway Commercial	540
Commercial Office	220
Business Park	1,120
Industrial Park	980
Technology Park	300
Public/Institutional	1,620
Schools	370
Public Parks	900
Private Recreation	170
Public Open Space	2,560
Agriculture	730
Agriculture Buffer	140
Hillside Agriculture	1,400
Urban Reserve	690
Total Non-Residential Acres	12,760
Total Acres	21,190

Note: This table provides land use information for the area contained by the Vacaville city limits, SOI, and Urban Growth Boundary.

Source: PlaceWorks, February 2015.

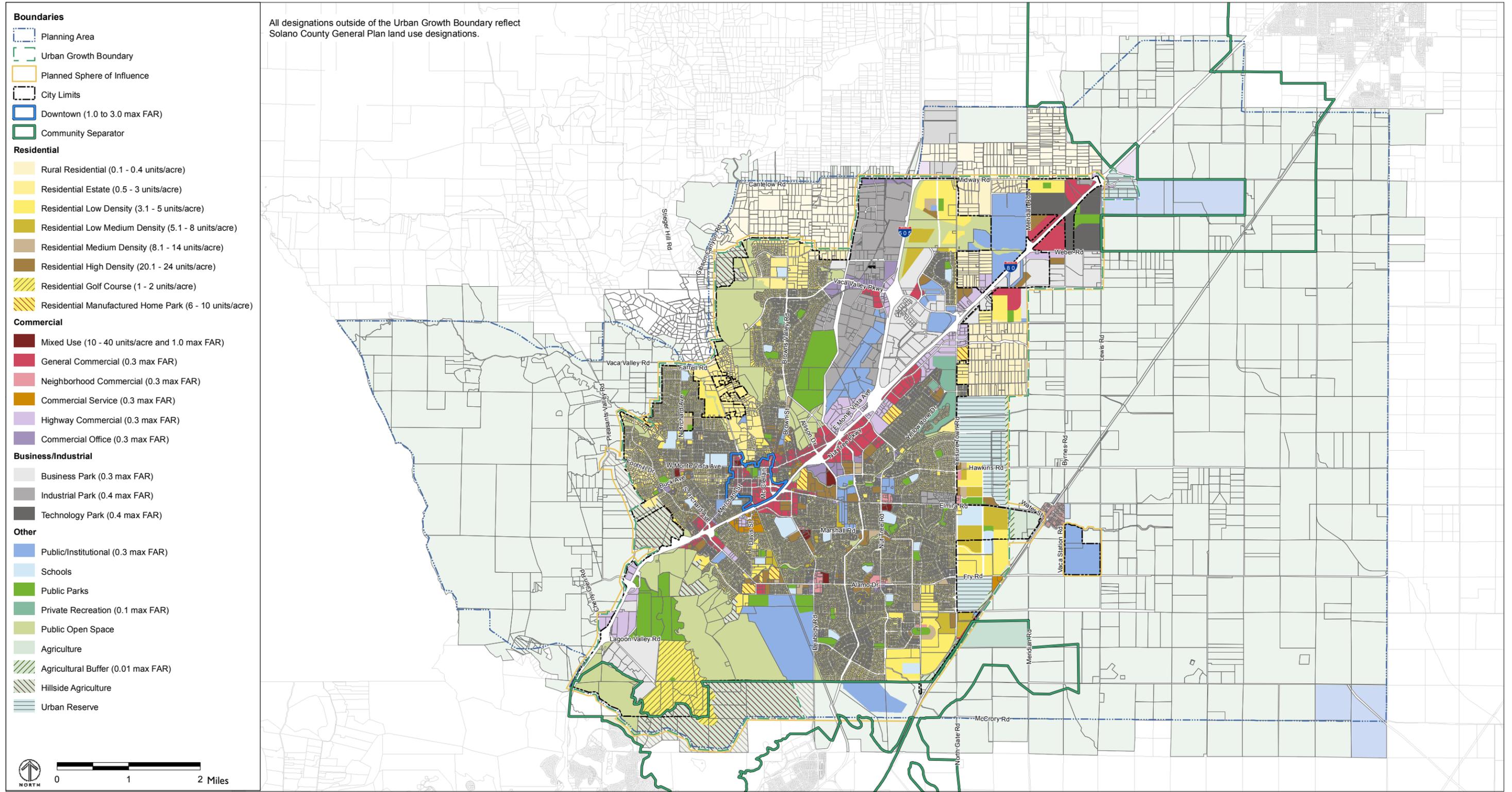


FIGURE LU-6
 GENERAL PLAN LAND USE DESIGNATIONS

Standards of building intensity for non-residential uses are stated as maximum *floor-area ratios (FAR)* based on gross acreage. FAR is a ratio of the gross building square footage permitted on a lot to the gross square footage of the lot. For example, on a site with 10,000 square feet of land area, a FAR of 1.0 will allow 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 2.0 would allow 20,000 square feet of floor area. This could take the form of a two-story building with 100 percent lot coverage, or a four-story building with 50 percent lot coverage. A FAR of 0.4 would allow 4,000 square feet of floor area.

The goals, policies, and actions contained in this Element provide additional direction on how the various land use designations should be developed to contribute to the overall character of and vision for Vacaville. These designations are also implemented through the zoning districts applied in the Land Use and Development Code. More than one zoning district may be consistent with a single General Plan land use designation. Land use classifications in policy plans may be more detailed than those in the General Plan; however, all development must be consistent with the policies of the General Plan.

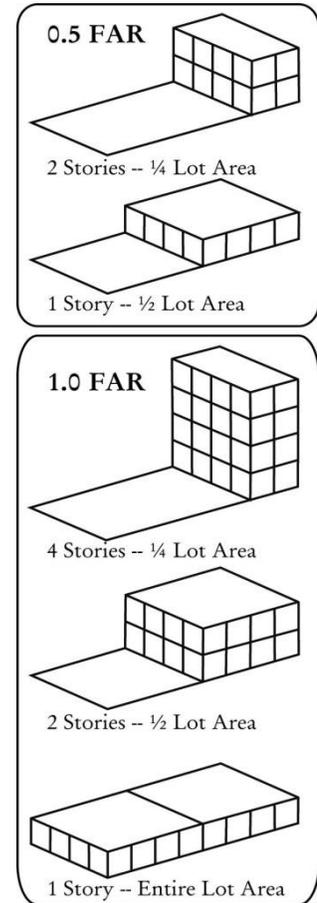
Residential

Nine residential categories establish different densities. The residential densities described below are given as a range of units per *gross acre* – the entire amount of land area, prior to any dedications for public use, health, and/or safety purposes. The number of units permitted may be further modified by the zoning district, any applicable overlay district or specific plan, or density transfers or bonuses.

Existing neighborhoods include some residences built at densities outside the ranges specified in this General Plan. This does not imply that such development should be replaced or treated as nonconforming uses by the City’s Land Use and Development Code.

The residential land use designations are as follows:

- **Rural Residential.** This designation provides opportunities for rural living on lots ranging in size from 2½ to 10 acres. This designation also permits animal husbandry and limited horticulture, subject to appropriate standards. The base density is 0.1 units per gross acre, and the maximum potential density is 0.4 units per gross acre.
- **Residential Estate.** This designation provides opportunities for very low density residential land uses. The minimum lot size is 10,000 square feet; larger lots may be



Examples of floor-area ratio (FAR) and building coverage.

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 acre, and the maximum potential density is 3 units per gross acre.

- **Residential Low Density.** This designation provides opportunities for single-family residential uses in neighborhoods on lot sizes ranging from 5,000 to 10,000 square feet, subject to appropriate standards. The base density is 3.1 units per gross acre, and the maximum potential density is 5 units per gross acre.
- **Residential Low Medium Density.** This designation provides opportunities for single-family, duplex, and clustered housing in neighborhoods on lot sizes ranging from 3,600 square feet to 4,500 square feet, subject to appropriate standards. The designation also permits clustered development on sites measuring at least 10 acres in size, subject to appropriate standards. The base density is 5.1 units per gross acre, and the maximum potential density is 8 units per gross acre.
- **Residential Medium Density.** This designation provides opportunities for multiple residential uses, including duplexes, duets, attached or detached townhouses, and multi-dwelling structures with landscaped open space for residents, subject to appropriate standards. Homes designed as stacked units without garages are prohibited in this land use designation. Multi-dwelling structures must be within a subdivision in which 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 acre, and the maximum potential density is 14.0 units per gross acre.
- **Residential Medium High Density.** This designation provides opportunities for higher density multi-family residential uses, including attached or detached townhomes, condominiums, and apartments, subject to appropriate standards. The base density is 14.1 units per gross acre, and the maximum potential density is 20 units per gross acre.
- **Residential High Density.** This designation provides opportunities for high density multiple residential uses, including attached townhouses, condominiums, and apartments, subject to appropriate standards. The base density is 20.1 units per gross acre, and the maximum potential density is 24 units per gross acre.
- **Residential Golf Course.** This designation provides 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 acre, and the maximum potential density is 2 units per gross acre; units may be clustered. Specific or policy plan approval is required.
- **Residential Manufactured Home Park.** This designation provides opportunities for affordable housing using manufactured or modular components on sites developed as a planned unit development, subject to appropriate standards. This classification is intended for both parks with rental spaces for manufactured housing (i.e. mobile

homes) and parks where the spaces are individually owned. The base density is 6 units per gross acre, and the maximum potential density is 10 units per gross acre.

Commercial

Six commercial land use designations allow a range of commercial, retail, service, and office uses. The maximum intensity of development allowed in all of the commercial designations is generally limited to a FAR of 0.3, although, as noted in the descriptions below, the Mixed Use designation allows a higher FAR. Exceptions to the FAR limits may be granted for areas with low employee densities, such as wholesaling and distribution uses, or low peak-hour traffic generation, such as a hospital. Further, the FAR may be adjusted in policy plan areas based on the intensity of the use and the availability of public facilities and infrastructure and projected traffic levels of service. FAR limits may be increased only if adequate public services are available or new development is responsible to resolve any deficiencies.

- **Mixed Use.** This designation allows and encourages different but compatible uses to be located in close proximity to each other. A common example is a single building or a group of buildings that combine residential uses with commercial, public, entertainment, and/or office uses. In multi-story mixed-use developments, the ground floor uses are predominantly retail or office with the purpose of supporting pedestrian activity. Mixed-use buildings with two or more uses in the same structure are encouraged in this designation, but single use residential, retail, or office buildings are also allowed. Since this designation allows for both residential and commercial uses, it allows a wider residential density range and a higher FAR than other designations. This designation allows 10 to 40 dwelling units per acre and a maximum FAR of 1.0.
- **General Commercial.** This designation provides for a full range of commercial uses, including retail stores, food and drug stores, auto sales, and businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities, such as entertainment and eating-and-drinking establishments, are also permitted.
- **Neighborhood Commercial.** This designation provides for small sites for neighborhood commercial centers, generally anchored by a grocery store with convenience uses serving the immediate area. New Neighborhood Commercial sites must be between 4 and 10 acres in size.
- **Commercial Service.** This designation provides areas for heavy commercial uses, such as lumber yards and auto-related services. Limited retail is permitted, but the primary function of this designation is to provide for commercial uses not permitted in other areas because they attract heavy vehicles or otherwise have adverse impacts on other uses. Office uses are prohibited unless they are accessory to a commercial service use.
- **Highway Commercial.** This designation adjoins Interstate highways and includes specialty retailing, restaurants, hotels/motels, and commercial recreation and

entertainment, designed to attract primarily visitor business and shopping. Development in this designation should be high-quality in order to enhance views of Vacaville from the highway.

- **Commercial Office.** This designation provides sites for office development. Supporting retail and business services are permitted. This designation is intended for transition areas between commercial and residential areas. The Land Use and Development Code identifies a Professional Office overlay zoning district that can be applied to this land use designation that limits the types of permitted uses to professional and administrative offices, including medical and dental offices, which primarily provide services to local residents. No retail type of uses are allowed within this overlay district.

Business and Industrial

There are three categories of business and industrial land uses that provide opportunities for a wide range of uses, including office centers, research and development, technology facilities, and manufacturing. All three of these designations are either located within existing policy plans, or will require the preparation of a specific plan prior to development. In all areas with one of these three designations, the FAR may be adjusted in specific plan areas based on the intensity of the use and the availability of public facilities and infrastructure and projected traffic levels of service. FAR limits may be increased only if adequate public services are available or new development is responsible for resolving the existing deficiencies.

- **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, small-scale warehousing and distribution operations, and limited retail sales accessory to these areas. Commercial uses and services for employees and businesses (e.g. delicatessens, child care, dry cleaners, and branch banks) are required as a means of reducing trips and vehicle miles traveled. These uses must be centrally located and have adequate pedestrian access. The commercial uses and services must also be ancillary, rather than primary uses, and there must be adequate public infrastructure to support the proposed use. Policy plans and specific plans may additionally allow for commercial development.

This designation is intended for parcels that would be developed as a unit. In addition, this designation is intended for lower-intensity uses than the uses permitted in the Industrial Park and Technology Park designations, thereby reducing potential adverse impacts to adjacent development. The FAR is generally limited to 0.3.

- **Industrial Park.** This designation provides sites for industrial uses that require access to major transportation lines and large areas for structures, truck loading and parking, and storage of products, equipment, and materials. This designation also accommodates light manufacturing and heavy industrial uses, subject to appropriate standards to ensure that adjacent uses are not adversely impacted. The commercial uses and services must also be ancillary, rather than primary, uses, and there must be

adequate public infrastructure to support the proposed use. Policy plans and specific 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. The FAR is generally limited to 0.4.

- **Technology Park.** This designation applies to sites of at least 100 acres in size. Development in this designation must provide a landscaped setting, and may include office centers, research-and-development facilities, technology facilities, and medical and institutional uses. Secondary uses may include limited industrial activities, small-scale warehousing and distribution operations, and limited retail sales accessory to these areas. Commercial uses and services for employees and businesses (e.g. delicatessens, child care, dry cleaners, and branch banks) are encouraged as a means of reducing trips and vehicle miles traveled. Such uses must be centrally located and have adequate pedestrian access. The commercial uses and services must be ancillary, rather than primary, uses, and there must be adequate public infrastructure to support the proposed use. The FAR is generally limited to 0.4.

Other Classifications

Other land uses shown on Figure LU-6 include various public, institutional, open space, and recreation uses. 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 for Vacaville residents.

- **Public/Institutional.** This designation includes the Civic Center, Cultural Center, California Medical Facility, California State Prison, Vaca Valley Hospital and related medical facilities, and other public facilities, large institutions, and utilities. The FAR is generally limited to 0.3. The FAR may be adjusted in specific cases based upon the intensity of the use and the availability of services and infrastructure and projected traffic levels of service. FAR limits may be increased only if adequate public services are available to service the project or new development resolves the existing deficiencies. Public facilities are also addressed in the Public Facilities and Services Element.
- **Schools.** Existing and proposed private and public elementary, junior high, and high schools are included in this category. Public school sites are subject to review by the school districts, and ultimate locations may not be the same as proposed on the General Plan Land Use map (Figure LU-6). Schools are also addressed in the Public Facilities and Services Element.
- **Public Parks.** This designation includes existing and proposed public park sites. Parks are also addressed in the Parks and Recreation Element.
- **Private Recreation.** This designation includes country clubs, free-standing golf courses, recreational vehicle (RV) parks, riding stables, campgrounds, and theme parks. The FAR is generally limited to 0.1, but may be adjusted in specific cases if included in a specific plan, and based on the availability of public services and

infrastructure and expected traffic levels of service. FAR limits may be increased only if adequate public services are available to serve the project, or if new development resolves the existing deficiencies.

- **Public Open Space.** This designation consists of lands that are owned or controlled by the City, a public entity, or a non-profit entity. This designation is also used to identify lands that are designated for future acquisition by the City, and lands that are to be preserved as permanent open space. This category includes creekways, hillsides, ridgelines, transmission line corridors, and the hillside areas of the California Medical Facility. 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. However, the Public Open Space designation does not guarantee public access to these lands. The physical characteristics of the land, or the extent to which improvements are required, may restrict the accessibility of the site. Public open space lands are addressed in more detail in the Parks and Recreation Element.
- **Agriculture.** This designation includes lands currently used for agricultural purposes or lands planned for agricultural use. This designation primarily consists of irrigated croplands and pasture outside of the city limits but within the City's Planning Area. Agricultural lands are also discussed in the Conservation and Open Space Element.
- **Agricultural Buffer.** This designation identifies lands bordering urban development on one side and intensive and/or irrigated agriculture on the other. Uses within this designation are intended to serve as a buffer between urban development and agricultural uses and are subject to an agreement between the City and the Solano Irrigation District (SID). Proposed uses include passive open space uses that are not accessed by a large number of employees or the general public. These uses include public infrastructure improvements, passive recreational uses such as pedestrian and bicycle trails, and alternative energy facilities.

Where urban land uses abut grazing land, buffers are evaluated on a case-by-case basis. The FAR is generally limited to 0.01, and may 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 meet one of the following criteria are allowed:

- Structures that are necessary to the maintenance of agricultural operations (e.g. pump stations); or
 - Structures that form a portion of a landscaped separator (e.g. a sound wall); or
 - Structures that serve a passive public recreation use; or
 - Structures that are adjunct to a public health and safety use of the buffer zone (e.g. floodwater detention facilities).
- **Hillside Agriculture.** This designation includes lands that are generally privately owned hillside properties. This designation is intended for low-intensity agricultural uses. Hillside agriculture lands generally consist of hillsides and ridgelines where development is limited due to the topography. Lands within this designation

generally contain steep slopes, are 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 designation allows for the development of 1 residential unit per 20 acres, subject to compliance with established development standards.

This designation also provides for the potential for *density transfers*, in which the allowed density from one part of a site is transferred to another part of the site, so that sensitive areas are preserved as open space and density is increased in less constrained areas, while the average density across the whole site does not exceed the allowed maximum. This tool is a means of preserving sensitive areas and accommodating public facilities. Section 14.09.098.060, Density Transfer, of the Land Use and Development Code explains how density transfers are implemented in Hillside Agriculture areas.

- **Urban Reserve.** This designation is applied to relatively large, contiguous, and undeveloped geographic areas where comprehensive planning must occur prior to urbanization. The purpose of assigning the Urban Reserve designation, rather than specific land use designations in the East of Leisure Town Road Growth Area, is to demonstrate that the City eventually expects urban development in these areas, while also allowing flexibility in planning for these uses in the future. This designation has also been applied to a small area within the Northeast Growth Area where existing uses have developed in the unincorporated county.

Boundaries and Overlays

The General Plan land use map (Figure LU-6) also designates the following two General Plan boundaries and overlays:

- **Downtown.** The Downtown boundary encompasses the area generally bounded by Stevenson Street, Cernon Street, Monte Vista Avenue, and the former Southern Pacific Railroad track. The Downtown area includes a mix of residential, commercial, civic, and recreational uses appropriate for the Downtown. New development within this boundary is 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 the Downtown. The Land Use and Development Code identifies a Residential Urban High Density (RUHD) overlay applied to properties zoned Downtown Commercial, General Commercial, and Office Commercial within the Downtown boundary. The RUHD overlay district provides for a development of high-density residential and mixed-use development. Residential uses with densities of 8.1 to 36 units per acre are encouraged as part of mixed-use projects, and, as directed in the actions for the Downtown in the Areas of Special Consideration section of this Element, the Opportunity Hill and Depot Street sites will allow up to 65 units per acre. Separate, non-mixed-use residential projects are subject to conditional use permit approval. Construction of new, detached single-family housing in the Downtown area is not permitted.

- **Community Separator.** The Community Separator boundary includes 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. The City is a party to two Greenbelt Agreements: the Vacaville-Fairfield-Solano Greenbelt Agreement, and the Vacaville-Dixon Greenbelt Agreement.

The Vacaville-Fairfield-Solano Greenbelt Agreement identifies approximately 4,100 acres between Vacaville and Fairfield that must be preserved to serve as a permanent separation between the urban areas of Fairfield and Vacaville. This area must be maintained in agriculture and open space uses consistent with the provisions of the agreement. The Vacaville-Dixon Greenbelt Agreement identifies approximately 1,000 acres of land located between Vacaville and Dixon that have been purchased by the Vacaville-Dixon Greenbelt Authority (VDGA) to be maintained in productive agriculture or as other open space uses mutually agreed upon by VDGA.

Goals, Policies, and Actions

Community Character and Design

Goal LU-1	Preserve, promote, and protect the existing character and quality of life within Vacaville.
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Policies

- Policy LU-P1.1 Maintain Vacaville as a free-standing community surrounded by foothills, farmland, and other open space.
- Policy LU-P1.2 Protect Vacaville’s natural environment. Integrate creeks, hills, utility corridors, and other significant natural features into major development plans.
- Policy LU-P1.3 Preserve the predominant single-family residential character of Vacaville while providing other housing opportunities.
- Policy LU-P1.4 Protect established neighborhoods from incompatible uses.
- Policy LU-P1.5 With the exception of Priority Development Areas, require that infill projects be designed to complement the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and blend, rather than compete, with the established character of the area.
- Policy LU-P1.6 Provide assistance where needed to eliminate substandard buildings and improve the appearance of neighborhoods and commercial areas.

- Policy LU-P1.7 Use the natural topography of the lands north of Mason Street and adjoining the Downtown to help define the location and setting of the Downtown. Encourage buildings to be designed to complement the topography and to maximize the views from these areas.
- Policy LU-P1.8 Design aesthetically pleasing roadways using trees or other appropriate landscaping.
- Policy LU-P1.9 Do not use streets alone to define the outer limits of urbanization. The boundary of the city shall be defined by elements such as the natural topography of the land, enhanced landscaping, and other existing visual barriers
- Policy LU-P1.10 Promote and acknowledge outstanding community design.

Actions

- Action LU-A1.1 Maintain and replace, as necessary, lighting and landscaping on the City’s streets.

Responsible and Well-Planned Growth

Goal LU-2	Carefully plan for new development in undeveloped portions Vacaville.
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Policies

- Policy LU-P2.1 Require lands outside, but adjacent to, the current city limits to annex to the City of Vacaville as a prerequisite to development. Do not provide City utility services, water, and sanitary sewer to new development outside of the city limit (with the exception of sanitary sewer for infill in the Elmira area) unless the City Council, with the approval of the Local Agency Formation Commission (LAFCO), approves exceptions 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 this General Plan and is found to meet all appropriate City development standards.

- Policy LU-P2.2 Require that specific plans be prepared for new areas brought into the city for development. Such specific plans must provide a coordinated plan for land use, public facilities, and public services. Prohibit individual, piecemeal developments within these outlying areas.
- Policy LU-P2.3 Encourage housing, shopping, and employment opportunities on both sides of Interstate 80 to minimize the need for excessive travel across Interstate 80.
- Policy LU-P2.4 Require that development on any prime farmland, farmland of statewide importance, or unique farmland (as classified by the California Department of Conservation) purchase conservation easements to permanently protect agricultural land of equal or greater value at a ratio of 1 acre of conserved agricultural land per 1 acre of developed agricultural land.
- Policy LU-P2.5 Do not convert lands designated Public Open Space to developed urban uses unless an overriding public purpose requires such a change.
- Policy LU-P2.6 Lands designated Public Open Space that are converted to developed urban use shall be compensated for by providing equal or better lands for a similar use in another location. All proceeds that the City receives from any sale of Public Open Space lands shall be used to acquire additional open space lands elsewhere.
- Policy LU-P2.7 Require that open space that is designated as a condition of development approval be permanently restricted to open space use by recorded map or deed.
- Policy LU-P2.8 Continue discussions with the Solano Irrigation District (SID) to consider the future expansion of the Urban Service Area as far east as the PG&E transmission line right-of-way subject to the expansion of the agricultural buffer.

Actions

- Action LU-A2.1 Update the zoning map in the Land Use and Development Code to reflect the General Plan land use designations, and insert a table into the Land Use and Development Code specifying which zoning districts implement each General Plan land use designation.

Goal LU-3	Coordinate land development with the provision of services and infrastructure.
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Policies

Policy LU-P3.1 The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2035 for the lands located within the Urban Growth Boundary, excluding the East of Leisure Town Road and Northeast Growth Areas, shown in Figure LU-3:

- Residential: 7,340 units
- Commercial: 880,000 square feet (67 acres)
- Office: 1.06 million square feet (81 acres)
- Industrial: 1.49 million square feet (86 acres)

When approved development within the city reaches the maximum number of residential units or any of the non-residential square footages projected in the General Plan EIR, the Community Development Director shall require that environmental review conducted for any subsequent development project address growth impacts that would occur due to development exceeding the General Plan EIR's projections. This does not preclude the City, as lead agency, from determining that an EIR would be required for any development in the Urban Growth Boundary to the extent required under the relevant provisions of CEQA (e.g. Section 21166 and related guidelines). The City will conduct the appropriate scoping at the time of initial study for any specific plan, all in accordance with these requirements. *This policy does not apply to development within the East of Leisure Town Road and Northeast Growth Areas. See Policies LU-P17.8 and LU-P18.8, respectively, for these areas.*

Policy LU-P3.2 Manage growth so that the quantity and quality of public services and utilities provided to existing businesses and residents will not drop below required levels of service because of new development, except when required findings related to levels of service are made. While existing development bears some responsibility to fund improvements that will resolve such deficits, ensure that new development also funds its fair share of the costs of maintenance and depreciation of facilities.

Policy LU-P3.3 Provide urban services in accordance with the May 1995 City of Vacaville/Solano Irrigation District Master Water Agreement, as it may be amended from time to time.

- Policy LU-P3.4 Do not approve new development unless there is infrastructure in place or planned to support the growth.
- Policy LU-P3.5 Encourage new development to consider transit, pedestrian, and bicycle circulation during the design phase.
- Policy LU-P3.6 Require that new development or new Specific Plan areas be located immediately adjacent to existing development or infrastructure.

Actions

- Action LU-A3.1 Regularly update and maintain the City’s Municipal Services Review and Comprehensive Annexation Plan to ensure that urbanization does not outpace the provision of public facilities within the Urban Growth Boundary.
- Action LU-A3.2 Monitor the rate of growth to ensure that it does not overburden the City’s infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR.
- Action LU-A3.3 Continue to monitor new development where infrastructure limits are being reached or exceeded so that linkages with necessary improvements can be established and funded.
- Action LU-A3.4 Continue to revise existing policy plans, which are shown in Figure LU-2, to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.
- Action LU-A3.5 Review and revise the City’s capital improvement program annually to ensure that public improvements will be consistent with General Plan policies for residential areas and that progress is made toward implementing these policies.
- Action LU-A3.6 Develop a focused infrastructure investment plan to service employment sites.

Goal LU-4	Balance residential development with jobs.
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Policies

- Policy LU-P4.1 Strive to maintain a reasonable balance between potential job generation and the local job market with a goal of one job for each employed resident.

- Policy LU-P4.2 Strive to maintain a reasonable balance between employment income levels and housing costs within the city, recognizing the importance of housing choice and affordability to economic development in the city.
- Policy LU-P4.3 Continue to implement the City’s Economic Development Strategy, as permitted by available funding, including specific incentives and promotional activities designed to attract desirable new businesses to the city.

Actions

- Action LU-A4.1 Update and maintain the Economic Vitality Strategy to address the community’s targeted goals for attracting targeted employment uses to the city, including incentives to attract those uses to the city.

Goal LU-5	Maintain the City’s Urban Growth Boundary.
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Policies

- Policy LU-P5.1 Urban Growth Boundary: To enhance and protect the city’s quality of life, establish and maintain an Urban Growth Boundary so that urban development will be focused within the Urban Growth Boundary and the land outside the Urban 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 Policies LU-P5.4 through LU-P5.7.
- Policy LU-P5.2 Lands East of Leisure Town Road: In conjunction with approval of any new urban development on lands shown as “Area B” on Figure LU-3, which consists of lands that are inside the Urban Growth Boundary but east of Leisure Town Road and between the Locke Paddon Community 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 1 acre of land outside the Urban Growth Boundary but within Pleasants Valley, Upper Lagoon Valley, or Vaca Valley, or any other location that is within 1 mile of the Urban Growth Boundary. Alternatively, to the extent consistent with applicable law, such development may pay an equivalent in-lieu fee as determined by the 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 Urban Growth Boundary but within 1 mile of the Urban 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.

If for any reason adequate land to meet the conservation goals described in the Vacaville General Plan, and in particular this section, cannot be identified or acquired, the City and the Solano Land Trust, or if the Solano Land Trust declines to participate, the City and another land conservation entity shall meet and confer to identify other areas where conservation acquisitions can occur at a reasonable cost and to satisfy the conservation goals described in this section.

- Policy LU-P5.3 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 Policy LU-P5.2, lands defined therein shall be subject only to the requirements of the LAFCO mitigation program, provided that if the requirement described in Policy LU-P5.2 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.
- Policy LU-P5.4 Establish and Maintain an Urban Growth Boundary: Establish and maintain an Urban Growth Boundary so that urban development within the City's land use jurisdiction will be focused within the Urban Growth Boundary and the land outside the Urban Growth Boundary within the City's land use jurisdiction will be maintained primarily for agriculture, park, open space, public facility, and utility uses until March 1, 2028, as generally described in Policies LU-P5.1 through LU-P5.3, and as more specifically set forth in Policies LU-P5.5 through LU-P5.7. 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 Policy LU-P5.7. The Urban Growth Boundary is established at the location shown on Figure LU-3.
- Policy LU-P5.5 Description of the Urban Growth Boundary: The Urban 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 amended through the Submittal Date), except by the voters or as provided in Policy LU-P5.7. Additionally, any

lands outside the Urban 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.

Policy LU-P5.6 Land Use Restrictions Outside the Urban Growth Boundary: In those areas located outside the Urban 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 Land Use and Development Code 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 Urban Growth Boundary Initiative; and (3) any infrastructure improvements necessary or appropriate to serve or protect existing uses and new permitted uses within the Urban Growth Boundary, including, but not limited to, construction and/or expansion of public facilities and utilities outside the Urban 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 LU-3 as “Area A” shall remain designated Hillside Agriculture, as defined in the Vacaville General Plan on the Submittal Date, until March 1, 2028.

Policy LU-P5.7 No Amendment before March 1, 2028, except by Voters, or City Council Under Specific Enumerated Circumstances: Until March 1, 2028, the location of the Urban Growth Boundary depicted on Figure LU-3 and the policies adopted or amended by the Urban 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 Urban Growth Boundary depicted on the General Plan Diagram, or amend policies adopted or amended by the Urban 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 Urban Growth Boundary depicted on the General Plan Diagram or the implementation of any Vacaville General Plan Policy amended by the Urban 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 Urban Growth Boundary, or amend policies adopted or amended by the Urban 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 Urban Growth Boundary is no greater than necessary to accommodate the proposed housing; and
 - (iii) no alternative site within the Urban 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 works project not otherwise provided for in Policy LU-P5.6, or take any other similar action that is inconsistent with the Vacaville General Plan amendments adopted by Section 3 of the Urban Growth Boundary Initiative.
- (d) The policies under Goal LU-5 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 Urban Growth Boundary Initiative, a vested right pursuant to State or local law.

Infrastructure and Services for New Development

Goal LU-6	All development shall pay its own way and not result in a financial burden to existing development or services.
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Policies

- Policy LU-P6.1 Require that all development mitigate its own impacts on the existing community and pay its fair share of the cost of capital improvements needed to serve that development.
- Policy LU-P6.2 Require that infrastructure and service improvements for future annexation or growth areas do not create an undue burden on existing City infrastructure and services.
- Policy LU-P6.3 Ensure that future annexations are consistent with the overall goals and policies of the General Plan and do not adversely impact the City’s fiscal viability, environmental resources, infrastructure and services, and quality of life.
- Policy LU-P6.4 Require that all specific plans include a fiscal impact study.

Actions

- Action LU-A6.1 Adopt a General Plan Update cost recovery fee that establishes an impact fee for new development to proportionately pay for the cost of the General Plan Update.
- Action LU-A6.2 Establish an impact fee for new development in the East of Leisure Town Road and Northeast Growth Areas, which are shown in Figure LU-3 that accounts for the significant infrastructure improvements required to develop these areas.
- Action LU-A6.3 Evaluate competitive cost comparisons to target efforts that assist specific businesses in a way that maximizes benefits for the City. Study impact fees and fiscal impacts as an integral part of economic development planning.

Public Involvement in Planning

Goal LU-7	Promote public participation in the City’s planning processes.
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Policies

- Policy LU-P7.1 Provide opportunities for individuals, organizations, and neighborhood associations to participate in the planning process.
- Policy LU-P7.2 Use traditional communication tools and new media and technology to provide clear and current information on City processes and decisions and to encourage public participation in City government.

Policy LU-P7.3 Require that sponsors of new development projects have early and frequent communication with affected citizens and stakeholders.

Actions

Action LU-A7.1 Develop online information pages for specific neighborhood areas to provide ongoing information to residents regarding the status of development in their neighborhoods.

Coordination with Other Agencies and Jurisdictions

Goal LU-8	Coordinate with surrounding jurisdictions and other local and regional agencies that may affect Vacaville’s future development patterns and character.
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Policies

Policy LU-P8.1 Coordinate with Solano County to ensure land uses outside the Sphere of Influence and Urban Growth Boundary, but within the Planning Area, remain in agricultural or open space use, with the following exceptions, as reflected in Figure LU-6:

- The Cypress Lakes Golf Course.
- The areas north of the Midway in northeast Vacaville identified for development by the Solano County General Plan (2008).
- The Hay Road Landfill, located in southeast corner of the Planning Area.

Policy LU-P8.2 Work with Solano County to ensure that projects developed in the Vacaville Planning Area or Sphere of Influence meet City policies and standards, do not induce further development, and do not unduly burden the City.

Policy LU-P8.3 Provide written comments to Solano County on all proposed significant development projects in the Planning Area in accordance with the City’s land use designations, policies, and standards.

Policy LU-P8.4 Testify in opposition to development proposals in the Planning Area that are not consistent with the City’s policies at Solano County public hearings.

Policy LU-P8.5 Work with Solano County and the Nut Tree Airport to ensure Vacaville’s future development patterns and character do not adversely impact the Nut Tree Airport.

- Policy LU-P8.6 Coordinate Vacaville’s open space planning efforts with those of other agencies whenever possible.
- Policy LU-P8.7 Work with Solano County to coordinate and support the County’s efforts to promote agri-tourism and related uses.

Actions

- Action LU-A8.1 Maintain and implement agreements with the Solano Irrigation District, nearby cities, and Solano County, and negotiate agreements with other local government entities to help direct the provision of urban services to urban areas while maintaining as much viable agriculture on prime agricultural soils as is practical.
- Action LU-A8.2 Work with Solano County and the Local Agency Formation Commission (LAFCO) to update the Vacaville Sphere of Influence (SOI) to include areas where the city intends to grow, including the area beyond the current SOI but within the Urban Growth Boundary, and to remove areas not identified for annexation. As of the adoption of this General Plan, the City’s desired SOI is shown on Figure LU-6.
- Action LU-A8.3 In coordination with neighboring jurisdictions and regional and State agencies, develop regional open space programs that will benefit Vacaville.

Healthy Communities

Goal LU-9	Ensure convenient access to healthy foods for all residents.
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Policies

- Policy LU-P9.1 Encourage sources of fresh food, including grocery stores, farmers markets, and community gardens, and prioritize underserved areas for new sources of healthy food.
- Policy LU-P9.2 Consider the provision of programs, incentives, and/or grants to encourage small grocery or convenience stores to sell fresh foods in underserved areas. These programs could include grants or loans to purchase updated equipment (e.g. refrigeration), publicity or directories of healthy food outlets, or connecting stores to wholesale sources of healthy, local, or organic food.
- Policy LU-P9.3 Allow community gardens in residential and other land use designations.

Policy LU-P9.4 Encourage the purchase of local and organic food for City functions, and encourage school districts to do the same.

Policy LU-P9.5 Encourage all new public facilities, schools, parks and recreational facilities, and commercial, office, and medical buildings to provide drinking fountains.

Actions

Action LU-A9.1 Identify and prioritize neighborhoods underserved by healthy food sources for development of healthy food sources.

Action LU-A9.2 Develop a program to provide fast-track permitting for grocery stores in underserved areas and areas identified for increased residential development and mixed use.

Action LU-A9.3 Identify and inventory potential community garden and urban farm sites on existing parks, public easements, rights-of-way, and schoolyards, and develop a program to establish community gardens in appropriate locations.

Action LU-A9.4 Establish a process through which a neighborhood can propose and adopt a site as a community garden.

Action LU-A9.5 Work with the local Farmers Market Association and agricultural producers to identify appropriate locations for farmers markets or local produce stands outside of Downtown Vacaville during weekdays.

Goal LU-10	Promote healthy communities through access to health care and consideration of health care needs in the planning process.
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Policies

Policy LU-P10.1 Encourage new neighborhoods to provide for the basic needs of daily life and for the health, safety, and mental well-being of residents.

Policy LU-P10.2 Consider available State-generated community health information, such as incidence of diabetes or heart disease, when making decisions about the built environment that could affect community health.

Policy LU-P10.3 Improve access of Vacaville residents to health care, medical, and mental health facilities, in part by ensuring that such facilities are served by public transit.

Policy LU-P10.4 Provide technical assistance to local groups that offer health and social services.

Actions

Action LU-A10.1 Provide staff-level reports to the Planning Commission and City Council with recommendations on ways that the City may address newly emerging public health concerns.

Action LU-A10.2 Hold staff-level meetings with Solano County Public Health to review emerging health issues.

Residential Neighborhoods

Goal LU-11	Preserve and enhance the existing character and sense of place in residential neighborhoods.
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Policies

Policy LU-P11.1 Encourage creative residential site design and architectural quality and variety in the City’s design approval process.

Policy LU-P11.2 Ensure that the design of new residential development in established neighborhoods minimizes disruption to the neighborhood and is compatible with the design of existing residences.

Policy LU-P11.3 Require a Planned Development permit for all residential development meeting one or more of the following criteria, consistent with the adopted Planned Development regulations (*the Planned Development permit process is intended to increase flexibility for these types of development by allowing deviations from typical development standards, such as setbacks, building height, landscaping, parking, and design*):

- Multi-family projects of 10 units or more.
- Mixed use.
- A location potentially subject to natural or man-made geologic hazards, including hillside areas.
- Any project exceeding the maximum density allowed by the land use designation or with 50 units or more.

Policy LU-P11.4 Maintain buffers between residential areas and business parks, industrial parks, and technology parks. The minimum separation shall be 200 feet.

Policy LU-P11.5 Prohibit residential neighborhood design that places access to single family lots on arterial streets.

Policy LU-P11.6 Design residential neighborhoods to avoid placing access to single family lots on collector streets, and limit the number of intersections along collector streets.

Actions

Action LU-A11.1 Re-evaluate, implement, and maintain the City's Residential Design Requirements for New Single-Family Development, which encourage residential subdivisions that are sensitive to topography, limit use of mass grading, provide for functional and aesthetically pleasing neighborhoods, and provide a variety of housing sizes.

Action LU-A11.2 Update the Land Use and Development Code to include a diagram illustrating the requirements of the buffers between residential areas and business parks, industrial parks, and technology parks.

Action LU-A11.3 Update the Traffic Mitigation Ordinance (Chapter 14.13.180 of the Land Use and Development Code) to address roadway design in residential neighborhoods, including, but not limited to, traffic calming measures.

Goal LU-12	Provide high-quality housing in a range of residential densities and types.
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Policies

Policy LU-P12.1 Encourage development that broadens the choice of type, size, and affordability of housing in Vacaville.

Policy LU-P12.2 Provide for transitions between higher-density and lower-density housing.

Policy LU-P12.3 Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multi-family attached housing.

Commercial and Office Uses

Goal LU-13	Promote the development of attractive commercial areas and uses that provide goods and services.
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Policies

- Policy LU-P13.1 Ensure that new commercial development is compatible with the character and scale of existing and planned adjoining land uses.
- Policy LU-P13.2 Provide neighborhood and community shopping centers of various sizes and locations to ensure easy access from nearby residential areas to daily commercial and service needs.
- Policy LU-P13.3 Locate shopping centers and neighborhood commercial facilities at the intersection of major thoroughfares and, where appropriate, adjacent to multi-family housing and transit.
- Policy LU-P13.4 Prohibit the location of competing new neighborhood shopping centers at one major intersection.
- Policy LU-P13.5 Encourage similar and compatible types of commercial businesses to cluster together in appropriate locations to provide comparison shopping.
- Policy LU-P13.6 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.
- Policy LU-P13.7 Apply the highest development standards to highway commercial uses to ensure that the characteristics of major entrances to the community are not diminished by incompatible uses or inharmonious site development concepts.
- Policy LU-P13.8 Provide new commercial sites in new residential areas only in proportion to additional demand so that existing sites are not abandoned.
- Policy LU-P13.9 Minimize conflicts between commercial areas and residences by requiring adequate buffers and screening.
- Policy LU-P13.10 Require increased setbacks adjoining freeways and ensure that new commercial developments do not appear to back up to freeways.
- Policy LU-P13.11 Ensure the design of new commercial areas considers public safety through physical design such as lighting, visibility into the stores from the street, and avoiding the creation of isolated public spaces.

Actions

- Action LU-A13.1 Establish commercial design guidelines to govern new construction and major exterior alterations and additions in neighborhood and community

shopping centers and in highway commercial areas. In neighborhood and community shopping centers, the guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. A range of architectural expression should be allowed. Free-standing uses, such as service stations, banks, and restaurants, should be compatible in design and materials with the main building complex. In highway commercial areas, the guidelines should ensure that the characteristics of major entrances into the community and views from the freeway are not diminished by incompatible uses or inharmonious site development concepts.

Action LU-A13.2 Revise the Land Use and Development Code to set specific limits on the size of neighborhood shopping centers to preserve opportunities for local-serving businesses and to exclude region-serving stores likely to generate high traffic volumes. Require increased setbacks from residential neighborhoods.

Action LU-A13.3 Revise the Land Use and Development Code to define competing neighborhood commercial uses, and to outline the development review process applicable to addressing development proposals including competing land uses and appropriate siting standards.

Goal LU-14	Promote the development of attractive office areas and uses that provide jobs to Vacaville residents.
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Policies

Policy LU-P14.1 Encourage new regional and local-serving office development at appropriate locations.

Policy LU-P14.2 Require increased setbacks adjoining freeways and ensure that new office developments do not back up to freeways.

Actions

Action LU-A14.1 Establish office design guidelines to govern new construction and alterations and additions, including criteria for building massing, exterior materials, landscaping, and location of parking.

Industrial and Research and Development Uses

Goal LU-15	Promote the development of attractive industrial areas and uses that provide jobs to Vacaville residents.
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Policies

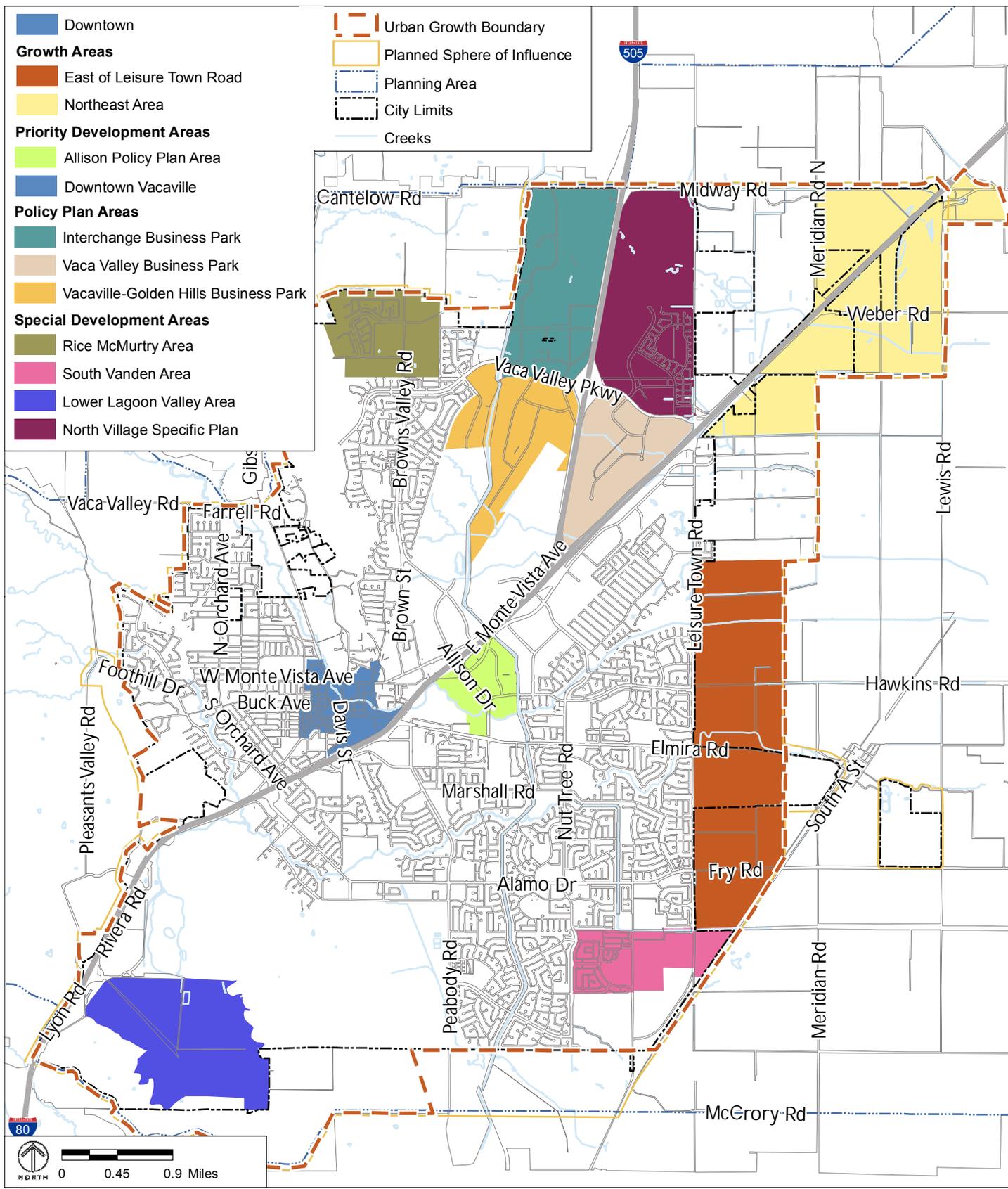
- Policy LU-P15.1 In cooperation with Solano Economic Development Corporation, other cities, and Solano County, actively promote the development of new, clean, employment-intensive industrial uses in Vacaville and the region.
- Policy LU-P15.2 Strive to retain existing industry and allow existing industrial uses to expand, consistent with other General Plan policies.
- Policy LU-P15.3 Encourage clustering of industrial development.
- Policy LU-P15.4 Protect existing and new residential areas from adverse effects of new industry and, wherever feasible, of existing industry.
- Policy LU-P15.5 Require that new industrial development be designed to avoid adverse impacts to adjacent non-industrial uses, particularly residential neighborhoods, with respect to, but not limited to, noise, dust and vibration, water quality, air quality, agricultural resources, and biological resources. Include specific standards in Policy Plans for adequate physical and aesthetic separation of industrial business parks and residential land.
- Policy LU-P15.6 Require increased setbacks adjoining freeways and ensure that new developments do not appear to back up to freeways.

Actions

- Action LU-A15.1 Continue marketing efforts and assistance to promote the stimulation of job-generating industrial uses in Vacaville.
- Action LU-A15.2 Compile information and/or maps to assist new development in identifying infrastructure availability and assist in economic development efforts for City capital improvement planning.

Areas of Special Consideration

In addition to land use designations and goals, policies, and actions, the General Plan identifies numerous Areas of Special Consideration. These are specific areas of the city where more detailed design and development guidance shall be applied. With the exception of airport areas, these Areas of Special Consideration are shown in Figure LU-7 and are discussed below. The Nut Tree Airport Land Use Compatibility Zones are shown in Figure LU-4 and the Travis Air Force Base Airport Land Use Compatibility Zones are shown in Figure LU-5.



Note: This map shows only three of the 18 existing policy plans in Vacaville. These three policy plans are shown on this map because there are policies to address the infrastructure constraints that are specific to these policy plan areas. The remaining policy plan areas are shown in Figure LU-2.

Source: City of Vacaville.

FIGURE LU-7
 AREAS OF SPECIAL CONSIDERATION

The Areas of Special Consideration include:

- Downtown
- Growth Areas:
 - East of Leisure Town Road Growth Area
 - Northeast Growth Area
- Priority Development Areas
 - Allison Policy Plan Area Priority Development Area
 - Downtown Vacaville Priority Development Area
- Policy Plan Areas:
 - Interchange Business Park
 - Vacaville-Golden Hills Business Park
 - Vaca Valley Business Park
- Special Development Areas:
 - Rice McMurtry Area
 - South Vanden Area
 - Lower Lagoon Valley Area
 - North Village Specific Plan
 - Other Areas
- Airport Areas

Downtown

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 located generally between Stevenson Street, Cernon Street, Monte Vista Avenue, and the former Southern Pacific Railroad line. 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.

Goal LU-16 Promote a physically, socially, and economically vibrant Downtown.

Policies

Policy LU-P16.1 Encourage continued improvement and redevelopment of the 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.

Policy LU-P16.2 Encourage mixed-use development projects in the Downtown.

Policy LU-P16.3 Encourage local-serving offices to locate in the Downtown.

- Policy LU-P16.4 Encourage local-serving commercial uses to locate in the Downtown.
- Policy LU-P16.5 To the extent possible, continue to provide off-street parking facilities close to Downtown retail areas.
- Policy LU-P16.6 Continue to integrate Andrews Park and the Ulatis Creek Creekwalk into Downtown planning efforts.
- Policy LU-P16.7 Support the implementation the Opportunity Hill Master Plan.
- Policy LU-P16.8 Encourage transit-oriented development, including mixed use, high density housing, and commercial and office uses, in the Downtown.
- Policy LU-P16.9 Allow retention and rehabilitation of the traditional single-family homes on the east side of Vine Street, south of Vineyard Valley Way. Due to the topography of these lots, these lots may be redeveloped with single-family homes within the legally established setbacks of the original homes without the need of an approved planned development permit.

Actions

- Action LU-A16.1 Review and revise the adopted *Design Requirements for the Main Street Vacaville Historic District* to include the entire Downtown area. The guidelines should encourage the renovation and preservation of historic structures in the Downtown Historic District; preserve the architectural, historical, and cultural significance of those buildings; and govern new commercial development and major exterior alterations and additions. As part of these guidelines, 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. 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.
- Action LU-A16.2 Continue to implement public improvements that will support revitalization of the Downtown area.
- Action LU-A16.3 Provide information regarding rehabilitating buildings in the Downtown Historic District to businesses and property owners. The information should include federal, State, and local requirements, and City procedures for design review, conditional use permits, environmental review, and building permits.

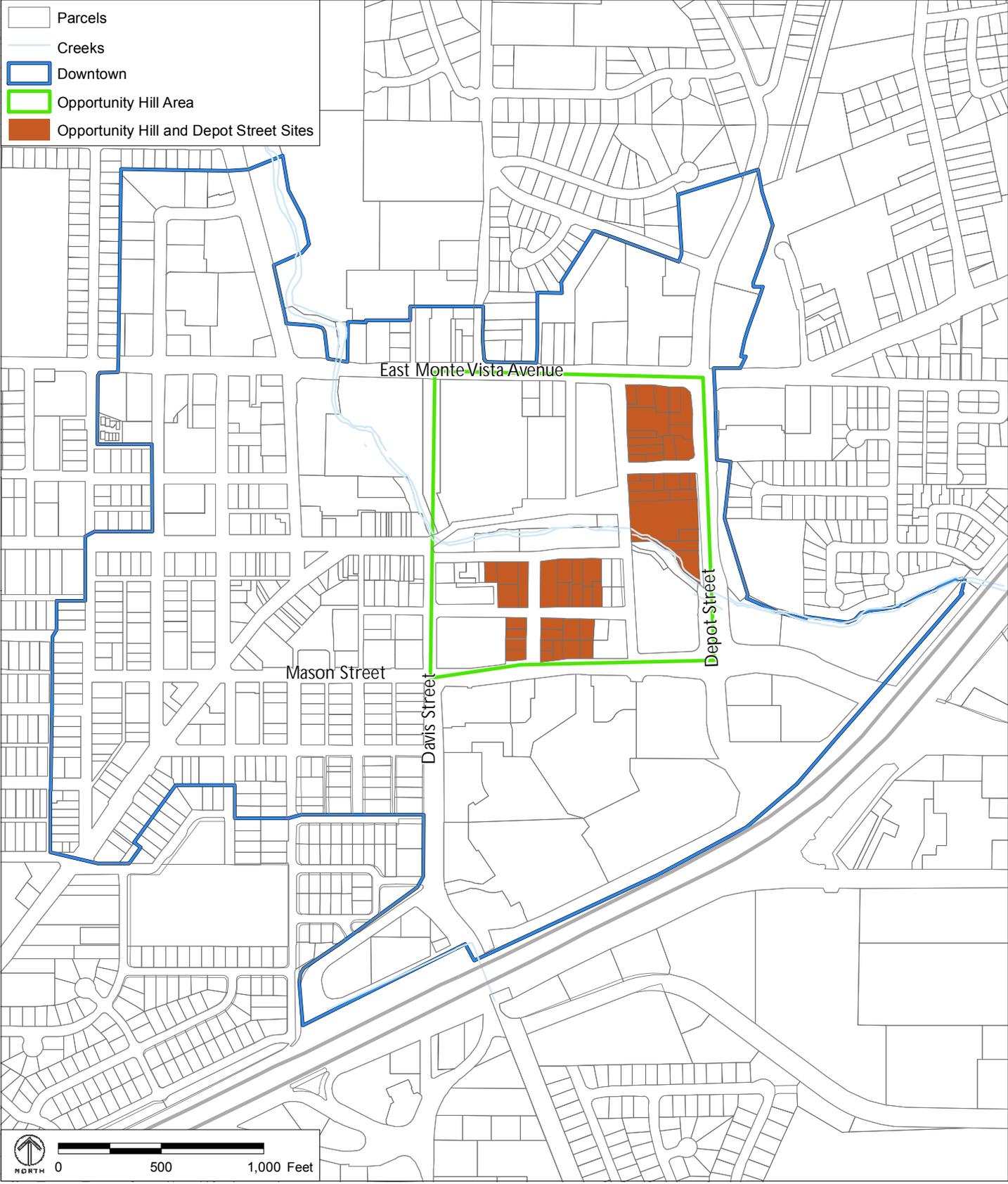
- Action LU-A16.4 Amend the Land Use and Development Code to increase the allowed density in the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites, which are shown in Figure LU-8, up to 65 dwelling units per acre.
- Action LU-A16.5 Amend the zoning designations within the Downtown to conform to revised land use designations.
- Action LU-A16.6 Prepare a Downtown Specific Plan to provide development standards that will promote the development of the City's central commercial core and implement policies for the commercial, mixed-use, and employment uses promoted under Goal LU-16.

Growth Areas

With adoption of the Urban Growth Boundary in 2008, two new growth areas were established in areas predominantly used for agriculture: the East of Leisure Town Road Growth Area and the Northeast Growth Area. The East of Leisure Town Road Growth Area is approximately 1,300 acres in size and primarily designated for future residential growth. The Northeast Growth Area is approximately 1,400 acres in size and primarily designated as an economic development area. These growth areas are not anticipated to fully develop within the 2035 horizon year of this General Plan. As such, an Urban Reserve land use designation has been applied to relatively large, contiguous geographic areas within the East of Leisure Town Road Growth Area, and to a small area within the Northeast Growth Area.

Lands designated as Urban Reserve are recognized by the City as areas that may be annexed to the City and developed in the future. Areas within the East of Leisure Town Road Growth Area with an Urban Reserve land use designation will require comprehensive planning and the preparation of a Specific Plan prior to development. In conjunction with a Specific Plan, a General Plan amendment will be necessary to establish specific General Plan land use designations for each parcel of land.

This section provides policies and actions to ensure balanced growth in these areas with adequate public facilities and services. In addition to the goals, policies, and actions below that specifically address the growth areas, the growth areas are also subject to all of the other goals, policies, and actions in the General Plan. For reference, Figure LU-9 shows the land use designations from Figure LU-6 for just the growth areas.



Source: City of Vacaville.

FIGURE LU-8
OPPORTUNITY HILL AREA (EAST DOWNTOWN AREA)

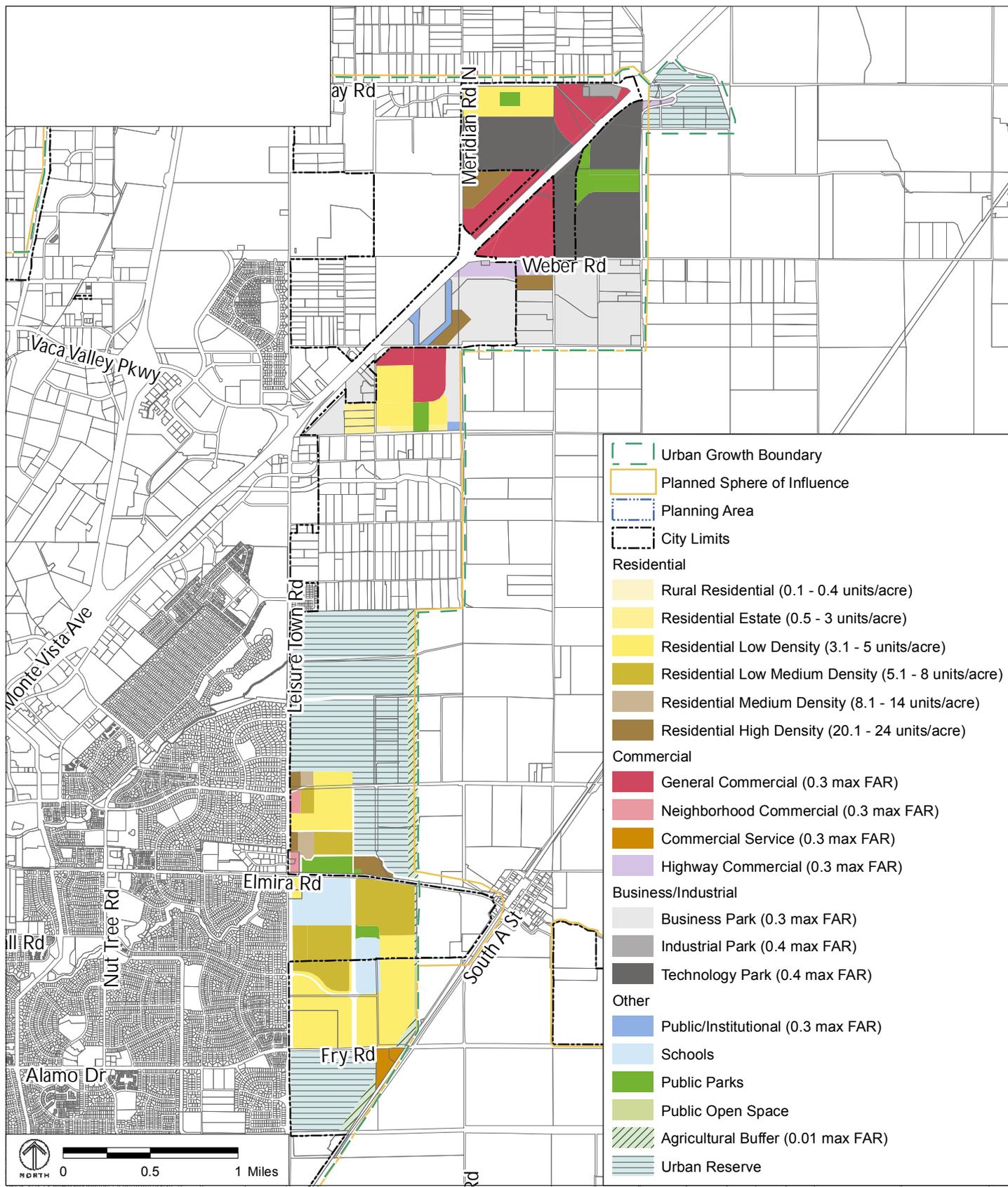


FIGURE LU-9
 GROWTH AREAS

Goal LU-17	Provide for orderly, well-planned, and balanced growth in the East of Leisure Town Road Growth Area.
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Policies

Policy LU-P17.1 Limit residential development within the East of Leisure Town Road Growth Area to 2,175 dwelling units with the following general assumptions:

- Brighton Landing Specific Plan Area: 780 dwelling units
- Properties South of Brighton Landing and North of Fry Road: 785 dwelling units
- Properties North of Elmira Road: 610 dwelling units

Require a General Plan Amendment for residential development in excess of this amount.

Policy LU-P17.2 The East of Leisure Town Road Growth Area shall include a mixture of housing densities, and attached and detached housing types consistent with the adopted land use diagram.

Policy LU-P17.3 When considering specific plan proposals for development on lands designated Residential High Density in the East of Leisure Town Road Growth Area, ensure that overall development in the East of Leisure Town Road Growth Area is on track to provide at least 13 percent of the total residential units as attached, multi-family units.

Policy LU-P17.4 Approximately 80 percent of the 610 units permitted for the properties located within the East of Leisure Town Road Growth Area, north of Elmira Road, shall be distributed between Elmira Road and Hawkins Road, west of the future north-south collector street; the remaining 20 percent shall be located north of Hawkins Road, west of the future north-south collector street.

Policy LU-P17.5 Require that specific plans be prepared for development in the East of Leisure Town Road Growth Area to ensure that coordinated plans for land uses, public facilities, and public services are created for such area, and require that these specific plans are consistent with the City's updated infrastructure master plans that account for development in the East of Leisure Town Road Growth Area.

Policy LU-P17.6 Require that specific plans for the East of Leisure Town Road Growth Area include a diagram showing the distribution of land uses and define permitted and conditionally permitted land uses, major public facilities

(including schools, parks, roads, water, sewer, and drainage facilities), phasing, infrastructure financing mechanisms, interim fire protection measures, and any other elements that may be needed to ensure an orderly development process with minimal adverse impacts to the existing community. The specific plans shall be consistent with the City's master infrastructure plans prepared for the East of Leisure Town Road Growth Area.

Policy LU-P17.7 Prohibit the location of competing new neighborhood shopping centers at the Hawkins Road and Leisure Town Road intersection.

Policy LU-P17.8 The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2035 for the lands located within the East of Leisure Town Road Growth Area, shown in Figure LU-7:

- Residential: 2,340 units
- Commercial: 160,000 square feet (12 acres)

When approved development in the East of Leisure Town Road Growth Area reaches the maximum number of residential units or commercial square feet projected in the General Plan EIR, the Community Development Director shall require that environmental review conducted for any subsequent development project address growth impacts that would occur due to development exceeding the General Plan EIR's projections. This does not preclude the City, as lead agency, from determining that an EIR would be required for any development in the East of Leisure Town Road Growth Area to the extent required under the relevant provisions of CEQA (e.g. Section 21166 and related guidelines). The City will conduct the appropriate scoping at the time of initial study for any specific plan, all in accordance with these requirements.

Note: The General Plan Update EIR assumed more residential units in the East of Leisure Town Road Growth Area would develop by 2035 than the number of units permitted by Policy LU-P17.1.

Policy LU-P17.9 Require residential specific plans within the East of Leisure Town Road Growth Area to contain a component of housing designed to attract business executives and professionals.

Policy LU-P17.10 Require Specific Plans within the East of Leisure Town Growth Area to provide a wide variety of lot sizes and housing types. Lots located adjacent to the Agricultural Buffer, north of Elmira Road, shall be 10,000 square feet in size.

Policy LU-P17.11 Require specific plans within the East of Leisure Town Road Growth Area to incorporate detention basins, agricultural buffer areas, and public open spaces into the physical amenities designed into the neighborhoods. These amenities could include trails, passive open spaces, recreational spaces, or other features designed to create innovative, attractive neighborhood design.

Policy LU-P17.12 Development projects within the East of Leisure Town Road Growth Area shall coordinate their respective roads, bike paths, landscape corridors, and design standards to create a unified sense of place and identity.

Actions

Action LU-A17.1 Reduce the width of the agricultural buffer located north of Elmira Road from 500 feet to 300 feet. A 300-foot-wide agricultural buffer is consistent with the Solano County General Plan policy that identifies the requirement for 300-foot-wide agricultural buffers. Further discussions with the Solano Irrigation District are required as part of this action, and will be addressed in an amendment to the Master Water Agreement. In the event that the City and the Solano County Irrigation District do not agree to such amendment, the buffer shall remain 500 feet in width.

Action LU-A17.2 Work with the Solano Irrigation District to expand the Urban Service Area and amend the Master Water Agreement to accommodate urban development in the East of Leisure Town Road Growth Area. As part of the amendment to the Master Water Agreement, consider the width, location, and allowed uses in the agricultural buffer.

Goal LU-18	Provide for orderly, well-planned, and balanced growth in the Northeast Growth Area.
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Policies

Policy LU-P18.1 The Northeast Growth Area shall primarily be developed with job generating uses such as high quality offices, industrial uses, and technology campuses. Encourage the development of employment generating uses prior to residential uses in the Northeast Growth Area.

Policy LU-P18.2 Properties within the Northeast Growth Area designated as Technology Park and measuring over 100 acres in size are intended for large technology and business campuses. These properties shall not be

subdivided into smaller parcels for the purpose of developing several unrelated uses.

- Policy LU-P18.3 Require that specific plans be prepared for development in the Northeast Growth Area to ensure that coordinated plans for land uses, public facilities, and public services are created for each area, and require that these specific plans are consistent with the City's updated infrastructure master plans that account for development in the Northeast Growth Area.
- Policy LU-P18.4 Require that specific plans for the Northeast Growth Area include a diagram showing the distribution of land uses and define permitted and conditionally permitted land uses, major public facilities (including schools, parks, roads, water, sewer, and drainage facilities), phasing, infrastructure financing mechanisms, interim fire protection measures, and any other elements that may be needed to ensure an orderly development process with minimal adverse impacts to the existing community.
- Policy LU-P18.5 One comprehensive infrastructure master plan shall be prepared for the Northeast Growth Area prior to development in this area to ensure coordinated planning for infrastructure, public facilities, and public services.
- Policy LU-P18.6 Require that the Specific Plan for the Northeast Growth Area comply with the City Gateways Design Master Plan.
- Policy LU-P18.7 Setback distance and/or landscaping in the Northeast Growth Area shall ensure that development is protected from the adverse impacts of the freeway and does not appear to back up to the freeway.
- Policy LU-P18.8 The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2035 for the lands located within the Northeast Growth Area, shown in Figure LU-7:
- Industrial: 560,000 square feet (32 acres)

When approved development in the Northeast Growth Area reaches the maximum industrial square feet projected in the General Plan EIR, the Community Development Director shall require that environmental review conducted for any subsequent development project address growth impacts that would occur due to development exceeding the General Plan EIR's projections. This does not preclude the City, as lead agency, from determining that an EIR would be required for any development in the Northeast Growth Area to the extent required under

the relevant provisions of CEQA (e.g. Section 21166 and related guidelines). The City will conduct the appropriate scoping at the time of initial study for any specific plan, all in accordance with these requirements.

Actions

Action LU-A18.1 Amend the City Gateways Design Master Plan and the Land Use and Development Code to include freeway frontage in the Northeast Growth Area and to address billboard development in this area.

Goal LU-19	Comprehensively plan for future development in the East of Leisure Town Road and Northeast Growth Areas.
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Policies

Policy LU-P19.1 Require a General Plan amendment to convert lands designated as Urban Reserve to other land use designations. Require all conversions to make the findings identified in an Urban Reserve Ordinance described in Action LU-A19.1, below.

Policy LU-P19.2 Prioritize development of residential land use in the East of Leisure Town Road Growth Area over future new residential uses in the Northeast Growth Area in the City's infrastructure planning and land use approval process.

Policy LU-P19.3 The City Municipal Service Review and Comprehensive Annexation Plan (MSR/CAP) shall serve as the City's growth management plan. The growth management plan shall include an urban growth strategy, infill strategy and agricultural preservation strategy. The MSR/CAP shall be updated every five years as mandated by State law.

Policy LU-P19.4 Identify all properties designated as Urban Reserve as long-term annexation areas in the City's Municipal Service Review and Comprehensive Annexation Area Plan. Long-term annexation areas are areas that will not be annexed to the City within the 5- to 10-year planning period of the most current Municipal Service Review and Comprehensive Annexation Plan.

Policy LU-P19.5 Evaluate General Plan amendment requests to convert lands designated as Urban Reserve to other land use designations no more often than every 5 years. Applications to amend the General Plan to convert Urban Reserve lands must be consistent with the City's Municipal Service Review and Comprehensive Annexation Plan.

Policy LU-P19.6 Prior to the approval of any subdivision applications in the East of Leisure Town Road or Northeast Growth Area, the developers shall assure that all required domestic water supply and distribution systems, wastewater collection and treatment facilities, stormwater management facilities, and roadway segment and intersection improvements will be incorporated into the final project plans.

Actions

Action LU-A19.1 Amend the Land Use and Development Code to establish an Urban Reserve ordinance. The ordinance shall include criteria necessary to support a General Plan amendment permitting the conversion of the land designated as Urban Reserve to another land use designation. The criteria shall allow consideration of amendments needed to retain a 20-year supply of developable land within the Urban Growth Boundary or to replenish the supply of developable land reduced since General Plan adoption. These findings shall support the General Plan Vision Statement.

Action LU-A19.2 Update the City's master infrastructure plans to identify the infrastructure requirements for the development of the East of Leisure Town Road and Northeast Growth Areas through the 2035 horizon year. The specific plans for these growth areas shall be consistent with the City's infrastructure master plans.

Action LU-A19.3 As part of its regular Municipal Service Review and Comprehensive Annexation Plan updates, the City shall review and analyze the growth and population projections for the East of Leisure Town Road and Northeast Growth Areas in relation to the rest of the city to ensure an adequate, long-term supply of developable residential and non-residential land, and to ensure the City can provide adequate infrastructure and facilities to serve the needs of these growth areas.

Priority Development Areas

In 2008, the Association of Bay Area Governments (ABAG) approved the Allison Policy Plan Area and Downtown Vacaville as Priority Development Areas (PDAs) for inclusion in FOCUS, the San Francisco Bay Area's Regional Blueprint Plan. FOCUS is a regional development and conservation strategy that promotes a compact land use pattern for the Bay Area. The PDAs discussed in this section meet the FOCUS designation criteria by allowing mixed-use development, including office, commercial, retail, and residential uses, in close proximity to jobs, public transit, parks, libraries, shopping, and dining. PDA designations provide the City with the opportunity to apply for grants to assist with the costs of planning,

infrastructure improvements, and/or construction related to the development of these project areas.

Allison Policy Plan Area

The Allison Policy Plan Area PDA is categorized as a “Suburban Center.” Suburban Center PDAs generally have a mix of low-rise, mid-rise, and some high-rise residential buildings, consisting of 30 to 100 dwelling units per acre. The Allison Policy Plan Area PDA encompasses approximately 290 acres, and is bordered by Interstate 80 in the vicinity of Allison Drive. It is served by the Vacaville Intermodal Transit Center, which serves regional and local transit needs by providing bus service with connections to Sacramento, Bay Area Rapid Transit (BART), and the Vallejo ferry. The Transit Center includes a multi-bus terminal, a park-and-ride area with surface parking for over 200 cars, bicycle lockers, and a van pool. Future expansion plans include a 400-car parking garage.

There are prominent job, entertainment, and leisure opportunities within this PDA, including approximately 3,500 jobs, and the potential for approximately 800 additional jobs. The PDA also includes the Vacaville Performing Arts Theater, the Ulatis Community Center, a branch of the Solano County Library, and a private school serving kindergarten through eighth grade. Approximately 600 apartments are located within this PDA, with the potential for approximately 230 additional apartments. This PDA is located adjacent to single family homes, senior housing, and an assisted living facility.

Downtown Vacaville

The Downtown Vacaville PDA is designated as a “Transit Town Center” PDA, which is generally characterized as having a mix of small-lot single family homes, townhomes, and low- and mid-rise residential buildings, with 20 to 75 dwelling units per acre. The Downtown PDA encompasses approximately 300 acres, and is located in downtown Vacaville, bound generally by Monte Vista Avenue to the north, Interstate 80 to the southeast, West Street to the west, and Depot Street to the east.

The area is envisioned for mixed-use residential and retail projects. The area includes the City Coach Transit Center that serves six local bus routes and connects to the Intermodal Transit Center. This area is pedestrian orientated with an abundance of shopping and dining options, a branch of the Solano County Library, a movie theater, an indoor sports facility, and a large community park that routinely hosts live entertainment.

Goal LU-20	Support development within the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.
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Policies

Policy LU-P20.1 Provide a variety of housing options within close proximity to transit, jobs, shopping, and services within Priority Development Areas.

- Policy LU-P20.2 Continue to actively pursue planning grants and capital infrastructure funding to support planning and development in Priority Development Areas.
- Policy LU-P20.3 Ensure that development at the edge of Priority Development Areas is sensitive to adjoining uses and neighborhood context.

Actions

- Action LU-A20.1 Identify steps to further support development within Priority Development Areas.
- Action LU-A20.2 Amend the zoning map to identify the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.
- Action LU-A20.3 Amend the Land Use and Development Code to provide development and design standards for the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.

Policy Plan Areas

As described earlier in this Element, policy plans are one of the primary tools used by the City to strategically plan for new growth within the industrial and business parks. In order to allow development flexibility, the policy plans typically allow a wide range of land uses. However, development of much of the remaining vacant land within the Interchange Business Park, Vacaville-Golden Hills Business Park, and Vaca Valley Business Park Policy Plans is limited by the available water, wastewater, and transportation infrastructure; there is not adequate infrastructure to allow every parcel to be developed with uses that have high water demand or traffic impacts. This section includes policies to address these infrastructure issues. See the section on specific plans, policy plans, and master plans in the Background Information section of this Element for additional information about policy plan areas.

Goal LU-21	Provide for development that is consistent with the limits imposed by water and wastewater infrastructure in the Interchange Business Park, Vacaville-Golden Hills Business Park, and Vaca Valley Business Park Policy Plans.
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Policies

- Policy LU-P21.1 Do not permit new development in the Interchange Business Park, Vacaville-Golden Hills Business Park, and Vaca Valley Business Park Policy Plans unless the applicant demonstrates to the satisfaction of the Public Works and Utilities Director that the project will not exceed available infrastructure capacity, and conforms to the latest adopted

Water and Sewer Master Plans, Northeast Sector Sewer Master Plan, and current Wastewater Collection and Treatment Master Plans.

Policy LU-P21.2 Encourage businesses that do not require intensive wastewater collection capacity (e.g. offices), to locate in the Interchange Business Park, Vacaville-Golden Hills Business Park, and Vaca Valley Business Park Policy Plans.

Special Development Areas

The following special development areas require specific policies and standards related to the unique characteristics of these areas:

- Rice McMurtry Area
- South Vanden Area
- Lower Lagoon Valley Area
- North Village Specific Plan
- Other Areas

Rice McMurtry Area

The Rice McMurtry area is surrounded by the English Hills to the west, a residential subdivision to the south, and rural and agricultural uses to the north and east. The northern boundary of the Cheyenne Subdivision serves as the jurisdictional boundary between the city and county. As such, it has been the intention of the City and the project applicants to create a high quality development area that serves as a transition area between the city and county. This goal is being accomplished by allowing flexibility and creativity in building design and site planning.

Development within the Rice McMurtry Area is required to promote a rural atmosphere. As outlined below, all new residential development within the Rice McMurtry area must be of superior quality and design.

Goal LU-22	Provide large residential lots within a rural atmosphere to achieve the identity of the Rice McMurtry Area.
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Policies

Policy LU-P22.1 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, particularly along the west side of Browns Valley Road and Shelton Lane, shall be larger lots of at least 1 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 1 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.
- Unless otherwise identified in this policy, all public streets must conform with adopted City Standards.
- Perimeter fencing along Browns Valley Road and 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, approved with the Cheyenne Subdivision (a.k.a. Reynold's Ranch), 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 32 feet. The minimum ultimate pavement width shall be no less than 40 feet with separated sidewalks and landscaping on both sides. Additional right-of-way and pavement width may be required as the properties fronting 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 the 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 provide 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.

Actions

Action LU-A22.1 Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P22.1 above.

South Vanden Area

The Southtown and Southtown Commons (a.k.a Moody Property) projects are separate but contiguous developments that make up the South Vanden area. The approximately 280-acre Southtown project area is bounded by Nut Tree Road on the west and Leisure Town Road on the east, and is immediately to the south of the Villages East and Heritage Place neighborhoods and the New Alamo Creek channel. The 39-acre triangular-shaped Southtown Commons project area is located on the east side of Leisure Town Road, south of the New Alamo Creek channel, and west of the railroad tracks.

Individual neighborhoods within this area should be designed to achieve a separate identity while being visually integrated with the larger Southtown community

Goal LU-23	Establish a consistent architectural character in residential, commercial, and public facility development areas to achieve the identity of the South Vanden area.
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Policies

- Policy LU-P23.1 Require that the South Vanden Area, including the Southtown and Southtown Commons 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 shall connect key elements of the area, such as the community 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 to the Residential Design Requirements for New Single Family Development.
 - The Southtown project area will include a range of housing types and densities and attached, detached, and cluster housing.
 - Land shall be reserved for community uses such as private schools, membership organizations, 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 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 1-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 Southtown project 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, stormwater 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 Southtown Commons project areas will be subject to subsequent General Plan Amendments, Prezonings, and other prerequisites to annexation.

Actions

Action LU-A23.1 Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P23.1 above.

Lower Lagoon Valley Area

The Lower Lagoon Valley area is located in the southwest corner of the city and functions as a major community separator and gateway between Vacaville and Fairfield. Separated by Interstate 80 from the northern portion of Lagoon Valley, Lower Lagoon Valley is surrounded on three sides by hillsides, the majority of which are in public open space. The approximately 360-acre Lagoon Valley Park occupies the northern portion of the valley. The City envisions that development in Lower Lagoon Valley will be through a policy or specific plan that would facilitate development of a community with superior design quality for

residential, office, and commercial buildings while recognizing the recreational and visual amenities inherent in the valley.

Development within the Lower Lagoon Valley area is required to promote a gateway community with superior design quality.

Goal LU-24	Develop the Lower Lagoon Valley area as a major community separator and gateway with superior design quality while recognizing the visual and recreational amenities in the valley.
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Policies

Policy LU-P24.1 Require that the policy plan for the Lower Lagoon Valley area facilitate development of a business park of regional significance and “upper-end” housing by adhering to 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 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 shall be 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, materials, and design; site coverage and placement; street design and landscaping; and public amenities.
- In the southwest corner of the valley, a berm that parallels Interstate 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 Interstate 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 Interstate 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.

- 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.

Actions

Action LU-A24.1 Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P24.1 above.

North Village Specific Plan

The North Village Specific Plan is located in the northeast sector of the city, north of Vaca Valley Parkway, east of Interstate 505, and west of Leisure Town Road. The 882-acre project site is governed by an approved Specific Plan, which permits 2,499 residential units. Due to the environmentally sensitive vernal pool areas and wetlands within the project site, development is also subject to US Army Corps of Engineers wetlands permitting processes, which resulted in a reduction in the number of allowed units to approximately 2,220 units. The goal, policies, and action apply to any future amendments of the approved specific plan.

Goal LU-25	Provide for orderly and well-planned growth in the North Village Specific Plan.
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Policies

Policy LU-P25.1 Require that the residential area east of Interstate 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 Interstate 505 to provide an adequate noise and safety buffer for adjacent residential uses.

Policy LU-P25.2 An elementary school site shall be provided within the northern portion (Area Plan 2) of the North Village Specific Plan.

Other Areas

Goal LU-26	Provide for orderly and well-planned growth in the specific development areas of the city.
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Policies

Policy LU-P26.1 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.

Policy LU-P26.2 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.

Policy LU-P26.3 The former Solano Irrigation District Headquarters and Corporation Yard Site, located at 508 Elmira Road, shall comply with the following requirements:

- Comply with the Mitigated Negative Declaration (10-107) mitigation measures for a Maintenance Plan including requiring the owner of the site to continuously maintain the vacant site for the duration of ownership to prevent the site from becoming a hazard or blighted prior to development.
- The City's Infill Standards for Residential Development shall be met for any future development for the site, regardless of lot size. Site-specific standards also include:
 - No attached housing shall be approved for the site.
 - Additional landscaping allowed by Infill Standards shall address protection of privacy for adjacent existing homes per Policy LU-P11.2.
- Site development applications for this property shall be submitted concurrently with a Zone Change request, per Land Use and Development Code Section 14.09.071.050.

Actions

- Action LU-A26.1 Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P26.2 above.
- Action LU-A26.2 Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P26.3 above.

Airport Areas

The Nut Tree Airport is operated by Solano County and located west of Interstate 505 near its junction with Interstate 80. The Nut Tree ALUCP establishes land use compatibility zones, which are shown in Figure LU-4.

As shown in Figure LU-5, Vacaville is located within Compatibility Zones D and E of the Travis Air Force Base Land Use Compatibility Plan. Compatibility Zones D and E do not place any restrictions on the types of land uses allowed, except land uses that could cause hazard to flight.

Goal LU-27 Ensure that development near the Nut Tree Airport and Travis Air Force Base is compatible with airport uses and conforms to safety requirements.

Policies

- Policy LU-P27.1 Support the Nut Tree Airport's contributions to business efficiency and recreational opportunities in Vacaville.
- Policy LU-P27.2 Limit residential development in areas impacted by noise and potential hazards from the Nut Tree Airport to uses identified in the Solano County Airport Land Use Commission's Airport Land Use Compatibility Plan.
- Policy LU-P27.3 Ensure that land uses in the vicinity of Nut Tree Airport, or potentially affected by Travis Air Force Base, are compatible with airport operations and are consistent with the Airport Land Use Compatibility Plans for both airports.
- Policy LU-P27.4 Encourage uses that are compatible with the noise, air quality, and traffic impacts associated with airports, such as aviation-oriented commercial and industrial uses, to be located near the Nut Tree Airport whenever possible.

- Policy LU-P27.5 Continue to refer development proposals within the Nut Tree Airport and Travis Air Force Base Compatibility Districts to the Solano County Airport Land Use Commission.
- Policy LU-P27.6 Continue to require aviation easements to be granted to Solano County for all development within the Nut Tree Airport Compatibility District. Require that residential renters and purchasers be notified that they are in the vicinity of an airport.
- Policy LU-P27.7 Notwithstanding other provisions of the General Plan, land use changes and development approvals within the Vacaville Planning Area shall be consistent with the Nut Tree Airport and Travis Air Force Base Airport Land Use Compatibility Plans (ALUCP).

Actions

- Action LU-A27.1 Continue to implement the Airport Land Use Compatibility Plans for the Nut Tree Airport and Travis Air Force Base through the Land Use and Development Code.
- Action LU-A27.2 Continue marketing efforts and assistance to promote the stimulation of job-generating land uses that are compatible with the Nut Tree Airport.

CITY OF VACAVILLE
VACAVILLE GENERAL PLAN
LAND USE ELEMENT