

City of Vacaville General Plan Update

City of Vacaville
August 2014



Compilation of Comments Received on the General Plan Update

ADDENDUM



This document is an addendum to the *Compilation of Comments Received on the General Plan* document. This addendum includes corrections to the *Compilation* document, and includes information that was inadvertently omitted from the original document.

Section 4 - Individual General Plan Land Use Requests from Developers

Correction to Section 4.1.2 - Letter from Robert Holmes Regarding Roberts' Ranch

The map included in the published *Compilation* document included the wrong land use amendment diagram. This section includes the correct land use diagram.

July 04, 2014

Mr. Fred Buderl
Ms. Tyra Hays
City of Vacaville - Planning Department
650 Merchant Street
Vacaville, CA 95688

Dear Fred and Tyra:

As the City contemplates the final changes to the General Plan Update in anticipation of preparing for hearings before the Planning Commission and City Council, we would like to request the consideration of a land-use change for the "Batch Property", also known as "Roberts' Ranch." Robert Batch owns the sector of land on the Northeast corner of Fry and Leisure Town Roads, south of Brighton Landing and west of the railroad tracks (excluding the City owned detention basin site). We have attached an exhibit that reflects our requested change. The request is driven by several factors:

- We have received input from community leaders requesting that Roberts' Ranch provide an opportunity to attract "move-up" buyers. While entry monuments, housing design and landscaping have some impact, it is more frequently determined by the density and lot sizes.
- In response, we are requesting a change in the location and intensity of the land-uses for the project. The overall density for the site will be less than currently proposed, and significantly less than the adjacent Brighton Landing. Given that the actual density will be lower, the change should not impact the existing FEIR, its conclusions or mitigations.
- We are requesting that the low-medium designations for the site be relocated adjacent to Brighton Landing. This will provide for a gradual change from Brighton Landing densities on the north to a much lower density as the neighborhoods approach Fry Road.
- We've reconfigured the shape of the various land-uses to closely follow the proposed street system for Roberts' Ranch and the frontage orientation concepts that we have shown to staff.

We appreciate your consideration of our proposed change. Please contact me or Bob Holmes if you need any additional information, or you have comments.

Sincerely,

Regis Homes of Sacramento, LLC



William F. Heartman
President
(916) 558-2907 (direct)

Roberts' Ranch Images

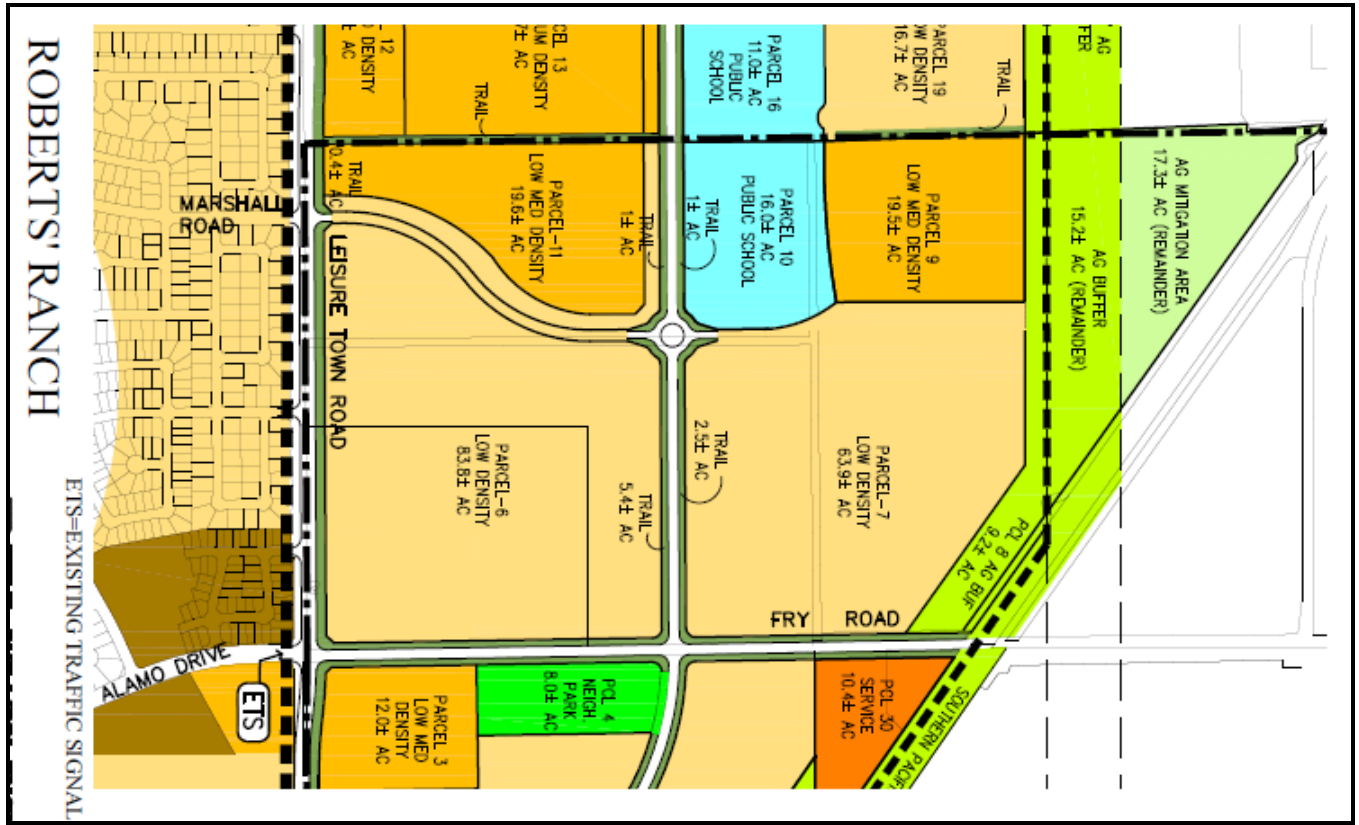
Location Map:

Within Proposed East of Leisure Town Road Growth Area; South of Brighton Landing Property, North of Fry Road



Proposed Land Use Amendment:

Remove Medium Residential designation, and redistribute other residential designations on the property.



Analysis/Recommendation:

Amend Land Use Diagram: Staff recommends that the proposed land use request for the Batch Property (Roberts Ranch) be included in the General Plan as requested to revise the location of various residential densities. The request addresses comments received at public hearings pertaining to the need for a wider diversity of housing within the East of Leisure Town Road Growth Area, and the proposed amendment will not impact the General Plan Update EIR findings because the residential densities, and therefore the amount of residential development considered in this area, would be reduced.

New Policies LU-P17.8, LU-P17.9, and LU-P17.10 address land use planning and design criteria for the community design vision expressed in this request.

For Inclusion is Section 6 – Administrative Corrections and Changes

Land Use Diagram Amendment - Vanden Meadows

In the fall of 2013, the City Council approved the Vanden Meadows Specific Plan and Development Project. The approved project consists of 779 single-family homes on approximately 265 acres, a Travis Unified School District future school site of 28 acres, a 6-acre neighborhood park, connecting pedestrian trails, a bike station on Leisure Town Road within a 500-foot agricultural buffer, and the extension of Foxboro Parkway from Nut Tree Road to Vanden Road. The project site is located in the southeastern most part of the City of Vacaville between Leisure Town Road to the east and Nut Tree Road to the west, with the Southtown Development to the north.

The City Council's action approved the request for certification of an Environmental Impact Report (EIR) and approval of the Annexation, Specific Plan, Zone Change, Development Agreements, Tentative Subdivision Maps and Planned Developments for the approximately 265 acre area between Nut Tree Road and Leisure Town Road, south of and adjacent to the Southtown residential development. The project is now pending annexation into the city.

The project was found to be consistent with the existing 1990 General Plan and the Preferred Land Use Alternative being proposed as part of the General Plan Update. The City committed to modify the land use diagram for the General Plan Update to reflect the exact location of the planned uses shown on the Vanden Meadows Specific Plan diagram following final actions on the project. The Council approved the Land Use map shown below. As such, the Land Use Diagram for the General Plan Update will be modified to reflect the approved locations of uses within the Vanden Meadows project, as shown in Figure 3.1.



LAND USE

FIGURE 3.1 VANDEN MEADOWS

For Inclusion is Section 7 – Summary of Recommended Changes to the General Plan

LAND USE ELEMENT

Amendments to the General Plan Land Use Designation Map

Land Use Diagram Amendment - Revise the land use designation at southwest corner of Weber Road and Byrnes Road (Parcel Number 141-010-040) to place the Highway Commercial designation fronting on Weber Road and the Residential High Density designation on the southerly portion of the parcel (Letter #36)

Land Use Diagram Amendment: Amend Figure LU-6 to replace the narrow bands of Industrial designated lands along I-80 in the Northeast Growth Area, with the appropriate adjacent land use designations. (Letter 41)

Land Use Diagram Amendment: Revise the location of the Agricultural Buffer in the East of Leisure Town Growth Area, north of Elmira Road, to be located on the west side of the Urban Growth Boundary adopted in 2008. The buffer will be located entirely within the area that would be placed under City jurisdiction. (Letter #10 and Final EIR)

Land Use Diagram Amendment: If supported by Solano Irrigation District and included in the adopted Master Water Agreement Amendment, reduce the width of the Agricultural Buffer, located north of Elmira Road, from 500 feet to 300 feet.

Land Use Diagram Amendment: Remove the Permanent Agriculture Overlay designation from the General Plan land use diagram since this overlay designation is not consistent with the County's General Plan land use diagram. (Letter 10)

Land Use Diagram Amendment: Staff recommends that the proposed land use request for the Batch Property (Roberts' Ranch) be included in the General Plan as requested to revise the location of various residential densities. (Letter 3.1.2 from Regis Homes)

Land Use Diagram Amendment: Staff recommends that the proposed land use request for the Hartford Land Management Property be included in the General Plan as requested to remove the Neighborhood Commercial designation from the property, and to replace it with Residential Medium Density. (Letter 4.1.1 from Phillippi Engineering)

Land Use Diagram Amendment: Staff recommends that the proposed land use request for the Karaouni Property (APN 141-010-040) be included in the General Plan as requested to

redistribute the proposed Highway Commercial and Residential High Density land use designations on the property (Comment Letter #36)

TRANSPORTATION ELEMENT

Transportation Figure TR-2 Amendment

Transportation Figure TR-2 Amendment: Revise Figure TR-2, Existing and Planned Bicycle Facilities, to include the Rocky Hill Trail as a Proposed Class 1 Bicycle Facility. (Letter 6 and many other Comment Letters)