Vacaville Downtown Specific Plan

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Priority Development Area Profile

Final | September 2019

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01 PRIORITY DEVELOPMENT AREA PROFILE

This profile provides the overall existing context for the City of Vacaville's Downtown Specific Plan (DTSP) and sets the stage for future planning in the DTSP area (Plan Area). The Plan Area encompasses the Downtown Vacaville Priority Development Area (PDA), which was designated as one of Solano County's PDAs in Plan Bay Area 2040 by Bay Area Metro (BAM). The 237-acre Plan Area is centered on historic Main Street and extends north to East Monte Vista (and slightly beyond), west to West Street, east to Depot Street, and south to Interstate (I-) 80 (see **Figure 1-1**).

1.1 Introduction

The PDA Profile provides an overview of existing conditions in the Plan Area. This data will inform the planning effort, including the development of plan alternatives.

Data in this PDA Profile are organized as follows:

- Introduction – provides an overview of the key findings generated from the analysis that may influence potential alternatives, policies and programs for the Plan Area.
- Plans and Policies – provides an overview of the existing plans and policies which may have pertinence to future development in the Plan Area.
- Physical Context – sets the stage for understanding the existing character, land uses, amenities, regional connections, infrastructure, and the overall geography of the Plan Area and its distinct subdistricts.
- Population, Employment, and Housing Trends – provides the demographic context for the residents of the Plan Area, in addition to major industries, and housing affordability.
- Opportunities and Constraints – outlines some ideas that have been brought forward through outreach with City staff, stakeholders, and members of the public that may influence potential alternatives for the Plan Area.

The Vacaville Downtown Specific Plan is funded by two grants; a Caltrans Sustainability Communities Grant and a Bay Area Metro PDA Planning Grant. A separate existing conditions document, funded by the Caltrans grant, provides an overview of the transportation and connectivity network in the Plan Area. Together, the Streetscape Existing Conditions and PDA Profile, will be used to describe the existing conditions for the specific plan.

The City is applying for a third grant from the California Dept. of Housing and Community Development. This grant will focus on housing production within the Plan area.

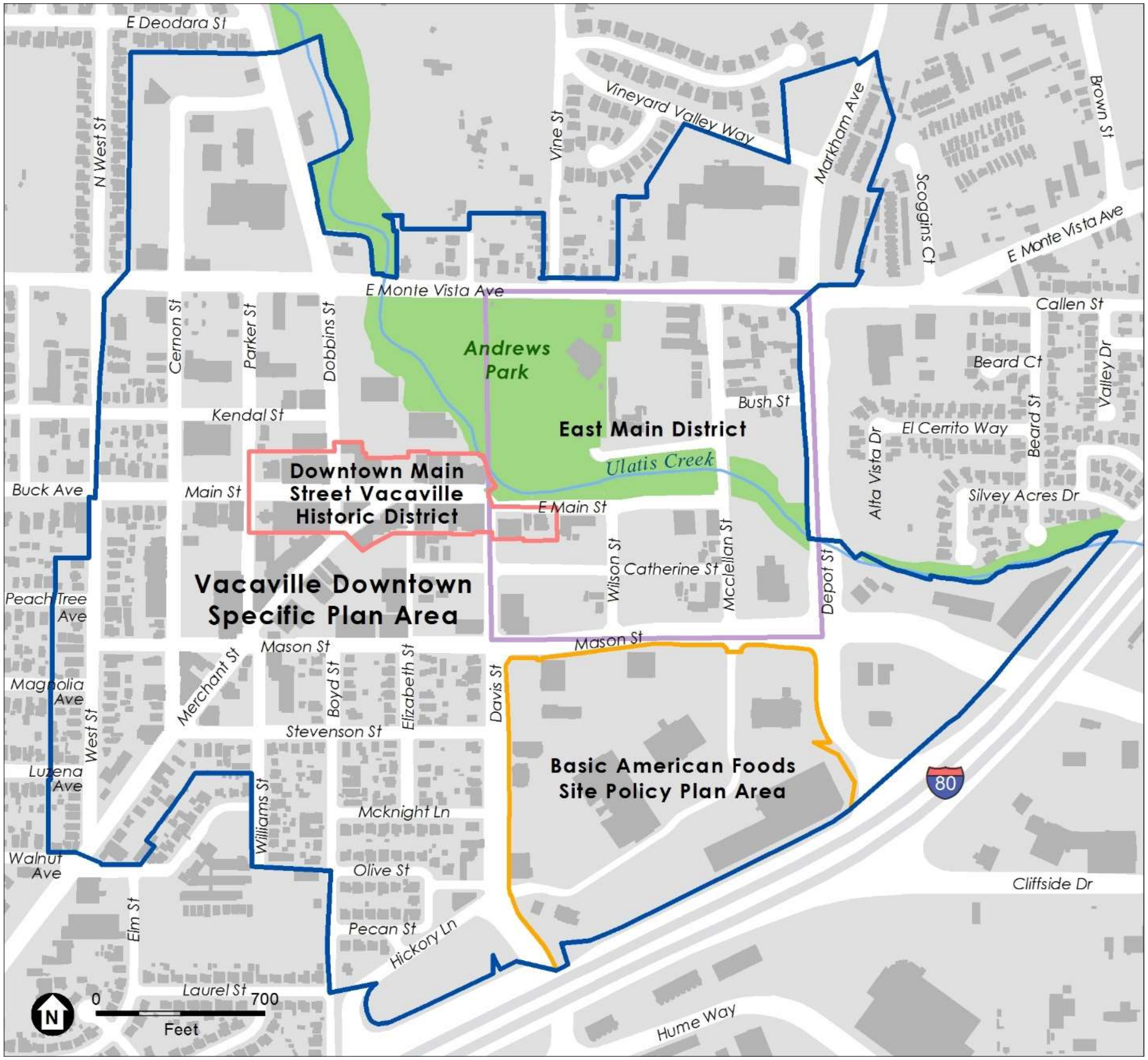


Figure 1-1 Planning Areas

Legend

- Downtown Boundary
- East Main District
- Basic American Foods Site Policy Plan Area
- Downtown Main Street Vacaville Historic District
- Parks and Open Space

Source: City of Vacaville 2019

Priority Development Areas, commonly known as PDAs, are areas within existing communities that local city or county governments have identified and approved for future growth. These areas typically are accessible by one or more transit services; and they are often located near established job centers, shopping districts and other services.The City is applying for a third grant from the California Dept. of Housing and Community Development. This grant will focus on housing production within the Plan area.

1.2 Plans and Policies

A wide range of plans and policies affect how development and activity occurs in the Plan Area. Below is a summary of relevant plans and policies and how they could affect the Vacaville DTSP.

1.2.1 Plan Bay Area 2040

Plan Bay Area 2040 is a state-mandated, integrated long-range transportation and land use plan. As required by Senate Bill 375, all metropolitan regions in California must complete a Sustainable Communities Strategy (SCS) as part of a Regional Transportation Plan. In the Bay Area, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) are jointly responsible for developing and adopting a SCS that integrates transportation, land use and housing to meet greenhouse gas (GHG) reduction targets set by the California Air Resources Board (CARB).

The region adopted its previous plan—Plan Bay Area—in July 2013. As the Bay Area's first regional transportation plan to include a Sustainable Communities Strategy, the original Plan Bay Area charted a course for reducing per-capita GHG emissions through the promotion of more compact, mixed-use residential and commercial neighborhoods near transit. Plan Bay Area supported Priority Development Areas (PDAs) with planning grants, technical assistance, and prioritization for regional and State transportation and affordable housing funds.

PDAs are areas within existing communities that local city or county governments have identified and approved for future growth. These areas typically are accessible by one or more transit services and they are often located near established job centers, shopping districts and other services.

Downtown Vacaville was first included as a PDA within FOCUS, the 2008 predecessor to Plan Bay Area. In 2018, Bay Area Metro (BAM, which includes both ABAG and the Metropolitan Transportation Commission) awarded the City with a planning grant as part of the MTC's PDA Planning Program.

The PDA Planning Program includes specific requirements for what a plan must include, such as community engagement, an affordable housing strategy, multi-modal connectivity, and analysis of parking demand.

1.2.2 Vacaville General Plan

The City's General Plan was adopted in August of 2015 and establishes a framework for growth until a horizon year of 2035. The General Plan consists of Land Use, Transportation, Conservation and Open Space, Parks and Recreation, Public Facilities and Services, Safety, Noise, and Housing elements.

The Downtown Vacaville PDA is described in the General Plan 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… The area is envisioned for mixed-use residential and retail projects."

The General Plan includes a vision for the City, including "continu[ing] to strengthen Vacaville's Downtown culture and identity, supporting a vibrancy that will draw residents and visitors to the Downtown". The General Plan aims to continue revitalizing and expanding on the Downtown area and contains the following land use goals, policies, and actions which specifically pertain to the Plan Area:

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

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.

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

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. (*Now referred to as East Main District*.)

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.

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.

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

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.

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.

The General Plan also incorporates the following transportation goal and policy that specifically pertain to the Plan Area:

Goal TR-9. Ensure safe, pleasant, and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.

Policy TR-P9.1. Develop a series of continuous pedestrian walkways within the Downtown and residential neighborhoods.

While the above policies specifically focus on Downtown, other goals and policies within the City's General Plan are also applicable within the Downtown area.

An overview of existing land uses designations for the Plan Area can be found in Section 1.4.2, Existing and Planned Land Uses. General Plan policies which address historic and cultural resources in the Plan Area are included in Section 1.4.4., Historic Resources.

1.2.3 Vacaville Housing Element

The Vacaville Housing Element was adopted in May of 2015, and is one of the required elements of a General Plan that is also subject to detailed statutory requirements, and mandatory review by the Department of Housing and Community Development. The City's Housing Element includes the identification and analysis of existing and projected housing need for individuals of all levels of income; a statement of goals, policies, and quantified objectives; programs to address identified housing needs; and an identification of an adequate number of sites for all types of housing.

The Housing Element contains guidance consistent with the rest of the General Plan. The housing sites inventory in the Housing Element lists vacant and/or underutilized sites which could accommodate future housing development. Some of these sites are within the Plan Area, including the sites planned for within the East Main District, formerly known as the Opportunity Hills Master Plan Areas. Recently, housing was approved as part of the East Main Street District project.

1.2.4 East Main District, formerly known as the Opportunity Hill Master Plan Area

The Opportunity Hill Master Plan, adopted in March of 2008 and amended in 2016 to become the East Main District, establishes the vision and action strategies for the revitalization of the East Main Street and Bush Street areas (see Figure 1-1). The purpose of the plan is to build a framework for the ongoing revitalization of Downtown Vacaville, to serve as a blueprint for the East Main District, and to provide specific action-oriented steps for the continued revitalization of the Downtown area. In 2016, the City approved the East Man District Supplemental Design Guidelines for the East Main District Mixed-Use Development Project, which includes approximately 11,000 square feet of commercial space and 80 dwelling units on about 5.3 acres..

1.2.5 Basic American Foods Site Policy Plan

The Basic American Foods Site Policy Plan was adopted in January 1996 to address development in the area north of I-80, east of Davis Street, west of the Depot Street on/off ramps, and south of Mason Street (see Figure 1-1). The site contained vacant buildings and site improvements associated with its prior use as a food processing plant by Basic American Foods, including warehouse buildings, office buildings, and several unassociated structures (homes, foundations, etc.).

The Policy Plan Area has since been developed with new uses, including office buildings, the Brenden Theater, the Ice Sports Facility, and restaurants. A second movie theater has been approved in the area and will be built soon.

1.2.6 Vacaville Zoning Ordinance

Title 14 of the Vacaville Municipal Code, Land Use and Development, outlines regulations for the City's Zoning Ordinance, which is contained in Division 14.09.

An overview of existing zoning districts for the Plan Area, including the RUHD Overlay, can be found in Section 1.4.2, Existing and Planned Land Uses.

1.2.7 Downtown Historic District Design Requirements

The Design Requirements for the Downtown Main Street Vacaville Historic District were adopted by the City Council in November of 1996. The Design Requirements were developed as a companion document to Vacaville's Municipal Code for Land Use and Development, and are intended to assist property owners, architects, and decision-makers in understanding the goals and objectives of the City. Figure 1-1 shows the boundaries for the district.

1.2.8 Energy and Conservation Action Strategy

The Energy and Conservation Action Strategy (ECAS), adopted in August 2015, is a strategic tool to reduce GHG emissions and achieve greater conservation of resources. Specifically, the ECAS addresses GHG emission reduction with regards to transportation and land use, energy, water, solid waste, and open space. In addition, the ECAS establishes a strategy that the City and community can implement to achieve the City's GHG emissions reduction target, as identified and required by State legislation.

1.2.9 Vacaville Wayfinding Sign System

The Vacaville Wayfinding Sign System provides a consistent graphic look for future signage used to indicate the locations of destinations throughout the city of Vacaville, including Downtown. Phase 1 of the program, consisting of a few test signs is currently in place with plans to roll out a portion of the program in 2021.

This wayfinding sign on Allison Drive is one of the first locations of phase 1 implementing the program.

1.2.10 Solano Countywide Bicycle and Pedestrian Transportation Plans

The Solano Countywide Bicycle Transportation Plan, and the Solano Countywide Pedestrian Transportation Plan were both adopted in 2012. The purpose of these plans are as reference documents for planning purposes in supporting bicycle and pedestrian system improvements and investments. Specifically, the plans apply to seven cities within Solano County, including Vacaville, and the County of Solano as a whole. These documents also serve as guides for planning and engineering professionals in Solano County's jurisdictions, and encourage the development of a unified regional bicycle and pedestrian system throughout Solano County.

1.2.11 Solano County Congestion Management Program

The Solano County Congestion Management Program (CMP), adopted in January 2016, is a mobility monitoring and planning tool specifically used for California counties that contain an urbanized area with a population of 200,000 or more. Solano County's CMP addresses the ways in which the county can maintain a high level of transportation system operations by requiring analysis of the effects of land use decisions on the transportation system. This includes coordinating mitigation of the impacts to the system on a multijurisdictional, and area-wide basis, including the City of Vacaville.

1.3 Physical Context

This section provides an overview of the physical and land use context for the Plan Area, and addresses the following topics:

- Regional Context
- Existing and Planned Land Uses
- Infrastructure
- Historic Resources
- Community Services and Amenities
- Activity Nodes
- Climate and Resilience

1.3.1 Regional Context

The City of Vacaville is located in California's Solano County on the foot of the Coastal Range that divides the Central Valley from the San Francisco Bay Area. Vacaville is approximately 27 miles southwest of Sacramento and 46 miles northeast of San Francisco. I-80 bisects the city, connecting Vacaville with the Bay Area to the southwest, and the Sacramento region to the northeast. I-505 branches off I-80 northwest of the Plan Area and connects to I-5 to the north. **Figure 1-2** shows the Plan Area is north of I-80 on the northwest quadrant of the city, north of the San Francisco Bay.

1.3.2 Existing and Planned Land Uses

This section describes the existing land uses within the Plan Area as well as the designations for these properties outlined in the City's General Plan and Vacaville Municipal Zoning Code. The Plan Area encompasses a range of residential and non-residential land uses, as illustrated in the below discussions. After a general discussion of the City's General Plan and Zoning Code, the existing and planned land uses are discussed in more detail by subdistrict.

General Plan Land Uses

The General Plan land use designations found within the Plan Area are shown in **Figure 1-3. Table 1-1** provides an overview of the amount of land designated for each type of land use and some of the development standards associated with each designation.

Land within the Plan Area is designated as varying densities of residential uses, general commercial, office uses, and public facilities. A small portion of the Plan Area is designated for mixed use.

Zoning Districts

As shown in **Figure 1-4**, the City of Vacaville's existing zoning designations are similar to the underlying General Plan land use designations. **Table 1-2** lists the zoning districts present in the Plan Area. Approximately 11 acres are zoned as residential and approximately 55 acres are zoned for commercial uses.

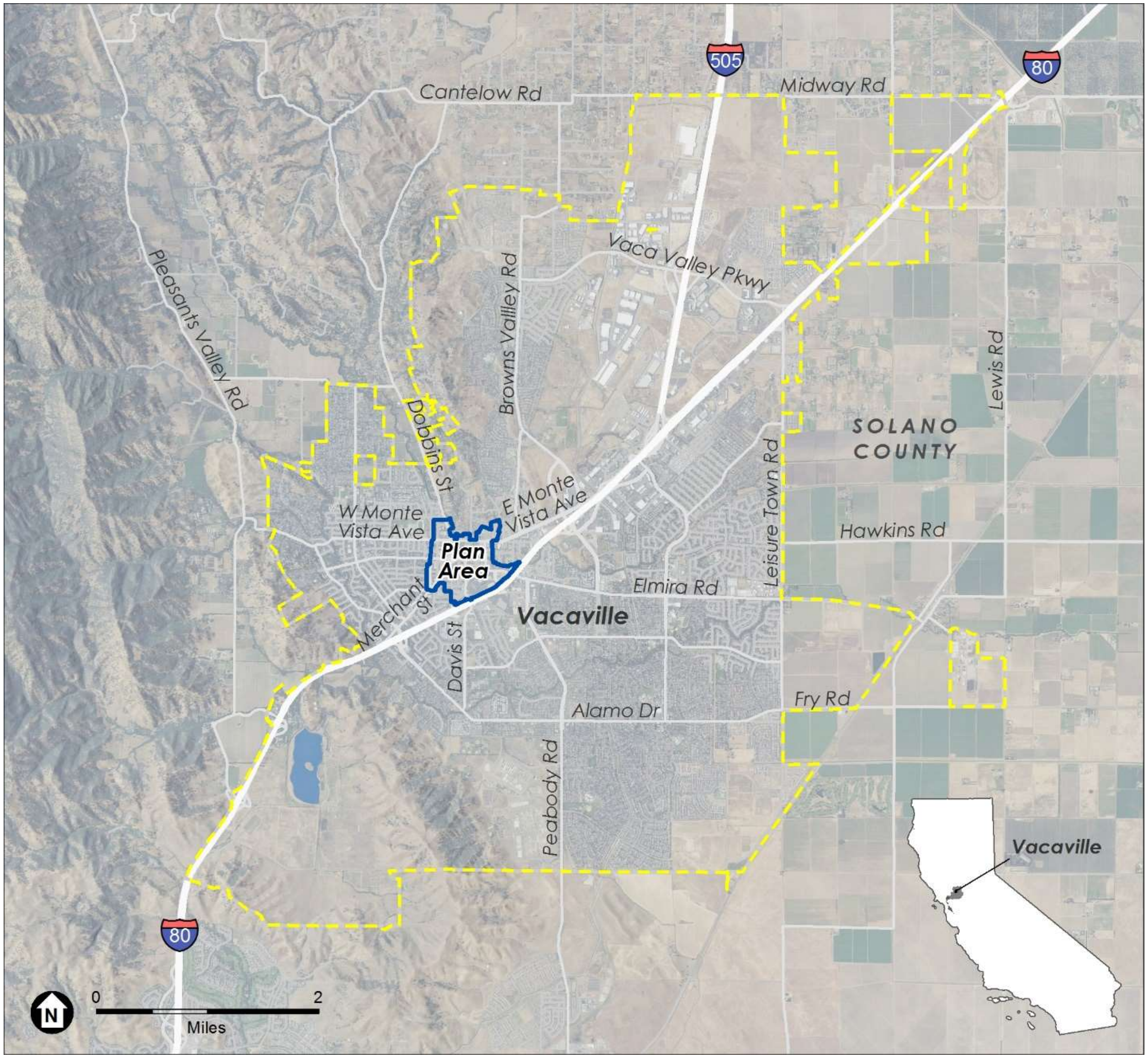


Figure 1-2 Regional Location

Legend

- Downtown Boundary
- City of Vacaville City Limits

Source: City of Vacaville 2019

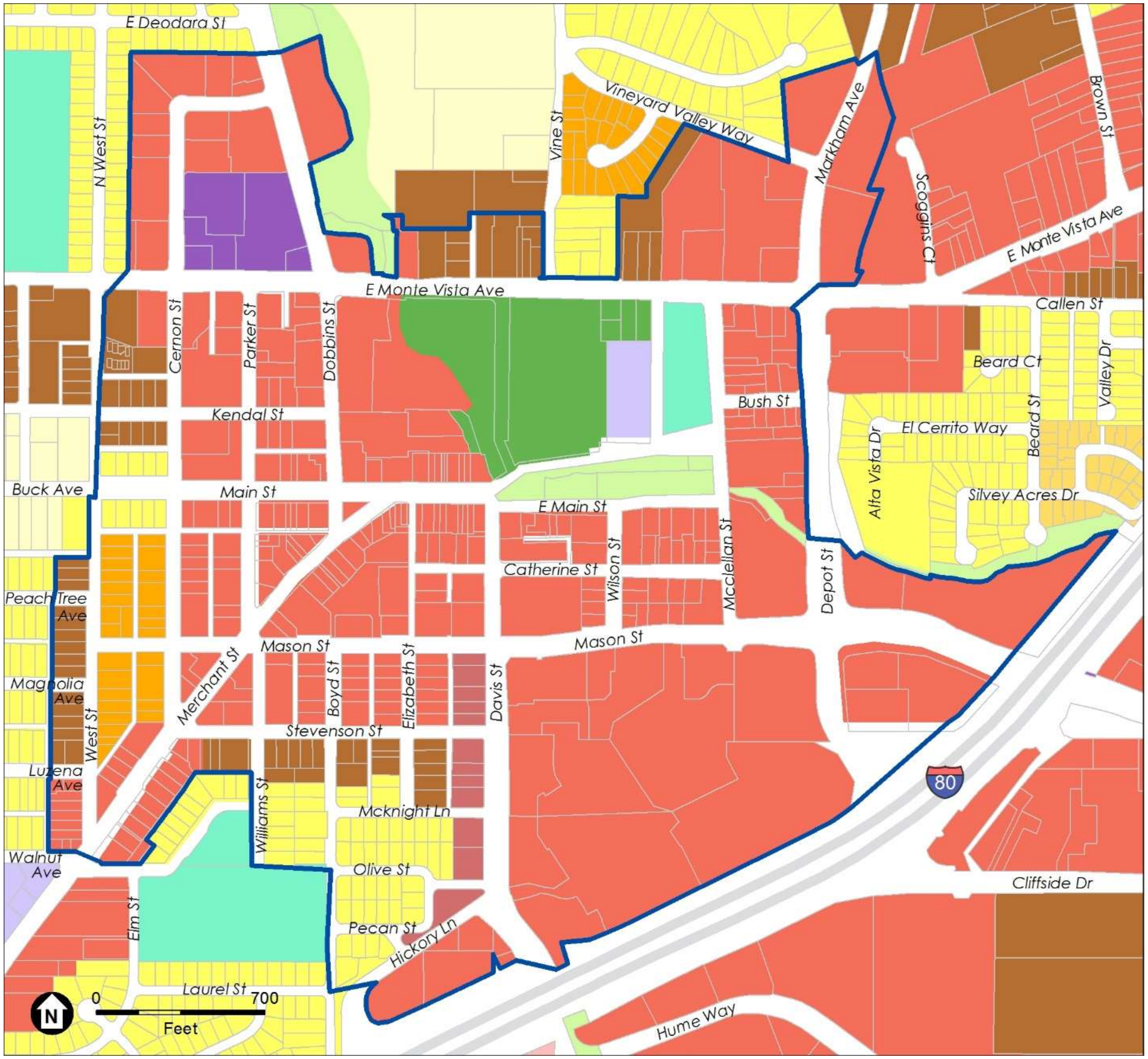


Figure 1-3 General Plan Land Uses

Legend

Downtown Boundary

General Plan Land Use

- Residential Estate (RE)
- Residential Low Density (RL)
- Residential Low Medium Density (RLM)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Commercial General (CG)
- Commercial Office (CO)
- Commercial Service (CS)
- Mixed Use (MU)
- Public Park (PK)
- Public Open Space (OS)
- Public/Institutional (P)
- School (E, MS, HS)

Source: City of Vacaville

Table 1-1. General Plan Land Uses within the Vacaville Plan Area

General Plan Land Uses		Development Standards					
		Allowed Uses	Density (du/acre)	Maximum Intensity (FAR)	Maximum Building Height (feet)	Acreage within DTSP	Percent of Plan Area
Residential Low Density	RL	Single-family residential uses	3.1 to 5	N/A	Not Specified	8.93	3.8
Residential Medium Density	RM	Multiple residential uses, including duplexes, duets, attached or detached townhouses, and multi-dwelling structures with landscaped open space	8.1 to 14	N/A	Not Specified	2.62	1.1
Residential High Density	RH	High density multiple residential uses, including attached townhouses, condominiums, and apartments	20.1 to 24	N/A	Not Specified	13.62	5.8
Mixed Use	MU	Combined residential uses with commercial, public, entertainment, and/or office uses).	10 to 40	1.0	Not Specified	4.55	1.9
Commercial General	CG	Retail stores, food and drug stores, auto sales, home furnishing sales, apparel, durable goods, specialty items, entertainment and eating-and-drinking establishments.	N/A	0.3	30	71.95	30.4
Commercial Office	CO	Professional/Admin offices, medical/dental offices.	N/A	0.3	30	1.30	0.5
Public/Institutional	P	Civic/Cultural Center, medical facilities, other public facilities, large institutions, and utilities.	N/A	0.3	Not Specified	1.70	0.7
School	E	Existing/Proposed private/public elementary, junior, and high schools	N/A	N/A	Not Specified	2.33	1.0
Public Park	PK	Existing/Proposed public park sites	N/A	N/A	N/A	11.57	4.9

Notes: sq. ft. = square feet; du/acre = dwelling units per acre; FAR = floor area ratio

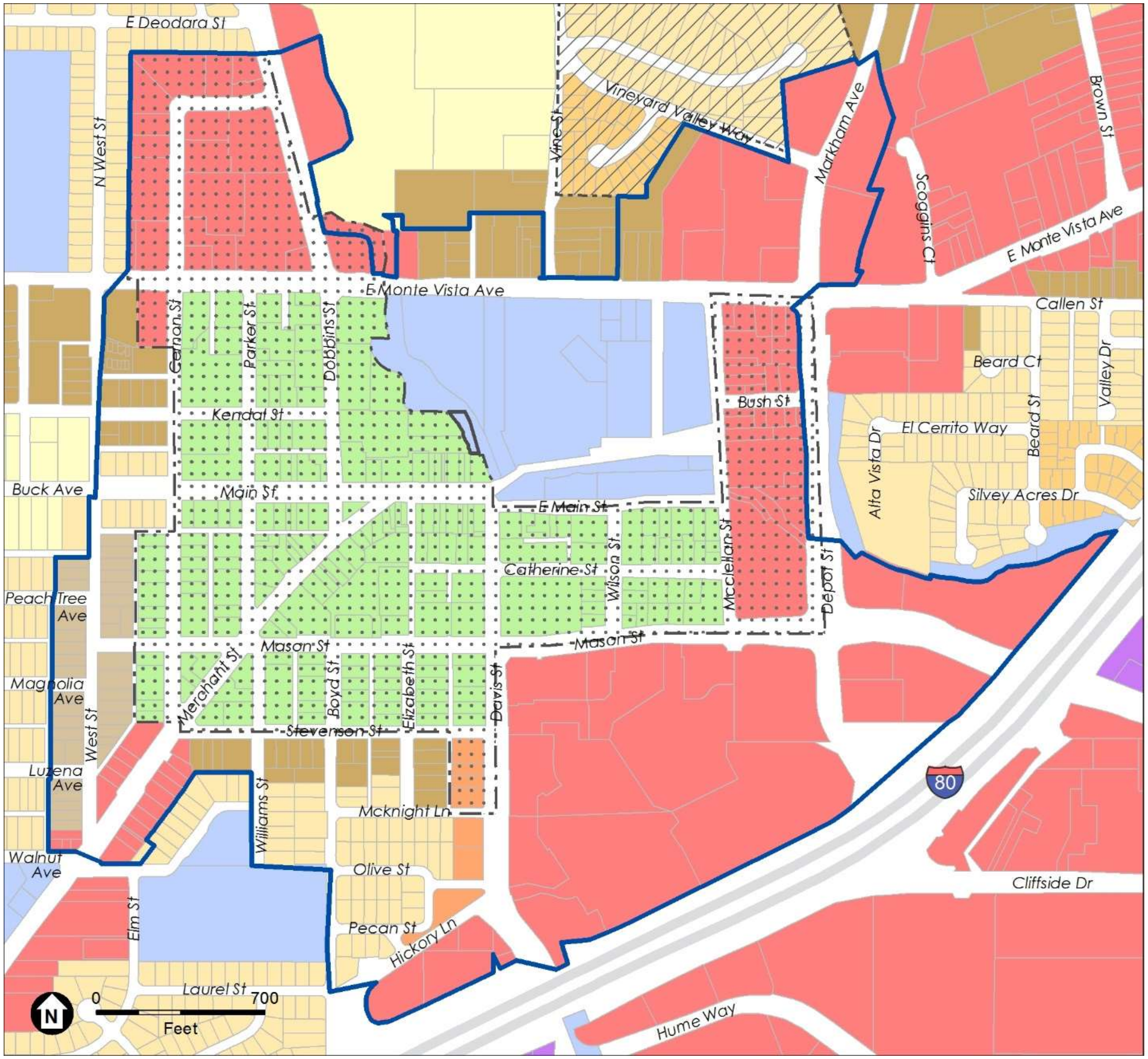


Figure 1-4 Zoning

Legend

- Downtown Boundary

Special Overlay District

- Downtown Area
- Residential Urban High Density
- Vine Street Area Special Standards Overlay District

Zoning

- Downtown Commercial
- General Commercial
- Commercial Office
- Recreation Commercial
- Service Commercial
- Community Facilities
- Open Space
- Residential Estates
- Residential Low Density
- Residential Low Medium Density
- Residential Medium Density
- Residential High Density
- Manufactured Housing Park

Source: City of Vacaville

Table 1-2. Zoning Districts within the Vacaville DTSP

Zoning Districts		Development Standards						
		Allowed Uses	Minimum Lot Area	Density (du/acre)	Maximum Intensity (FAR)	Maximum Building Height (feet)	Acreage within DTSP	Percent of Plan Area
Residential Low Density	RL-6	Single-family dwellings, accessory uses, and ancillary uses.	6,000 sq. ft. permitted 12,000 sq. ft. conditional use	3.1 to 5	N/A	30	8.84	3.7
Residential Medium Density	RM	Multi-family dwellings, accessory uses, some single family dwellings, lodging houses, and ancillary uses.	7.5 acres permitted 12,000 sq. ft. conditional use	8.1 to 14	N/A	40	5.66	2.4
Residential High Density	RH	Multi-family dwellings, accessory uses, residential care facilities, small family day care, and ancillary uses.	5 acres permitted 12,000 sq. ft. conditional use	20.1 to 24	N/A	40	11.42	4.8
Commercial General	CG	All commercial uses including retail stores, food and drug stores, auto sales, home furnishing sales, apparel, durable goods, specialty items, professional/admin offices, medical/dental offices, and entertainment/eating-and-drinking establishments and ancillary uses.	N/A	N/A	0.3	40	83.42	35.2
Downtown Commercial	CD	Same as Commercial General	N/A	N/A	3.0 in parking district; 2.0 for all other Downtown areas	40	44.54	18.8
Office Commercial	CO	Professional/Admin offices, medical/dental offices.	N/A	N/A	0.3	30	2.18	0.9
Community Facilities	CF	Libraries/museums, civic offices, public facilities, recreational uses, public schools, medical facilities, large institutions, utilities, and ancillary uses.	2 acres	N/A	0.3	70	20.53	8.7

Table 1-2. Zoning Districts within the Vacaville DTSP

Zoning Districts		Development Standards						
		Allowed Uses	Minimum Lot Area	Density (du/acre)	Maximum Intensity (FAR)	Maximum Building Height (feet)	Acreage within DTSP	Percent of Plan Area
Residential Urban High Density Overlay	RUHD	Permitted uses include what is allowed by the underlying district, multifamily buildings in buildings separate from non-residential uses, and mixed use projects of five or less dwelling units. A conditional use permit is required for mixed use projects where more than five units of multifamily dwelling units are located in the same building as non-residential uses.	NA	MU Project: Up to 36.0; up to 65.0 in Opportunity Hill & Depot St. areas Residential-only Project: 20.1 to 36.0, up to 65.0 in Opportunity Hill & Depot St. areas	3.0	40	98.93	41.8

Notes: sq. ft. = square feet; du/acre = dwelling units per acre; FAR = floor area ratio

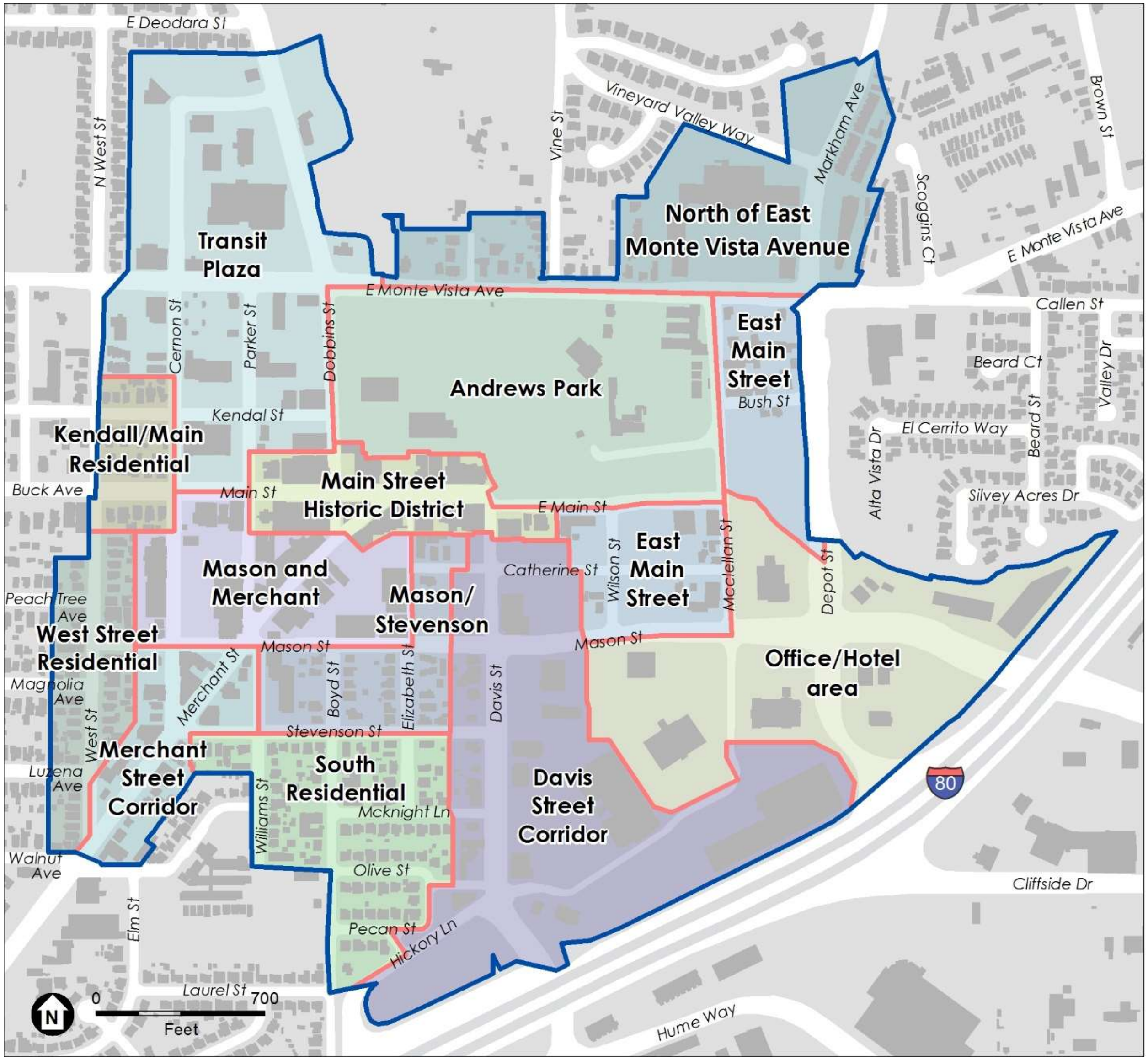


Figure 1-5 Subdistricts

Legend

Downtown Boundary

Districts

- Andrews Park
- Davis Street Corridor
- East Main Street
- Kendall/Main Residential
- Main Street Historic District
- Mason and Merchant
- Mason/Stevenson
- Merchant Street Corridor
- Office/Hotel area
- North of East Monte Vista Avenue
- South Residential
- Transit Plaza
- West Street Residential

Residential Urban High Density Overlay District

The Residential Urban High Density (RUHD) Overlay District was introduced to this area to provide for the development of high density residential or mixed use development in the Downtown area as part of the General Plan Update which was completed in 2015. . The overlay applies to all Downtown Commercial and most General Commercial areas in the Plan Area. The overlay is not used outside of the Plan Area. The RUHD Overlay applies to approximately 99 acres (42 percent) of the Plan Area (see Figure 1-4).

Subdistricts

The Plan Area is broken down into 13 individual subdistricts (as shown in **Figure 1-5**) which are used to describe in more detail the existing and planned land uses in those areas. Each subdistrict was created by recognizing areas with similar land use characteristics, as well as development and mobility patterns. The 13 subdistricts are described further below and listed in Table 1-3.

One of the three bus lines on the way to the Transit Plaza.

Table 1-3. Subdistricts Overview

Subdistricts	Existing Uses/Character
1. Transit Plaza	Transit related uses, Downtown access
2. Kendall/Main Residential	Historic residential uses, tree-lined streets
3. West Street Residential	Historic residential uses, multifamily units
4. Merchant Street Corridor	Auto-oriented commercial and office, gateway to City, and Downtown Access
5. Mason and Merchant	Commercial uses, walkable to Downtown
6. Main Street Historic District	Main commercial and entertainment district
7. Andrews Park	Public gathering space, Downtown access
8. North of East Monte Vista	Mix of uses with park access, hilly terrain
9. East Main Street	Commercial uses with park access
10. Mason/Stevenson	Commercial/office uses, Downtown access
11. Davis Street Corridor	Auto-oriented, highway commercial uses, and Downtown access
12. Office/Hotel	Auto-oriented commercial, gateway to City
13. South Residential	Residential uses, and multifamily units

District 1: Transit Plaza

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES -- The Transit Plaza District is within the northwestern portion of the Plan Area and includes the transit plaza, a mixture of mid to low-rise general commercial buildings, financial institutions, and governmental offices. There are some large parking lots, as well as several vacant buildings and lots. Several restaurants are in this area including both fast-food and fast casual.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Commercial General (CG), Mixed Use (MU), and Residential High Density (RH).

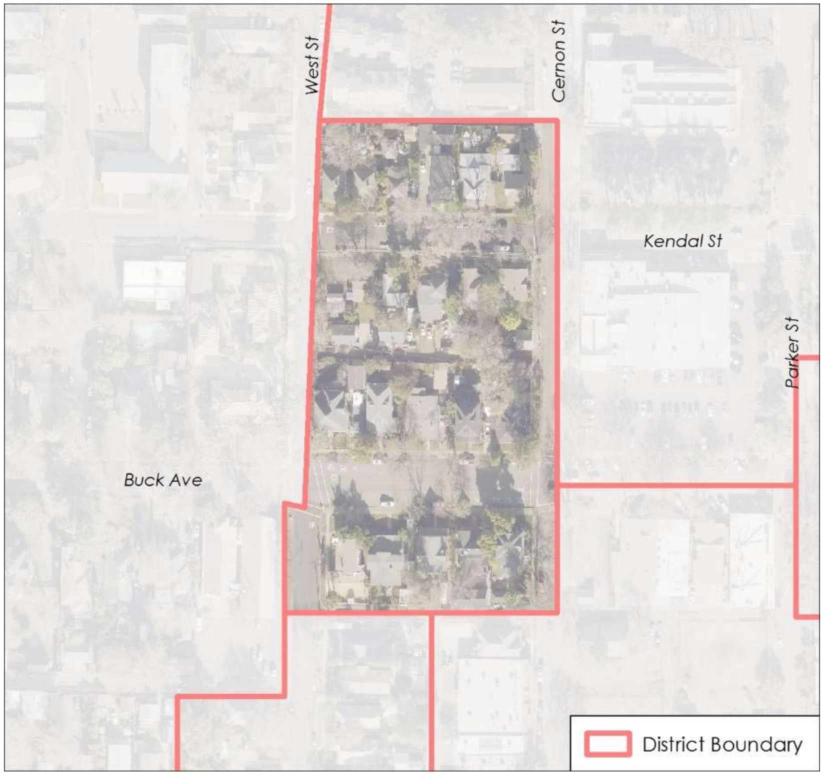
ZONING – The area is currently zoned for General Commercial (CG), Downtown Commercial (CD), Residential High Density (RH), and the district is within the RUHD overlay.

CHARACTER – The Transit Plaza District is in an area that is primarily auto-centric, with a large focus towards more commercial uses. Currently, most commercial buildings in the area are either strip malls, spaces with large building footprints, and street facing parking lots. Retail and fast food establishments line a significant portion of East Monte Vista Avenue moving through the district.

AMENITIES – The primary amenity for the district is the Downtown transit station, also known as the Vacaville Transit Plaza. In addition, a branch of the U.S. Post Office is located at the northeast corner of E Monte Vista Avenue and Cernon Street.

Mobility and Pedestrian Environment

The main roadways in this district are Dobbins Street and East Monte Vista Avenue. In general, this area is auto-oriented. There are sidewalks; however, driveways and curb cuts interrupt the pedestrian experience. Dobbins Street includes a Class II bike lane along both sides north of East Monte Vista Avenue. There are street trees on the north side of East Monte Vista Avenue, but few elsewhere and not much other street landscaping. The Transit Plaza is the only place in this district with a bus stop. There is little pedestrian lighting on most streets in this district; the exception is Parker Street which contains decorative “acorn” lighting.



District 2: Kendall/Main Residential

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The Kendall/Main Residential District is within the western portion of the Plan Area and contains older single-family homes.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Residential Low Density and Residential Medium Density.

ZONING – The subdistrict is currently zoned for Residential High Density (RH) and Residential Low Density (RL-6).

CHARACTER – The majority of the existing residences in the district are historic homes from the early 1900s. Examples of the larger residences in the district can be found along Main Street and Buck Avenue, while along Kendall Street the residences tend to be smaller with larger street trees shading the roadway, and include alley access. A small church on the southwest portion of the district is also located here. Cernon Street marks the transition between a more commercial area of the Plan Area and the residential neighborhoods to the west.

AMENITIES – There are no public amenities located in this district; however, many of the homes are of a historic character. The architecture and mature street trees provide a valuable aesthetic amenity.

Mobility and Pedestrian Environment

Main Street is the only major roadway in this district. All residences within the Kendall/Main Residential District are within a short walking distance to the Transit Plaza and other urban amenities. Existing pedestrian amenities and accessibility within the district include sidewalks and landscaping strips with some street trees. There are no bike facilities within the district.

District 3: West Street Residential

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The West Street Residential District is along the western edge of the Plan Area and includes a mixture of low to medium density residential uses and some commercial uses located in former residential homes.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Residential Medium Density (RM), Residential High Density (RH), and Commercial General (CG).

ZONING – This subdistrict is currently zoned for Residential Medium Density (RM) and General Commercial (CG).

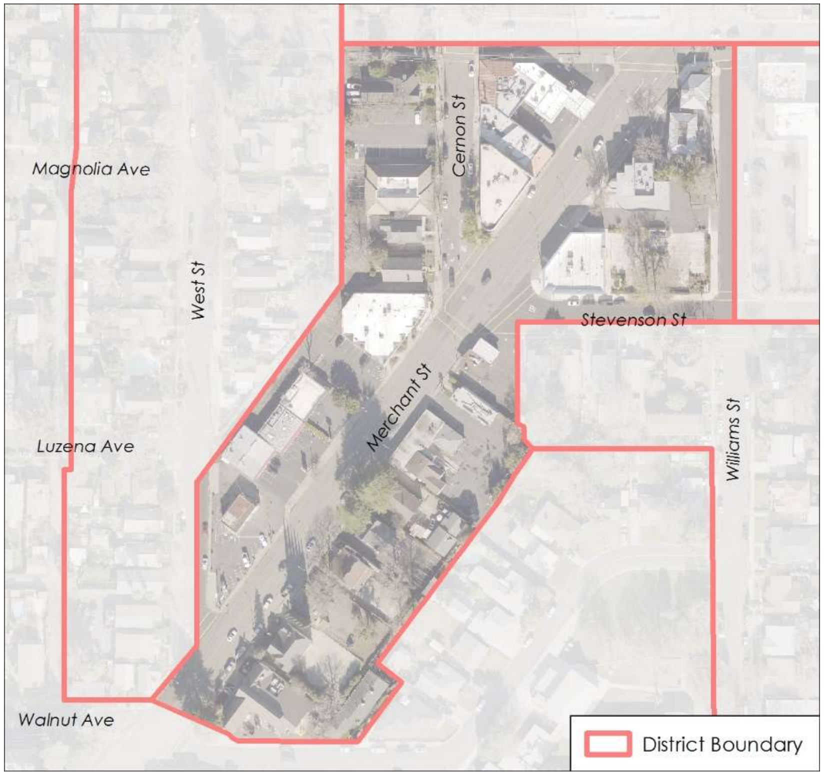
CHARACTER – As a mostly residential district, smaller sized historic residences from the early 1900s make up most of the existing uses in the area, with healthy street trees. There are also a few apartments and multifamily residential units throughout the district, and most residences have some kind of alley way access.

AMENITIES – There are no public amenities located in this district; however, many of the homes are of a historic character. The architecture and mature street trees provide a valuable aesthetic amenity.

Mobility and Pedestrian Environment

There are no major roadways within the district. Streets in the district have sidewalks, with landscaping strips and mature street trees. Residents of the West Street Residential District are within easy walking distance to Merchant Street and Main Street. There are no bike facilities in the district.

West Street is characterized by mature street trees.



District 4: Merchant Street Corridor

General Plan Land Uses, Zoning, and Character

Existing Land Uses: The Merchant Street Corridor is within the southwestern portion of the Plan Area and includes a mixture of more auto-oriented, commercial uses along the Merchant Street corridor with existing mid- to low-rise general commercial buildings.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Residential Medium Density (RM), and Commercial General (CG).

ZONING – This subdistrict is currently zoned for General Commercial (CG) and Community Facilities (CF).

CHARACTER – This area is primary composed of offices, many of which are located in converted older homes. Merchant Street was once part of the historic Lincoln Highway, one of the earliest transcontinental highways.

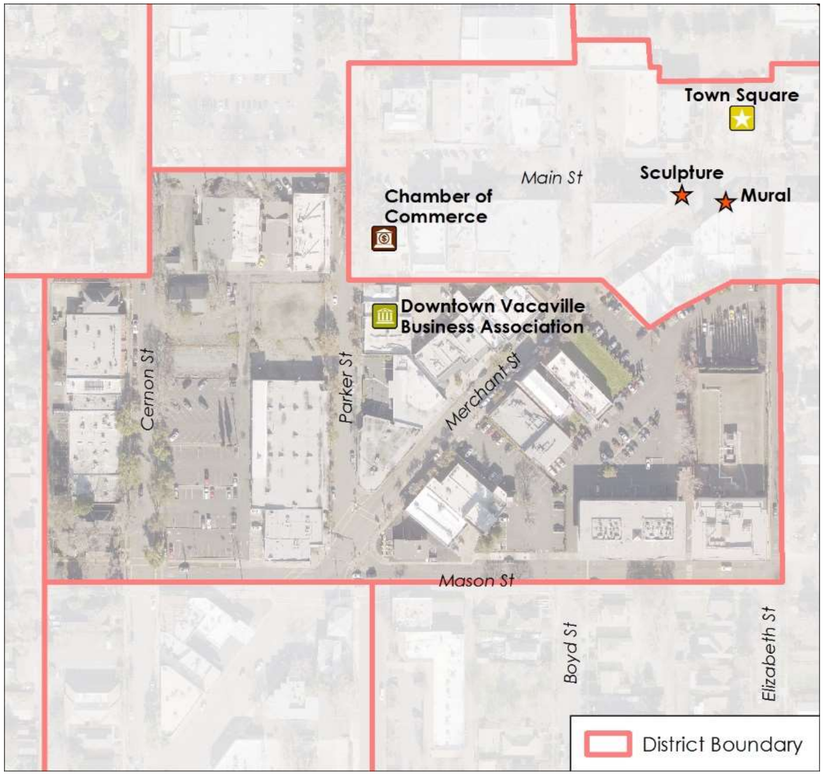
The architectural character of the corridor is primarily a mix of development from the early 1900s to more modern looking building types from the 1960s to the present. The portion of the Merchant Street Corridor that is located within the Plan Area contains a mix of converted houses, offices, and smaller older strip centers.

AMENITIES – There are no public amenities located in this district.

Mobility and Pedestrian Environment

Merchant Street is the main roadway in the district. The district is primarily auto-oriented with tall street lighting standards, narrow sidewalks and minimal landscaping. Southwest of Stevenson Street, Merchant Street includes a bike lane on either side of the road. Recently, the City reduced the number of automobile travel lanes near City Hall in order to add bike lanes on either side of Merchant Street. Along the corridor there are several awkward intersections for pedestrians, and traffic tends to moves relatively quickly along Merchant Street. These larger intersections can make pedestrian accessibility and connectivity through the district difficult. There are transit stops on either side of Merchant Street near Cernon/Stevenson Street.

Looking southwest along Merchant Street, the corridor can be seen to have few shade trees and multiple vehicular lanes.



District 5: Mason and Merchant

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The Mason and Merchant District is within the western portion of the Plan Area and includes a mixture of more auto-oriented, commercial uses throughout the district. There are existing mid to low-rise, general commercial buildings.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Residential Medium Density (RM), and Commercial General (CG).

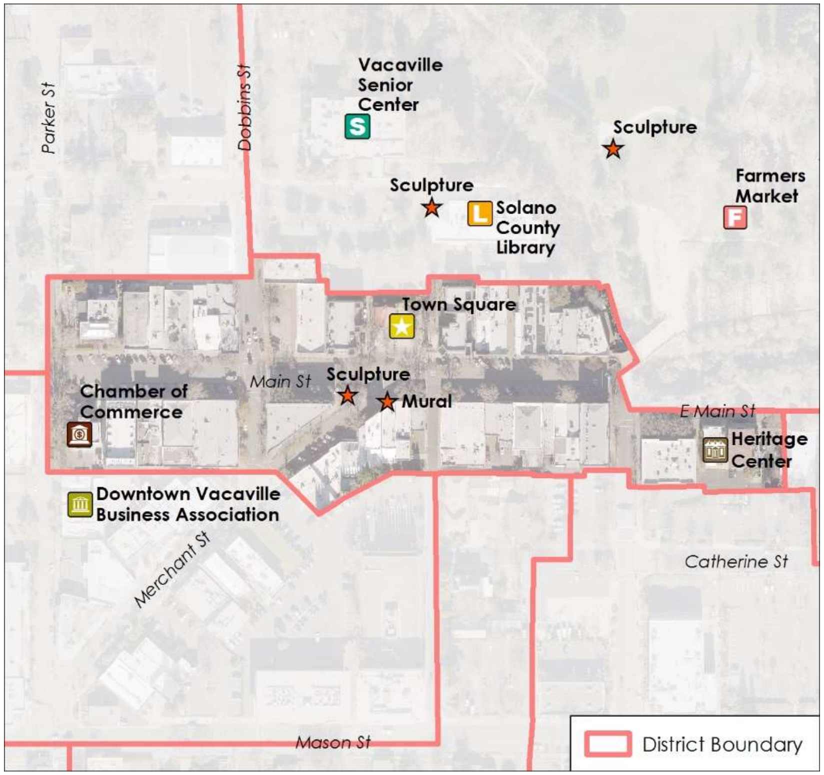
ZONING – This subdistrict area is currently zoned for Downtown Commercial (CD), within the Residential Urban High Density overlay (RUHD).

CHARACTER – As this subdistrict is the primary connection between the Merchant Street Corridor subdistrict and the Main Street Historic District, the character is mostly retail and auto-oriented, but merges with a more pedestrian-friendly feel closer towards the center of the Plan Area.

AMENITIES – The primary amenity for the district is the Downtown Vacaville Business Improvement District office, which is used as a merchant and visitor information center.

Mobility and Pedestrian Environment

The main roadways in this district include Merchant Street and Main Street. While the district is primarily auto-oriented, this area begins to transition to a more pedestrian-friendly Main Street. There are some pedestrian-serving amenities such as trash cans and acorn-style decorative pedestrian lighting along Parker Street and Merchant Street. There are several awkward intersections for pedestrians, specifically a cumbersome intersection at the Mason, Merchant, Parker, and William Streets location, which can make getting to portions of the Downtown a challenge. The district contains minimal tree canopy, with smaller street trees. There are no bike facilities in the area.



District 6: Main Street Historic District

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The Main Street Historic District is within the central portion of the Plan Area and includes the most concentrated area of commercial uses in the district. The Main Street Historic District contains existing mid to low-rise commercial buildings.

GENERAL PLAN LAND USES – The land uses in this area are currently all designated as Commercial General (CG).

ZONING – This subdistrict is currently zoned for Downtown Commercial (CD), within the Residential Urban High Density overlay zone (RUHD).

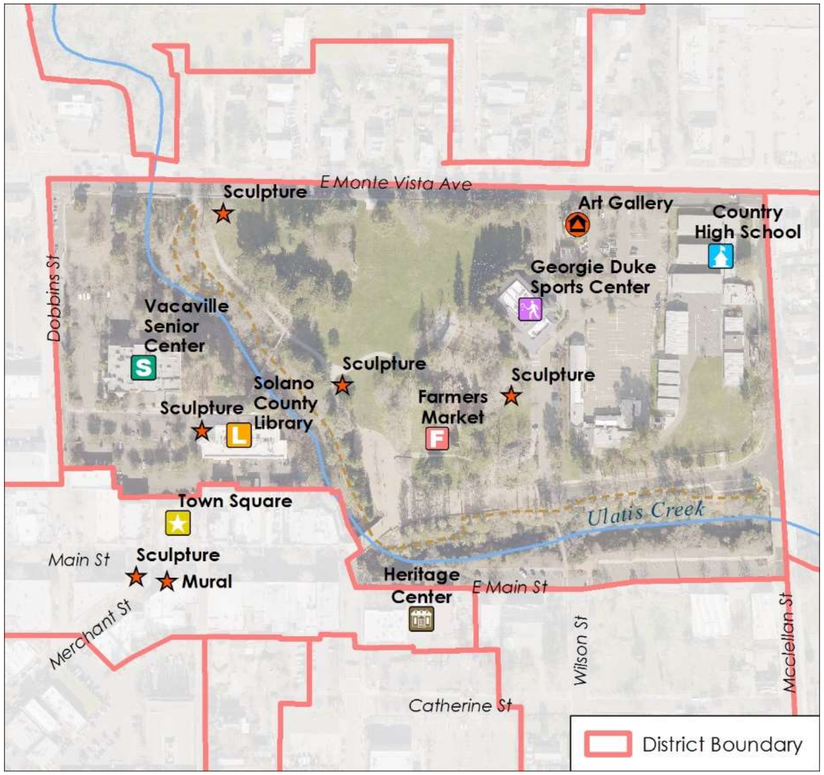
CHARACTER – The overall character of this subdistrict is that of a commercial and entertainment focused nature. This subdistrict is the main destination for much activity within the Plan Area.

AMENITIES – This area is the historic core of Vacaville's downtown and contains many structures from the town's early history, providing a valuable cultural and aesthetic amenity. The area includes the Theatre DeVille, the Vacaville Chamber of Commerce (located in the Carnegie library building), and several restaurants. One of the main public amenities is the Town Square, which provides access to the library and senior center behind it and many entertainment events are hosted on the Town Square stage. This district also provides the entry to the Creekwalk at Main Street and Davis Street. At Main Street and Merchant is a popular art piece named "Valley Harvest", also known as the Pear Picker.

Mobility and Pedestrian Environment

The main roadways in this district include Merchant Street and Main Street. The district is mostly pedestrian-oriented with sidewalks, street trees, pedestrian-oriented acorn decorative lighting, wayfinding signs, and trash cans. There is street parking with a combination of parallel and angled parking. There are no bike facilities or transit stops in the district.

The Pear Picker sculpture at Main Street and Merchant contributes to the character of the district.



District 7: Andrews Park

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The Andrews Park District is within the northern portion of the Plan Area, and includes the largest area of park space (17.9 acres) and public facilities within the Plan Area. Uses within the Andrews Park District are made up of the existing Andrews Park, the Art Gallery, the Downtown Creekwalk, the McBride Senior Center (which also serves as a community center), the Solano County Library, the Georgie Duke Sports Center, and Country High School. The buildings found within the Andrews Park District are mostly mid-sized to low-rise facilities.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Public Park (PK), Public Open Space (OS), Public/Institutional (P), School (HS), Commercial General (CG) and Commercial Downtown (CD).

ZONING – This subdistrict is currently zoned for Community Facilities (CF) uses.

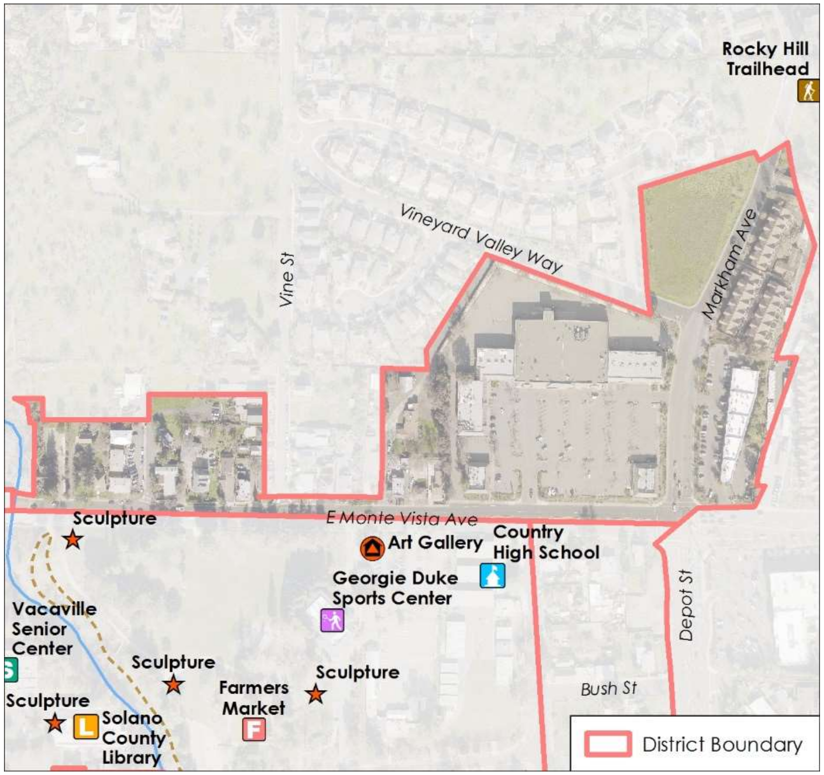
CHARACTER – Andrews Park features many special events throughout the year, and also includes a large, community-built playground, a trail along the creek with historical kiosks, two rentable picnic areas with BBQs, electrical outlets, an open-air stage, and a restroom building.

AMENITIES – The primary amenity for the district is the park itself, together with the art and civic amenities throughout the park. Other public amenities include Ulatis Creek, the Creekwalk, Country High School, Georgie Duke Sports Center, Art Gallery, Solano County Library, McBride Senior Center, and the location of the weekly Farmers Market.

Mobility and Pedestrian Environment

The main roadways in this area include Main Street and East Monte Vista Avenue. Andrews Park connects to the rest of the Plan Area via the Creekwalk and Ulatis Creek bridge crossing. There is only one off-road bicycle path in the Plan Area, along the Ulatis Creek beginning just to the north of East Monte Vista Avenue and extending through Andrews Park. The purpose of the northernmost portion of the path is to allow cyclists a way across East Monte Vista Avenue without having to physically cross the street by connecting to Dobbins Street. The portion of the bike path south of this connection, through Andrews Park, currently ends at McClellan Street. Furthermore, signage at pedestrian and utility vehicle entry points to Andrews Park prohibits bicycle use on sidewalks.

Main Street contains pedestrian-oriented lighting and wide sidewalks, especially along Ulatis Creek. East Monte Vista is auto-oriented with narrow sidewalks. The north side includes landscaping strips and the south side sidewalks are bordered by the lawn of Andrews Park. There are no bike facilities in this area.



District 8: North of East Monte Vista Avenue

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – Uses within the North of East Monte Vista Avenue District are made up of residential and commercial uses, with a shopping center at the corner of East Monte Vista Avenue and Markham Avenue. The buildings found within the district are mostly single family homes, some of which have been divided into small apartments, commercial spaces, and one large multi-family apartment complex.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Residential High Density (RH), and Commercial General (CG).

ZONING –This subdistrict is currently zoned for Residential High Density (RH), and General Commercial (CG) uses.

CHARACTER – The North of East Monte Vista Avenue District is along the northeastern edge of the Plan Area, and is dominated by commercial and residential uses. This district, located north of East Monte Vista Avenue, is somewhat isolated from the rest of the Plan Area in that it is physically separated from other portions of Downtown, including Andrews Park by a change in topography.

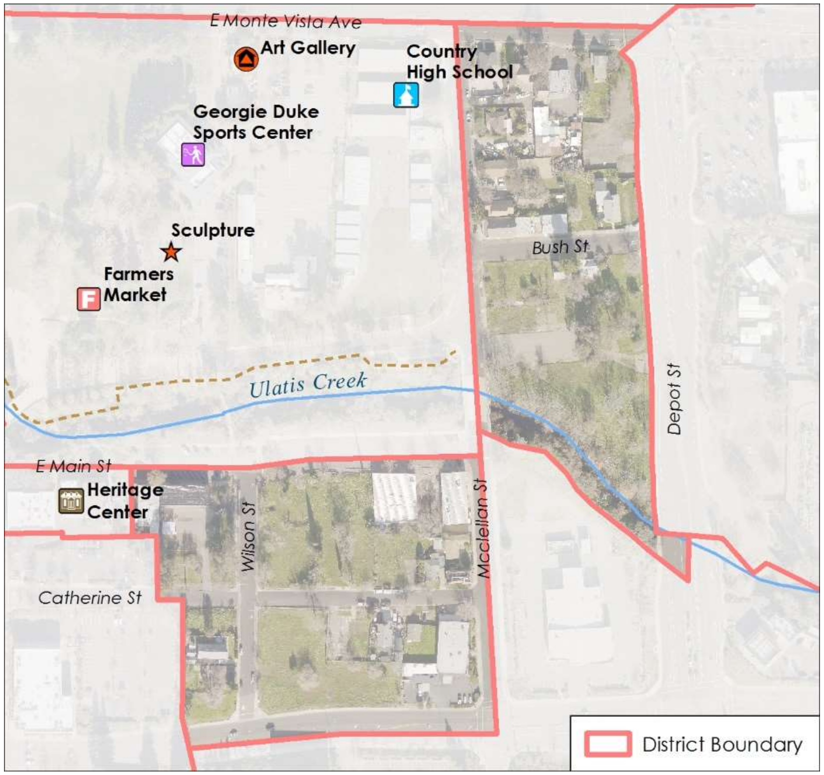
Starting at the intersection of East Monte Vista Avenue and Markham Avenue, extending northeast along Markham Avenue is Vacaville's largest economically disadvantaged area. This area, known locally as the "Rocky Hill/Markham Area" contains a large percentage of deed-restricted affordable multi-family units, and a large Hispanic population. The shopping center is a vital component of this area since many residents in the nearby neighborhood rely on walking to services.

AMENITIES – The amenities within this district include access to Andrews Park and the trailhead for the Rocky Hill trail..

Mobility and Pedestrian Environment

Markham Avenue and East Monte Vista are the major roadways in this area. The Rocky Hill Trail, which was borne out of a grass roots movement during the General Plan Update, starts in the northeast corner of this area, and is used by this neighborhood to access Downtown through Markham Avenue, including the shopping center and Vacaville and Country High Schools. Markham Avenue has narrow sidewalks with landscaping associated with commercial businesses.

East Monte Vista is auto-oriented with narrow sidewalks. The north side includes a small section of landscaping strips and the south side sidewalks are bordered by the lawn of Andrews Park. There are no bike lanes on streets in this area. There are transit stops on both the west and east side of Markham Avenue.



District 9: East Main Street

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – Much of the area within the East Main Street District is occupied by vacant parcels, scattered single family homes, and commercial and industrial businesses. There are a few religious institutions including the Islamic Center, the Chabad of Solano County, and St. Matthew Baptist church. There is an approved East Main District Mixed-Used Development Project on much of this area which will introduce additional residents and businesses to this area.

GENERAL PLAN LAND USES – The land uses in this area are currently all designated as Commercial General (CG).

ZONING –This subdistrict is currently zoned for General Commercial (CG) uses, and a portion for Downtown Commercial (CD) uses, within the Residential Urban High Density overlay zone (RUHD). The RUHD overlay permits up to 65 units per acre.

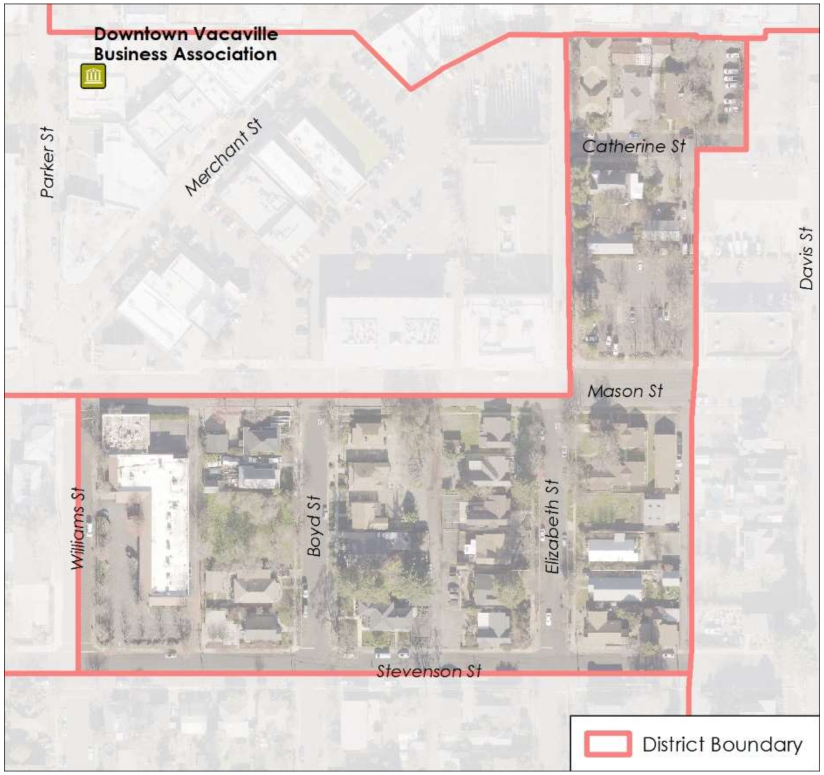
CHARACTER – The East Main Street District is located along the eastern edge of the Plan Area, and is currently made up of mostly vacant land centered around the Downtown Creekwalk. There are several older businesses in the area that are currently vacant, in addition to older residences found within the district. This district, located just east of Andrews Park, is also somewhat isolated from the rest of the Plan Area by the park and sloping topography.

AMENITIES – The primary amenities for the district are access to Andrews Park, Ulatis Creek, and the Creekwalk trail.

Mobility and Pedestrian Environment

The major roadways in this area are Main Street and Depot Street. Depot Street is auto-oriented with narrow sidewalks and tall street lighting standards. Bush Street contains some sidewalks but most of it is without curb, gutter, or sidewalk. McClellan Street has narrow sidewalks with large street trees and narrow landscaping strips on the Country High School side. Main Street is pedestrian-oriented with wide sidewalks, decorative pedestrian lighting, and angled parking. There is also a pedestrian bridge crossing into Andrews Park.

There are no bike facilities or transit stops in this district.



District 10: Mason/Stevenson

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The Mason/Stevenson District is centrally located within the Plan Area, and is currently made up of mostly commercial and office uses along Mason Street with small residences that have been converted into businesses. These commercial uses in previously residential structures act as a transition between the commercial Downtown and more residential uses south of Stevenson Street. There is a small cluster of homes along Elizabeth Street, south of Mason Street, that were constructed in the 1880s. In addition, Vacaville's first hospital, built in the 1890s, is also located on Elizabeth Street, just south of Catherine Street. This location is noted with a plaque.

GENERAL PLAN LAND USES – The land uses in this area are currently all designated as Commercial General (CG).

ZONING – This subdistrict is currently zoned for Downtown Commercial (CD) uses, within the Residential Urban High Density overlay zone (RUHD).

CHARACTER – The buildings found within the district consist mainly of offices and personal service businesses in renovated houses that are mostly low-rise commercial spaces.

AMENITIES – The primary amenities for the district are the accessibility to the Main Street Historic District, and the abundance of commercial and service uses within the area. Also of note is the historic nature of many of the homes in this area, many of which were built in the late 1800s and early 1900s. These structures provide a cultural and aesthetic amenity for this district.

Mobility and Pedestrian Environment

The major roadway in this district is Mason Street. The east to west streets through the district (Mason and Stevenson Streets) are primarily auto-oriented and allow for faster paced traffic patterns. Both Stevenson and Mason streets have sidewalks and some trees. There are no bike lanes in the district. There are several transit stops along Mason Street.

This district is characterized by older homes which have been converted for commercial uses.

District 11: Davis Street Corridor

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The Davis Street Corridor is within the southern portion of the Plan Area and includes a mixture of auto-oriented, highway commercial and entertainment uses along Davis Street.

GENERAL PLAN LAND USES – The land uses in this area are currently all designated as either Commercial General (CG) or Commercial Office (CO).

ZONING – This subdistrict is currently zoned for General Commercial (CG), Commercial Office (CO), and a portion of Downtown Commercial (CD) uses, within the Residential Urban High Density overlay zone (RUHD).

CHARACTER – The buildings found within the district consist mainly of commercial or offices uses, in mid- to low-rise buildings. The Davis Street Corridor acts as one of the main gateways into the Plan Area from the highway and contains a large monument sign on Davis Street at the Catherine Street intersection.

AMENITIES – The primary amenities for the district are the access to the Main Street Historic District, the Brenden Theater, and the Ice Skating Rink off of I-80. The district also contains a park-and-ride lot north of I-80.

Mobility and Pedestrian Environment

The major roadways in this district are Mason Street and Davis Street. The commercial uses within the district typically include large street-facing parking lots with minimal landscaping incorporated, and a faster-paced driving environment along the adjacent streets. Residents and visitors often park in the large, privately owned parking lots near the theaters during large events or gatherings taking place Downtown. There are several transit stops along Mason Street and Davis Street. There is a bike lane on both sides of Davis Street.

Brenden Theatres along Davis Street is a popular destination.

District 12: Office/Hotel

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The Office/Hotel District is within the southeastern portion of the Plan Area and includes a mixture of more auto-oriented, highway commercial uses with entrance to I-80. Many of the uses along Mason Street and Depot Street are automobile focused, including a Les Schwab Tire Center that is located at the northwest corner of that intersection.

GENERAL PLAN LAND USES – Most land uses in this area are currently designated as either Commercial General (CG); a small portion is designated as Public Open Space (OS).

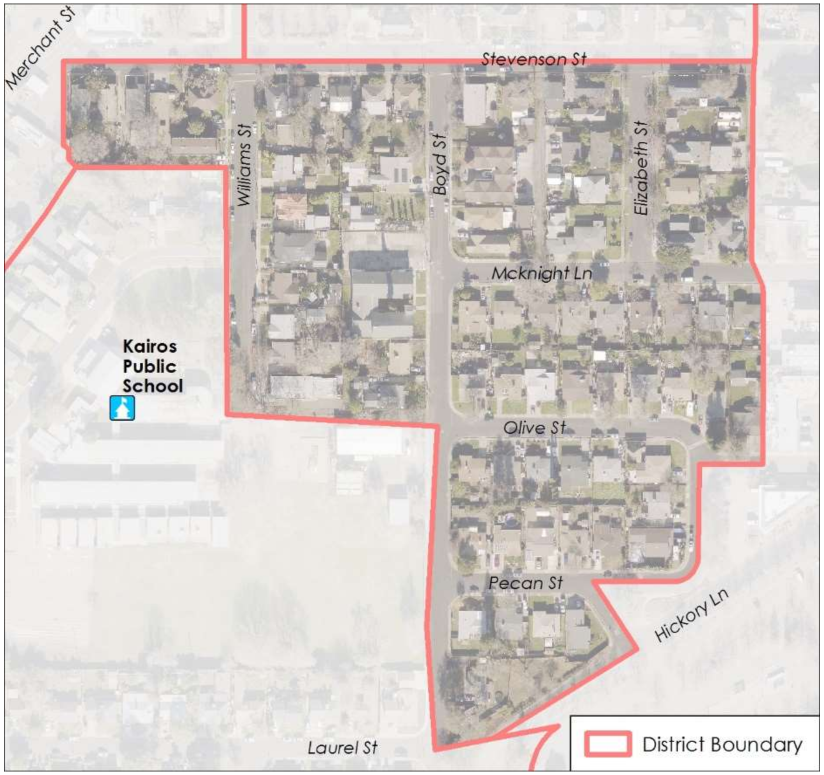
ZONING – This subdistrict is currently zoned for General Commercial (CG), within the Residential Urban High Density overlay zone (RUHD).

CHARACTER – Buildings found within the district consist mainly of commercial uses, in mid to low-rise developments. McClellan Street is a potential gateway into Downtown.

AMENITIES – The primary amenities for the subdistrict are proximity to highway commercial uses, the medical center, and entertainment focused portions of the Plan Area.

Mobility and Pedestrian Environment

Depot Street and Mason Street are the major roadways in the district and their intersection is very large and can be difficult for pedestrians and overall accessibility through the district. Both streets are auto-oriented, with a faster-paced driving environment due to vehicles coming off the highway. The topography and commercial uses block line of sight to the rest of the Downtown area. Access to and from the Office/Hotel District is currently hindered as the district is physically separated from the Downtown by wide streets, and also separated from the neighboring Davis Street District due to the topography of the area. There are narrow sidewalks with landscaping associated with neighboring commercial uses. There are minimal shade trees along the streets, and tall street lighting standards. There are no bike facilities in the district. There is a transit stop along Mason Street near the intersection of Mason Street and Elizabeth Street.



District 13: South Residential

General Plan Land Uses, Zoning, and Character

EXISTING LAND USES – The South Residential District is within the southern portion of the Plan Area, just south of Stevenson Street, and is entirely residential. Buildings found within the district consist mainly of single-story homes with a few multifamily residential buildings, mainly along Boyd Street. Some religious institutions are scattered through the neighborhood.

GENERAL PLAN LAND USES – The land uses in this area are currently designated as Residential Low Density (RL), and Residential High Density (RH).

ZONING – This subdistrict is currently zoned for Residential Low Density (RL), and Residential High Density (RH) uses.

CHARACTER – Areas north of McKnight Lane were constructed in the early 20th century, while areas south of McKnight were constructed in constructed in the early and mid-20th century. There are narrow sidewalks and few trees. Landscaping is on private yards rather than in publicly-maintained planting strips.

AMENITIES – The main amenity for this subdistrict is access to the Kairos Public School Vacaville Academy. . No other public amenities are present.

Mobility and Pedestrian Environment

There are no major roadways in this district. The area is residential in nature with narrow sidewalks. There is little street landscaping; however, residential yards next to the sidewalks contain landscaping and some trees. There are no transit stops or bike facilities in the district.

1.3.3 Infrastructure

Water

The City's water supply portfolio is composed of three sources for drinking water;

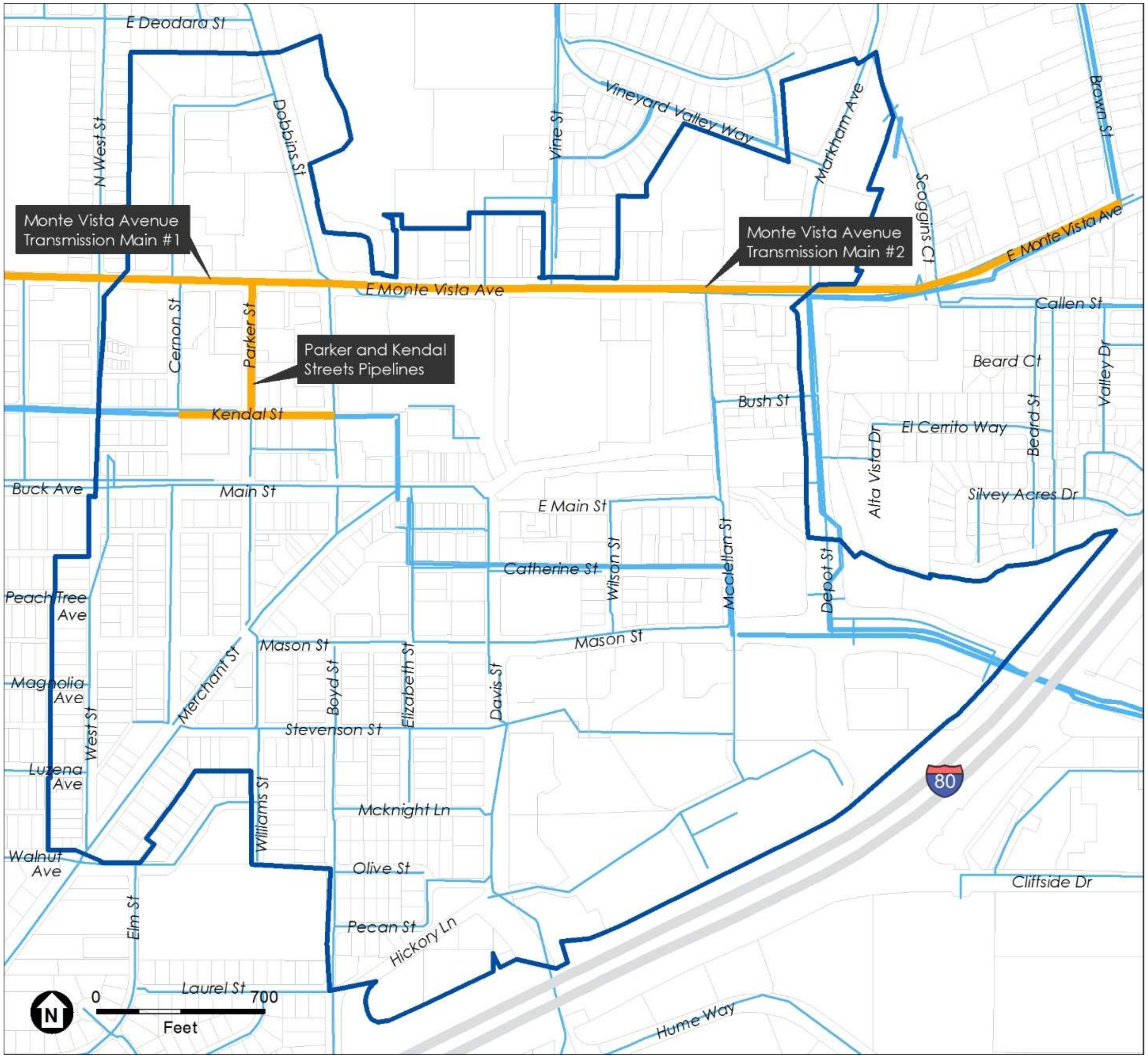
1. Solano Project Water consisting of surface water from Lake Berryessa;
2. the State Water Project, consisting of surface water from the Sacramento Delta; and
3. groundwater from nine wells located within the City limits.

The North Bay Regional Water Treatment Plant is owned by a Joint Powers Authority between the City of Vacaville and City of Fairfield and treats the raw water from both the Solano Project and the State Water Project. The City owns and operates a Diatomaceous Earth filtration water treatment plant that treats Solano Project water during the peak summer season. The groundwater wells receive onsite chlorine and fluoride injections at the well head and is then placed directly into the distribution system. The water treated by the two treatment plants and the wells are stored by the City in nine elevated storage reservoirs, five of which serve the main zone (which includes the Downtown area and everything below approximately 220 feet above sea level). The main zone reservoirs currently have 17.85 million gallons of storage capacity.

The City prepared the 2018 Water System Master Plan using the existing water supply and distribution system information with the projected future water demands to identify specific water related infrastructure projects required to support the 2015 General Plan and Buildout. The total available annual water supply in 2015 of approximately 22.4 million gallons per day (mgd) which is 25,102 acre feet per year (ac-ft/yr). The estimated existing average day demand of 14.62 mgd (16,376 ac-ft/yr) is well below the 2015 annual water supply of 22.4 mgd. The water supply available in 2040 is estimated at approximately 33,058 ac-ft/yr (or 29.5 mgd) and the estimated average day demand at buildout is 25.29 mgd. Considering this, the City has sufficient water supply to meet the annual water demand projected at buildout and additional water supply sources are not required. Additional groundwater wells will be required at buildout to produce groundwater quantities above 7,000 ac-ft/yr. The existing reservoirs can meet the required storage requirements for existing but there is a storage deficit of approximately 8.66 MG at buildout.

The existing City water system piping network is comprised of 18-inch, 24-inch, and 30-inch transmission mains as well as 4-inch to 12-inch water distribution mains (see **Figure 1-6**). The hydraulic model was set up using Bentley Water CAD v8i Select Series 6 software to simulate the distribution systems with parameters of flow, headloss and pressures to determine flow rates and velocity in the pipe and pressure at each node. The model includes only 8-inch and larger, with some 6-inch and 4-inch pipes which form important links in the network. The City meets the minimum 20 psi residual pressure condition noted in the California Waterworks Standards. Additions to the water system shall require verification by hydraulic modeling to confirm the fire flow design requirements are met on a per development basis. The City's computer hydraulic model should be used except in simple, non-looped conditions such as a residential cul-de-sac where manual calculations will suffice.

Figure 1-6 Water Infrastructure



Legend

- Downtown Boundary
- Water Master Plan Projects
- Water Distribution Mains (12 in. and smaller diameter)
- Water Transmission Mains (18 in. and larger diameter)

Source: City of Vacaville 2019, West Yost 2019

Wastewater

The City of Vacaville owns and operates a wastewater collection and treatment system that serves the entire city, plus the unincorporated town of Elmira located east of the City along Elmira Road. The wastewater collection system consists of over 280 miles of gravity sewer mains, ranging in diameter from 6 inches to 54 inches, plus seven sewer lift stations at various locations throughout and east of the city. All collected wastewater from the system is ultimately conveyed eastward to the Easterly Wastewater Treatment Plant (WWTP), located just east of the unincorporated town of Elmira. The Easterly WWTP reliably provides primary, secondary, and tertiary treatment of all wastewater to stringent discharge standards.

The City has developed a wastewater collection system model to simulate current and future flow conditions. The model provides the basis for sizing of future gravity sewers and lift stations. In general, the model is limited to gravity sewers of 12-inch diameter and larger, with selected smaller diameter sewers in places. Smaller diameter, unmodeled sewer lines can be and are evaluated separately when the need arises, as is expected to be the case for future projects in the Downtown. A schematic of the collection system in general and the planned improvements to those facilities are shown for the Plan Area in **Figure 1-7**.

Wastewater from the Plan Area flows to the Easterly WWTP via two pathways. Areas south and west of Ulatis Creek flow into the Elmira Road trunk sewer that flows east along Elmira Road south of Interstate-80. Areas north and east of Ulatis Creek enter the Brown Street system that flows north on an off-street alignment east of Brown Street to Browns Valley Parkway, and then into a series of parallel trunk sewers along Nut Tree Road, Ulatis Drive, and Leisure Town Road before converging with the other flow path into the Elmira Road trunk sewer.

Based upon recent flow monitoring and collection system modeling, key sewers in or downstream of the Plan Area that are known to be severely flow-limited under existing conditions include the 12-inch diameter West Monte Vista Avenue sewer from Stinson Avenue to Dobbins Street, and the parallel trunk sewers along Leisure Town Road between Ulatis Drive and Elmira Road. In addition, the trunk sewer east of Brown Street, while not severely flow-limited, approaches it peak flow capacity during major storm events and is currently on a watch list for capacity concerns. To accommodate General Plan buildout development conditions, it is anticipated that the parallel trunk sewers along Nut Tree Road and Ulatis Drive will need to be replaced/upsized as development anticipated in the General Plan occurs in the future; however, no time frame has been established for such improvements.

Stormwater

The City currently in the process of updating the Stormwater Drainage Master Plan (SDMP). The SDMP will evaluate the existing storm drain systems to identify deficiencies and required improvements. The focus of the SDMP is to identify improvements necessary to provide 100-year level flood protection to areas in Vacaville proposed for new development while maintaining, as a minimum, the existing level of protection in developed areas within the city that periodically flood. To this end, the SDMP will outline a staged capital improvements program to resolve existing storm drain deficiencies, and developed appropriate development impact fees for storm drainage facilities to ensure future development does not impact storm drainage for existing development within the city. The SDMP will also provide a detailed inventory of existing storm drainage facilities. Figure 1-8 shows the locations of the existing storm drainage facilities. There are no known stormwater drainage deficiencies within the Plan boundary.

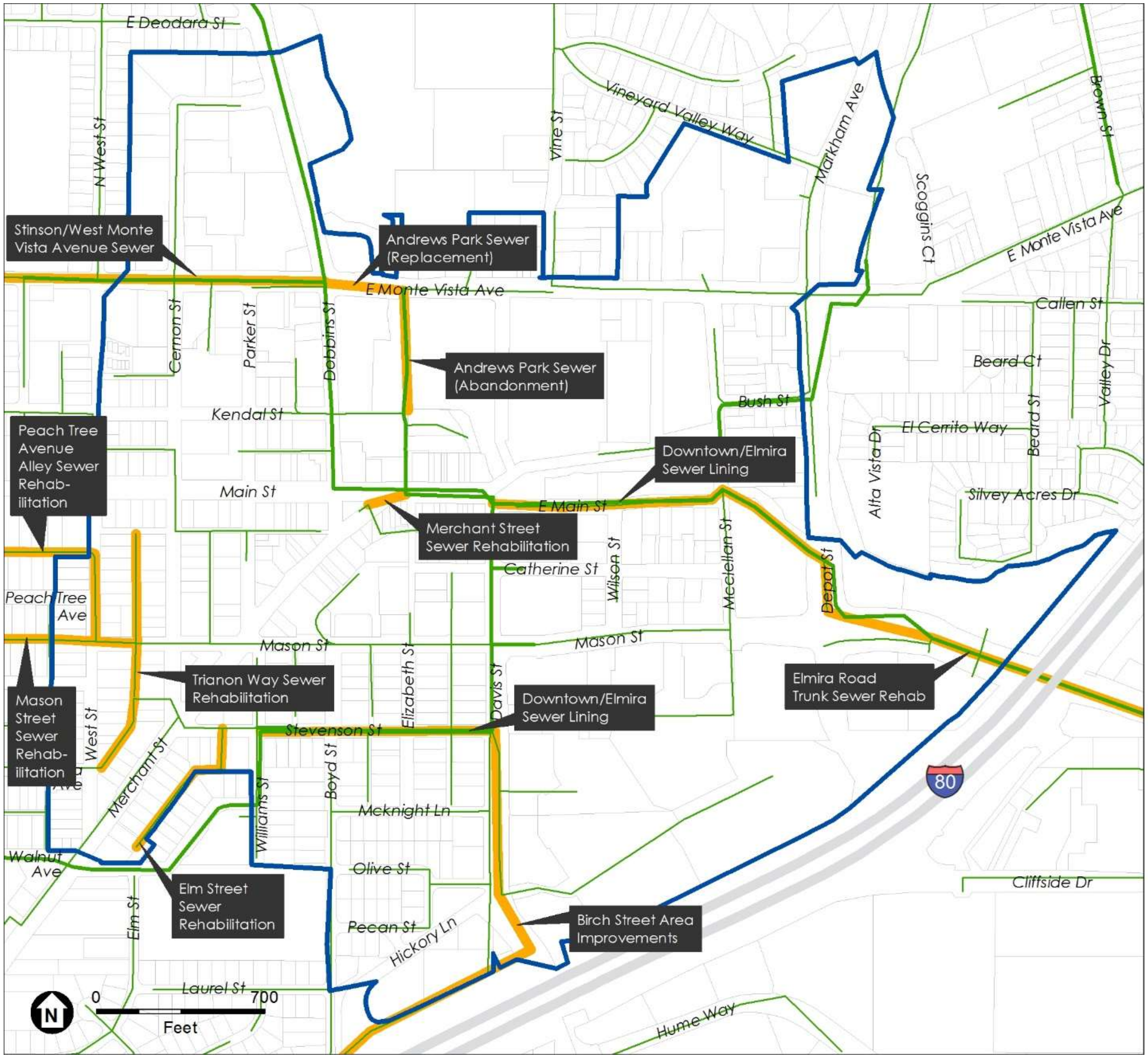


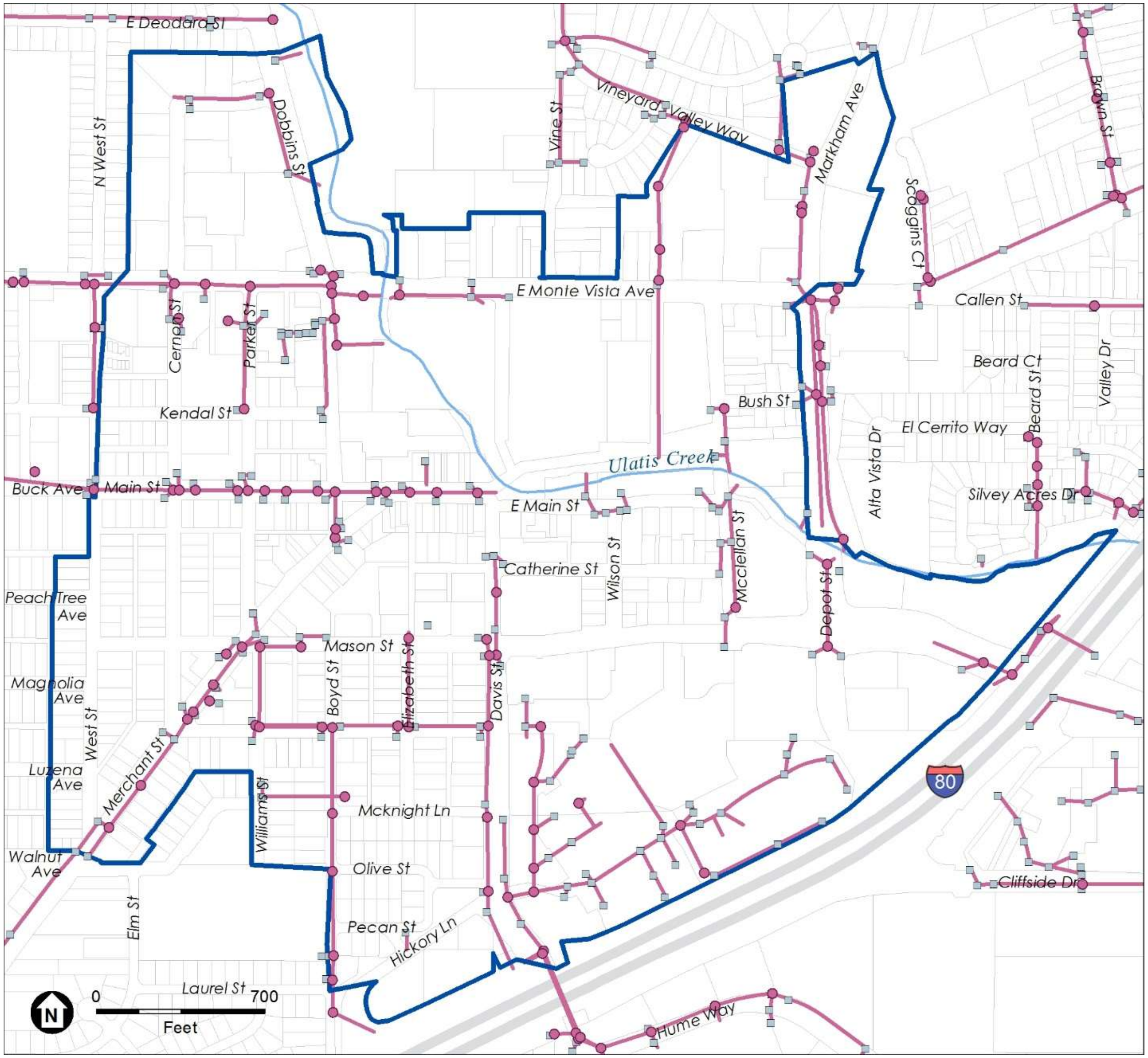
Figure 1-7 Sewer Infrastructure

Legend

- Downtown Boundary
- Planned Sewer CIP Projects
- Sewer Collection Main (10 in. and smaller diameter)
- Trunk Sewer (12 in. and larger diameter)

Source: City of Vacaville 2019, West Yost 2019

Figure 1-8 **Stormwater Drainage Infrastructure**



Legend

- Downtown Boundary
- Storm Inlet
- Storm Manhole
- Storm Gravity Main

1.3.4 Historic Resources

The city of Vacaville contains over 200 identified historic resources, including residences, churches, ranches, banks, civic buildings, and historic districts. Seven resources are individually listed in the National Register, California Register, or California State Historic Landmarks registry. The seven individually listed historical resources are:

- Will H. Buck House (listed in the National Register)
- Vacaville Town Hall (listed in the National Register)
- Peña Adobe (listed in the National Register)
- Site of the First Vacaville Buddhist Church (listed in the National Register)
- Pleasants/Hoskins Ranch (listed in the National Register)
- Vaca-Peña Adobe (listed in the National Register; also listed as California State Historical Landmark No. 534)
- Sydney Walker Residence and associated buildings (listed in the California Register)

The City's General Plan and accompanying EIR state that the City has six historic districts. According to these documents, five of the six districts are locally designated, each as an aggregation of resources related by a common historical theme. The sixth district, Pleasants/Hoskins Ranch, is listed in the National Register and is outside the Plan Area. The historic districts are:

- Buck Avenue District
- Monte Vista Avenue District
- 100/200 Block of Kendal Street
- 300/400 Block of Kentucky Street
- Parker Addition
- Pleasants/Hoskins Ranch

The General Plan and accompanying EIR state that the five districts are locally designated, however, the City does not have a mechanism with which to designate resources. There is no local register that lists historic districts and identifies which property is a contributor to these districts. Although historic resource inventory forms were completed in the late 1970s and early 1980s, these forms merely provide an architectural description of the property but do not evaluate it against National Register or California Register eligibility criteria. These resources are nominally protected by General Plan goal COS-6 and accompanying policies:

> **Goal COS-6.** Protect and enhance cultural resources for their aesthetic, scientific, educational, and cultural values.
>
> ***Policy COS-P6.7.*** Continue to preserve historic resources by delineating historic preservation districts in the Land Use and Development Code and requiring design review of proposals affecting historic buildings.
>
> ***Policy COS-P6.8.*** Continue to require new buildings in historic districts to be complementary to the character of the existing buildings.

Although not directly called out as a historic district in either document, the City has another historic district, the Main Street Vacaville Historic District (shown on Figure 1-1 and is subdistrict 6 on Figure 1-5). This is the only historic district that is protected by design guidelines and is designated as a historical preservation zone on the Zoning Map as a Historic Preservation Overlay District. The design guidelines, adopted in 1996, identify 48 buildings, of which 19 are contributors to the historic district. The design guidelines are a companion document to Chapter 14.09.105 of the Land Use and Development Code, and are intended to assist property owners, business owners, decision-makers, designers, and architects in understanding the City's goals and objectives for improvement of historic buildings within the original Downtown area. One additional resource, a parcel containing a building that served as St. Mary's Catholic Church from 1930 to 1956, has been identified as a historical preservation zones on the Zoning Map as a Historic Preservation Overlay District.

As stated in Section 14.09.105.030, Applicability, of the Land Use and Development Code, "the inclusion of an individual site in the Historic Preservation Overlay District indicates that the improvement on the site has been designated by the City of Vacaville as a designated historic building. The inclusion of multiple sites in the Historic Preservation District indicates that the area has been designated by the City of Vacaville as an historic district." Therefore, because the other six "districts" have not been included in an overlay district, they cannot be considered designated by the City of Vacaville as an historic district.

The Main Street Vacaville Historic District is additionally protected by goals and policies in the General Plan which intend 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 COS-7. Protect and enhance the historic value of the Downtown area.

Policy COS-P7.1. Continue to encourage the rehabilitation, restoration, and reconstruction of designated historic structures in the Downtown historic district to preserve the architectural, historical, and cultural significance of those buildings.

Policy COS-P7.2. Allow existing historic structures and properties in the Downtown that exceed currently allowed densities to remain at their existing density, even if uses change or the property is substantially rehabilitated, in order to preserve the historic nature of the property.

Policy COS-P7.3. Allow existing residential uses that qualify as historic resources to remain on parcels designated Commercial General in the Downtown area if those residential uses contribute to the historic nature of the property.

Action COS-A7.1. Hire a cultural resources professional to study the creation of a Historic Preservation District for the residential areas west of Downtown. Use the results of this study to determine whether the district should be established.

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

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.

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-A16.3. 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.

1.3.5 Community Services and Amenities

Community services and amenities provided within the Plan Area include both community amenities (including public services) as well as private amenities such as grocery stories. **Figure 1-9** illustrates the Community Services and Amenities described below.

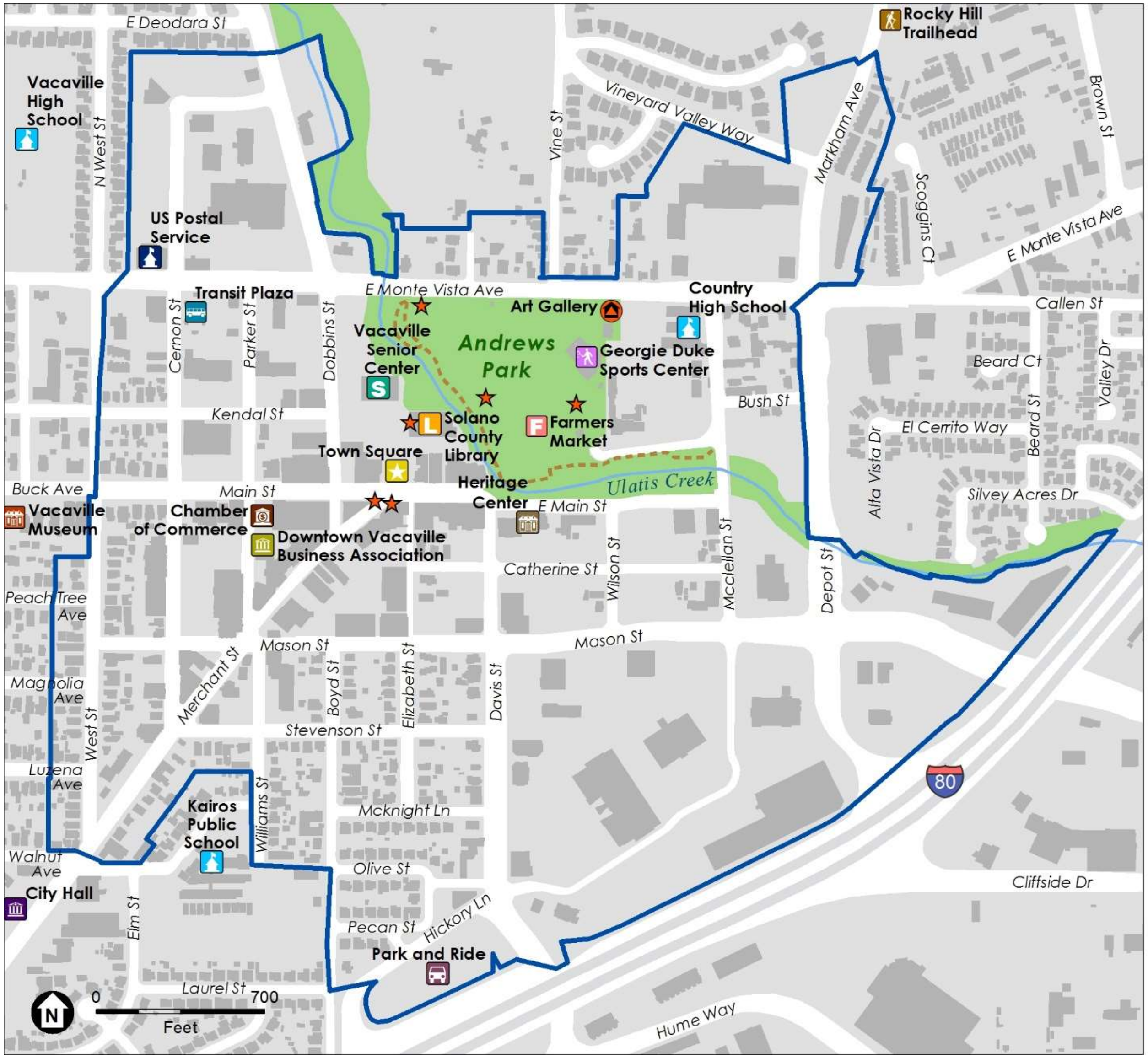


Figure 1-9 Community Services and Amenities

Legend

- Downtown Boundary
- Town Square
- City Hall
- Herigage Center
- Chamber of Commerce
- Downtown Vacaville Business Association
- Vacaville Museum
- Farmers Market
- Solano County Library
- Vacaville Senior Center
- Georgie Duke Sports Center
- USPS Post Office
- School
- Transit Plaza
- Park and Ride
- Rocky Hill Trailhead
- Art Gallery
- Public Art
- Parks and Open Space
- Ulatis Creek
- Creekwalk Trail

Source: City of Vacaville 2019, ESA 2019

Community Facilities and Services

Parks and Trails: Andrews Park is one of the largest and most popular public amenity in the Plan Area. This 17.9-acre park provides a tot lot, sculpture garden, amphitheater, and rolling parkland. The park is used for community events, such as Bunnies and Bonnets, the Vacaville Farmers Market, and the 3rd Thursday Night Market which occurs throughout the summertime with live music, vendors, and food trucks. Further, the Great Wonders Playground is located in Andrews Park, as well as a trail with historical information kiosks, five bbq's and electric outlets for convenience.

The Creekwalk, along Ulatis Creek is designed to promote a healthy connection to the outdoors and provides access to nearby open space. The Creekwalk is an approximately half mile-long loop trail system through Andrews Park that winds parallel with the creek. The trail is primarily used for walking and nature trips, is dog friendly, and is accessible year-round. The trail connects the Vacaville Farmers Market to the Georgie Duke Sports Center, and the Solano County Library. Portions of the trail are often used for community events, including the Farmers Market and concerts in the park (Creekwalk Concert series).

Town Square, on Main Street, serves as the Downtown hub for community activities and gatherings and is within easy walking distance of Andrews Park and the Creekwalk. The Town Square Friday Night concert series includes music, food, drinks, and family-friendly games. The Town Square is directly adjacent to the library.

The Rocky Hill Trail is a 1,200-foot-long, 10-foot-wide accessible multi-use asphalt pathway. The trailhead to the Rocky Hill Trail is located in the upper northeast corner of the Plan Area in the Rocky Hill/Markham neighborhood.

Library: A branch of the Solano County Library is located adjacent to Andrews Park and Town Square, and provides services tailored to the needs of the community, specifically with collections of news, literature, music, film, a computer center, technology training and other online services.

Senior Center: The McBride Senior Center offers programs for seniors 50+ that are educational, social, and recreational. They also provide a nutrition program, referral service, notary service, and coordinating services with other agencies serving Solano County.

Transit Plaza: City Coach Routes 2, 5 and 6 use East Monte Vista Avenue to access the Transit Plaza at the corner of East Monte Vista Avenue and Cernon Street.

Schools: Three schools are located in or adjacent to the Plan Area, serving students from kindergarten through high school, including Country High School, Vacaville High School, and Kairos Public School Vacaville Academy.

Museums: Just outside of the Plan Area is the Vacaville Museum on Buck Avenue. The museum provides cultural and historical preservation for all of Solano County.

The Heritage Center, on Main Street, is the old town hall which the city granted use to the Vacaville Heritage Council in 1978, which undertook the task to renovate the historic structure and makes it available for visitors, depending on volunteer availability.

Park and Ride: The City of Vacaville operates Park and Ride lots at three locations, including one at the exit ramp of I-80, just west of Davis Street. Park and Ride lots are provided as a convenient place to park a car when meeting a vanpool or catching the carpool.

City Hall: The City Hall complex is just outside of the Plan Area but includes all City departments serving the Plan Area, including the Community Services Department that manages local parks, bike trails, and community recreational programs and activities serving the Plan Area.

Fire: The Vacaville Fire Department (VFD), Fire Station 71, provides fire and emergency services to the Plan Area, and is located just outside the Plan Area off of West Monte Vista Avenue.

Police: The Vacaville Police Department (VPD), provides policing services to the Plan Area, and is located in the City Hall complex along the Plan Area's Merchant Street Corridor subdistrict.

Other community facilities: There are a few additional amenities available for the public, including public restrooms in Andrews Park and the

Downtown Vacaville Business improvement District, which is used as a merchant and visitor information center.

Private Amenities

Groceries: There is only one grocery store in the Plan Area. Lucky is located at the northwest corner of the Markham Avenue intersection with E Monte Vista Avenue. There are several stores close to, but outside, the Plan Area, including Costco and Country Square Market southeast of I-80.

Theaters: There are two existing and one planned theater in the Plan Area.

Located on Main Street, near the corner with Parker Street, Theatre DeVille is a live music and full service entertainment nightclub.

Vacaville's Brenden Theatres is located in the southeast corner of the Plan Area, and draws moviegoers from the broader City and region.

There is a recent plan approved for a new theater to be developed south of the Brenden Theatres location, just north of I-80.

Ice Sports Center: The Ice Sports Center has two sheets of ice used for hockey, figure, and ice-skating. In addition, this building hosts gymnastic classes and a basketball court.

1.3.6 Climate and Resilience

The current climate in the City of Vacaville is a Mediterranean climate accentuated by dry, warm summers, with periods of hot temperatures from June to September. Winters are typically more mild, with wetter, cooler temperatures experienced between November and February. The city is located towards the northern edge of the Bay Area, and can occasionally experience the cooling influence of marine air from those areas during the warm spring, summer, and early fall months. At times, the winter months can be foggy and cold, with snow extremely rare.

As part of a sustainability and resiliency effort undertaken by the City, in 2011, the City of Vacaville developed the ECAS to respond to the GHG targets set by State legislators, as well as to make Vacaville a more sustainable city. The ECAS was developed concurrently with the City's General Plan to recognize a variety of ways that sustainability goals can be met, such as increasing alternative modes of transportation, maintaining a healthy local economy, and preserving open space. The ECAS identifies and addresses GHG emissions from building energy use, transportation, solid waste, agriculture, and water use. Implementation of the ECAS will guide Vacaville's actions through a series of communitywide and municipal GHG emissions reduction measures to decrease the City's contribution to GHG emissions. As reflected in the General Plan and ECAS, the Plan Area for Downtown Vacaville would include development that is in line with existing policies and objectives articulated in the City's planning documents that meet expressed climate and resiliency goals for GHG emissions reductions.

1.4 Population, Employment, and Housing Trends

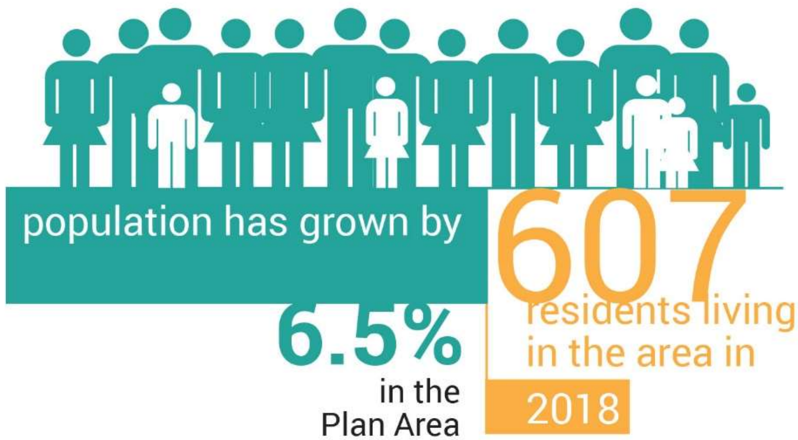
This section describes the demographic and socioeconomic characteristics of the Plan Area. The analysis draws upon data from several public and private sources, including Esri Business Analyst, the U.S. Census Bureau American Community Survey (ACS), DQ News, ListSource, CoStar, the Association of Bay Area Governments (ABAG), and the Sacramento Area Council of Governments (SACOG).

Due to Census data limitations, some parts of this analysis describe larger areas that include most of the Plan Area, as well as neighborhoods just outside of the Plan Area. These larger areas – which are comprised of Census block groups, tracts, or traffic analysis zones – are referred to as the "Greater Downtown." Each table below notes the precise definition of Greater Downtown that is being used in each case.

A goal of this analysis is to identify Downtown Vacaville's position within the city and broader region. To that end, data for the Plan Area (or the Greater Downtown) are compared against the city of Vacaville and a region defined as the following eight counties: Alameda, Contra Costa, Marin, Napa, Sacramento, Solano, Sonoma, and Yolo (Eight-County Region).

1.4.1 Population and Households

Population – As discussed previously, the primary land use in the Downtown Specific Plan Area is commercial, with a relatively small residential presence. As reported in **Table 1-4**, there were 607 residents living in the area in 2018, which was only 0.6 percent of Vacaville's total population. With an area of 0.37 square miles, the Plan Area has a residential density of approximately 1,640 residents per square mile, compared to 3,500 residents per square mile citywide. Between 2010 and 2018, Plan Area population grew 6.5 percent, keeping pace with the city, but lagging behind the Eight-County Region.



While the City of Vacaville is technically in the Bay Area region, the City is also heavily influenced from both an economic and demographic perspective by the greater Sacramento region. The "Eight-County Region" was created to approximate the greater Vacaville trade area and includes the counties of Alameda, Contra Costa, Marin, Napa, Sacramento, Solano, Sonoma, and Yolo.

Table 1-4. Population and Households, 2010-2018

	Population		2010-2018 Change	
Geography	2010	2018	Number	Percent
Plan Area	570	607	37	6.5
City of Vacaville	92,424	98,673	6,249	6.8
Eight-County Region[a]	5,465,048	5,880,753	415,705	7.6
	Households		**2010-2018 Change**	
Geography	**2010**	**2018**	**Number**	**Percent**
Plan Area	220	234	14	6.4
City of Vacaville	31,091	33,446	2,355	7.6
Eight-County Region[a]	1,984,988	2,114,101	129,113	6.5
	Avg. Household Size			
Geography	**2010**	**2018**		
Plan Area	2.56	2.57		
City of Vacaville	2.71	2.73		
Eight-County Region[a]	2.70	2.73		

Note:

a This area is defined as the counties of Alameda, Contra Costa, Marin, Napa, Sacramento, Solano, Sonoma, and Yolo.

Sources: Esri Business Analyst; BAE, 2019.

Households – There were 234 households located within the Plan Area in 2018. As detailed in **Appendix Table A-2** the Plan Area added households at a slower rate than the city as a whole between 2010 and 2018; though growth occurred at a rate similar to that of the larger region. The average household size in the Plan Area was 2.57 persons, which was smaller than the average household sizes for the city as a whole and the region. In 2018, over two-thirds of Plan Area households were families.

1.4.2 Race and Ethnicity

The Plan Area and the City of Vacaville are generally less racially and ethnically diverse than the Eight-County Region overall. However, the racial and ethnic diversity of the Plan Area is increasing. **Appendix Table A-3** notes that White residents comprised a majority of the Plan Area population in 2010, but by 2018 had declined to 48 percent of the population. The largest racial and ethnic minority population in the Plan Area and the city as a whole are Hispanic and Latino residents. This population is also the fastest growing subgroup in the Plan Area.

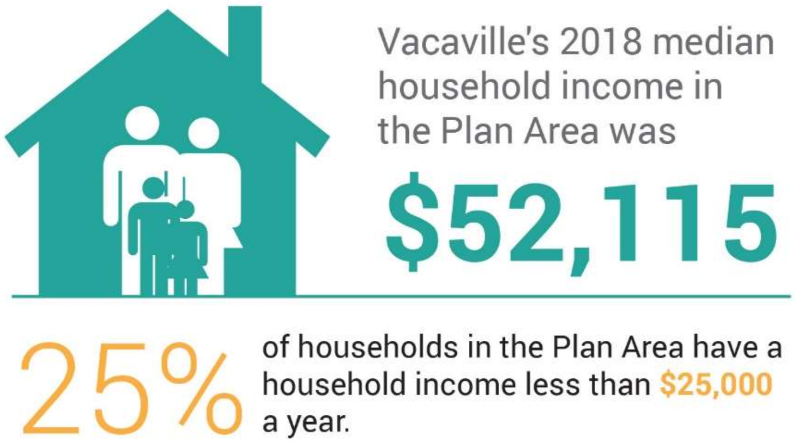
1.4.3 Place of Birth

According to the 2013-2017 ACS, over 90 percent of Greater Downtown residents were born in the United States. As noted in **Appendix Table A-4** nearly 70 percent of residents were born in California.

Though Greater Downtown's foreign-born population is small, it has shown dramatic growth in recent years, expanding by 384 residents (74 percent) between the 2006-2010 and 2013-2017 ACS survey periods, exceeding native-born population growth in real terms.

1.4.4 Household Income

While Vacaville's 2018 median household income was slightly higher than that of the Eight-County region, the estimated median household income in the Plan Area was significantly lower. As reported in **Table 1-5**, the Plan Area's 2018 median household income of $52,115 is approximately $26,000 lower than the citywide median. Households with incomes less than $25,000 a year comprised nearly a quarter of Plan Area households, compared to only 12 percent for the city as a whole and 15 percent for the region.



1.4.5 Poverty Status

Appendix Table A-6 highlights households with incomes below the federal poverty level. According to the ACS, the Eight-County Region had an average poverty rate of 11.5 percent between 2013 and 2017.[1] While the overall poverty rate in the City of Vacaville as a whole is notably lower than the regional average at 8.8 percent, the poverty rate among residents of the Greater Downtown area is higher than the regional average at 12.1 percent. The available data also indicate that the poverty rates increased in all three areas since the 2006-2010 survey period.

1.4.6 Language Spoken at Home

As detailed in **Appendix Table A-7**, the Greater Downtown is slightly less linguistically diverse than the city as a whole and considerably less diverse than the Eight-County Region. Among Greater Downtown residents age five or older, 16 percent reported speaking a language other than English at home during the 2013-2017 ACS survey period. Nearly 20 percent of city residents and 35 percent of the region's residents age five or older reported speaking a language other than English at home. Spanish is the most common non-English language spoken at home and is spoken by nearly 14 percent of all Plan Area residents age five or older.

1.4.7 Level of Education

Plan Area residents generally have lower levels of educational attainment compared to the city as a whole and the region. **Appendix Table A-8** notes that less than 30 percent of Plan Area residents (age 25 or older) are college graduates (Associate's degree or higher), compared to 34 percent for the city as a whole and 47 percent regionally.

[1] The U.S. Census Bureau defines poverty based on a set of money income thresholds that vary by family size and composition. If a family's total income is less than the applicable threshold, the family and every member of it is considered to be in a state of poverty. The national average threshold for a family of four in 2017 was $25,094.

Table 1-5. Household Income Distribution, 2018

Household Income	Plan Area		City of Vacaville		Eighty-County Region	
	Number	Percent	Number	Percent	Number	Percent
Less than $15,000	34	14.5	2,177	6.5	182,194	8.6
$15,000-$24,999	24	10.3	1,928	5.8	152,468	7.2
$25,000-$34,999	23	9.8	2,026	6.1	147,566	7.0
$35,000-$49,999	31	13.2	3,742	11.2	219,673	10.4
$50,000-$74,999	41	17.5	6,050	18.1	329,637	15.6
$75,000-$99,999	27	11.5	4,672	14.0	261,268	12.4
$100,000-$149,999	36	15.4	6,819	20.4	367,938	17.4
$150,000-$199,999	9	3.8	3,211	9.6	196,080	9.3
$200,000 or greater	9	3.8	2,821	8.4	257,245	12.2
Total Households[a]	**234**	**100.0**	**33,446**	**100.0**	**2,114,069**	**100.0**

Notes:

a Totals differ slightly from totals on population and households table due to independent rounding.

Sources: Esri Business Analyst; BAE, 2019.

1.4.8 Age of Residents

The Plan Area population is slightly younger than in the city as a whole and the region, as reported in **Table 1-6**. In 2018, the median age in the Plan Area was 36.8 years, compared to 37.9 citywide and 38.0 regionally. Between 2010 and 2018, the youngest age groups (Under 18 and 18-24) recorded real declines in population in the Plan Area, while the younger adult (25-44) and senior (65+) populations grew. This generally follows the national trend, which involves the aging of the large Millennial (born 1981 to 1996) and Baby Boomer (born 1946 to 1964) age cohorts. Previously the largest single age cohort, the Baby Boomer generation is now beginning to decrease as a share of the total population, with the younger members beginning to enter retirement. The Millennial generation has now become the largest age cohort, with the youngest members now aging out of childhood and into their prime working and childbearing years.

1.4.9 Housing

Housing Characteristics – In 2018, the Plan Area had 252 housing units. This represents approximately 0.7 percent of Vacaville's total housing stock. According to Esri estimates based on the 2012-2016 ACS, the Plan Area's housing stock is similar in composition to that of the city overall. As noted in **Table 1-7**, over three-fourths of Plan Area housing units are detached single-family homes. Over half of the Plan Area's multifamily units are in duplexes, triplexes, or fourplex buildings. Citywide, only 31.4 percent of multifamily units are in such structures, with the bulk of multifamily units being concentrated in buildings of ten units or more. Both the Plan Area and Vacaville have smaller proportions of multifamily units, particularly units in larger buildings, compared to the Eight-County region.

Table 1-6. Age Distribution, 2010-2018

	2010		2018		Change, 2010-2018	
	Number	Percent	Number	Percent	Number	Percent
Plan Area						
Under 18	131	23.0	130	21.5	-1	-0.8
18-24	64	11.2	53	8.7	-11	-17.2
25-34	86	15.1	104	17.2	18	20.9
35-44	70	12.3	81	13.4	11	15.7
45-54	90	15.8	73	12.0	-17	-18.9
55-64	61	10.7	81	13.4	20	32.8
65-74	32	5.6	48	7.9	16	50.0
75-84	24	4.2	24	4.0	0	0.0
85 years or older	12	2.1	12	2.0	0	0.0
Total Population[a]	**570**	**100.0**	**606**	**100.0**	**36**	**6.3**
Median Age	**35.6**		**36.8**			
City of Vacaville						
Under 18	21,511	23.3	20,836	21.1	-675	-3.1
18-24	8,961	9.7	8,468	8.6	-493	-5.5
25-34	13,089	14.2	15,810	16.0	2,721	20.8
35-44	13,179	14.3	13,632	13.8	453	3.4
45-54	15,389	16.7	13,766	14.0	-1,623	-10.5
55-64	10,626	11.5	12,818	13.0	2,192	20.6
65-74	5,128	5.5	8,222	8.3	3,094	60.3
75-84	3,189	3.5	3,513	3.6	324	10.2
85 years or older	1,352	1.5	1,609	1.6	257	19.0
Total Population[a]	**92,424**	**100.0**	**98,674**	**100.0**	**6,250**	**6.8**
Median Age	**37.1**		**37.9**			

Table 1-6. Age Distribution, 2010-2018

	2010		2018		Change, 2010-2018	
	Number	Percent	Number	Percent	Number	Percent
Eight-County Region						
Under 18	1,301,516	23.8	1,308,672	22.3	7,156	0.5
18-24	532,046	9.7	553,300	9.4	21,254	4.0
25-34	750,463	13.7	844,096	14.4	93,633	12.5
35-44	760,244	13.9	760,903	12.9	659	0.1
45-54	811,518	14.8	763,343	13.0	-48,175	-5.9
55-64	655,758	12.0	759,938	12.9	104,180	15.9
65-74	350,295	6.4	530,116	9.0	179,821	51.3
75-84	205,796	3.8	245,506	4.2	39,710	19.3
85 years or older	97,412	1.8	114,879	2.0	17,467	17.9
Total Population[a]	**5,465,048**	**100.0**	**5,880,753**	**100.0**	**415,705**	**7.6**
Median Age	**37.0**		**38.0**			

Notes:

a Totals differ slightly from totals on population and households table due to independent rounding.

Sources: Esri Business Analyst; BAE, 2019.

Table 1-7. Housing Units by Type of Structure, 2012-2016 (Five-Year Sample Estimates)

Type of Structure	Plan Area		City of Vacaville		Eighty-County Region	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	**163**	**76.2**	**24,591**	**73.8**	**1,508,702**	**69.6**
Detached	153	71.5	23,476	70.4	1,353,796	62.5
Attached	10	4.7	1,115	3.3	154,906	7.1
Multifamily	**50**	**23.4**	**7,595**	**22.8**	**606,274**	**28.0**
2-4 Units	28	13.1	2,387	7.2	175,146	8.1
5-9 Units	9	4.2	1,823	5.5	118,716	5.5
10 or More Units	13	6.1	3,385	10.2	312,412	14.4
Mobile Homes	**1**	**0.5**	**1,134**	**3.4**	**50,411**	**2.3**
All Other	**0**	**0.0**	**19**	**0.1**	**2,402**	**0.1**
Total Housing Units	**214**	**100.0**	**33,339**	**100.0**	**2,167,789**	**100.0**

Sources: U.S. Census Bureau, American Community Survey, 2012-2016 five-year sample data via Esri Business Analyst; BAE, 2019.

Vacancy – **Appendix Table A-11** details housing vacancy and occupancy by tenure. According to Esri, the average residential vacancy rate in the Plan Area was 7.1 percent in 2018, which was modestly higher than the 4.8 percent citywide rate. The number of estimated vacant units in the Plan Area held constant between 2010 and 2018, while vacancies fell modestly citywide and dramatically in the region as a whole.

Tenure – The estimated tenure split (i.e., renter- versus owner-occupied housing units) in the Plan Area was fairly even as of 2018. Renter-occupied units outnumber multifamily units, indicating a sizable presence of single-family home rentals. The citywide and regional housing stocks, by comparison, are predominantly owner-occupied. Nonetheless, all three geographies added more renter-occupied units than owner-occupied units between 2010 and 2018.

Home Sale Prices – According to ListSource, a private data vendor, the Plan Area recorded just three verifiable home sales between May 2018 and April 2019. All three were detached single-family homes. As reported in **Appendix Table A-12**, the median sale price for these units was $350,000, which is a full $100,000 lower than the citywide median sale price for detached single-family homes sold over the same period. Homes sold in the Plan Area were generally smaller than the citywide average, contributing to a relatively high median price per square foot of $345.

Between May 2018 and April 2019, there were 1,174 home sales citywide. These were predominantly detached single-family homes. The median sale price was $450,000, or $266 per square foot. As detailed in **Appendix Table A-13**, the detached single-family homes sold in Vacaville were fairly large, with nearly half of these units having four or more bedrooms. The median home sale price for a condominium or townhome unit in Vacaville was $255,000, or $238 per square foot.

As reported in **Appendix Table A-14**, the median home sale price in Vacaville increased by 87 percent, or $209,000 (nominal dollars), between 2010 and 2018. In Solano County, the median sale price increased by 107 percent, or $220,000 (nominal), over that same period. Even with this strong price growth, Vacaville and Solano County remain more affordable to home buyers than neighboring Contra Costa County, which recorded a median home sale price of $605,000, following price growth of 120 percent between 2010 and 2018. East of Solano County, Yolo County experienced more modest price growth since 2010 (77 percent) and recorded a 2018 median sale price of $430,000.

Home Sale Prices

- 1,174 home sales citywide (May 2018 to April 2019)
- mostly detached single-family homes, (4+ bedrooms)
- Vacaville median home sale price increased (2010 to 2018) by 87%, ($209,000)
- Solano County median sale price increased by 107%, ($220,000) over that same period

Multifamily Rents

- average rent in the Plan Area (2019, Q1) $1,409
- citywide average rent of $1,767

Multifamily Rents – **Appendix Table A-15** summarizes multifamily rental market dynamics. Among the rental housing units tracked by CoStar, the average asking rent in the Plan Area for the first quarter of 2019 was $1,409, which is considerably lower than the citywide average rent of $1,767. Unlike the citywide inventory, the Plan Area has not added any new product within the last ten years. Over the past four years, average asking rents in the

Plan Area have grown at an average annual rate of 3.5 percent, compared to 6.6 percent citywide.

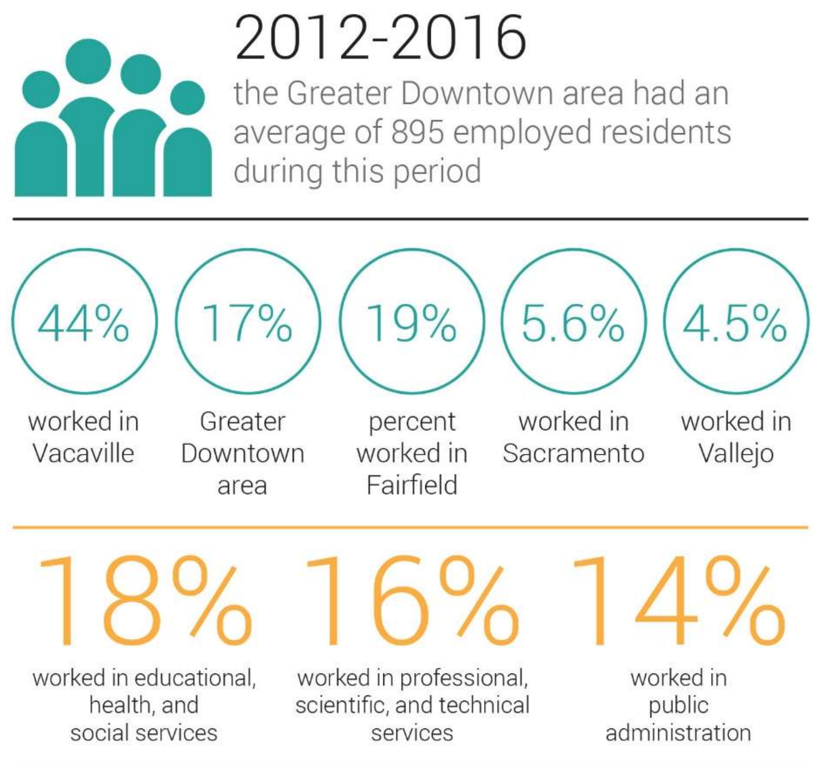
Housing Cost Burden – According to the U.S. Department of Housing and Urban Development (HUD), a household is considered to have an excessive housing cost burden if it spends more than 30 percent of its gross income on housing related expenses. Households that spend more than 50 percent of their income on housing are considered to have severe cost burdens.

Appendix Table A-16 notes that over 40 percent of households living in the Greater Downtown experienced an excessive or severe housing cost burden during the 2011-2015 ACS survey period. Greater Downtown residents were more likely to overpay for housing compared to both the citywide and regional averages. Across all geographies, renter households were more likely to experience an excessive or severe cost burden compared to owner households. The prevalence of high housing cost burdens also has an inverse relationship to income. Lower-income households are much more likely to overpay for housing, compared to higher-income households.

1.4.10 Employment and Jobs

Employed Residents – According to the 2012-2016 Census Transportation Planning Package (CTPP), the Greater Downtown area had an average of 895 employed residents during this period.

Employed Resident Place of Work – Table 1-8 reports that approximately 44 percent of the Plan Area's employed residents worked in Vacaville, with 17 percent working within the Greater Downtown area. An additional 19 percent worked in Fairfield, 5.6 percent worked in Sacramento, and 4.5 percent worked in Vallejo.



The Greater Downtown area is defined in each section within each table. Specifically for this it is defined as:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area:

Employed Resident Industries – As reported in **Appendix Table A-18**, Greater Downtown employed residents predominantly worked in service industries. Nearly 18 percent worked in educational, health, and social services; 16 percent worked in professional, scientific, and technical services; and 14 percent worked in public administration.

Table 1-8. Commute Flows, Greater Downtown, 2012-2016 (Five-Year Sample Estimates)

Place of Work	Employed Residents		Place of Residence	Workers	
	Number	Percent		Number	Percent
Vacaville	390	43.6	Vacaville	1,995	58.7
Greater Downtown	149	16.6	Greater Downtown	149	4.4
All Other Vacaville	241	26.9	All Other Vacaville	1,846	54.3
Fairfield	170	19.0	Fairfield	535	15.7
Sacramento	50	5.6	Vallejo	150	4.4
Vallejo	40	4.5	Suisun City	145	4.3
Napa	30	3.4	Sacramento	60	1.8
Dixon	15	1.7	Woodland	50	1.5
Hartley (CDP)	15	1.7	Santa Rosa	40	1.2
Richmond	15	1.7	Allendale (CDP)	35	1.0
Davis	14	1.6	Benicia	35	1.0
Cotati	10	1.1	Napa	30	0.9
All Other Locations	146	16.3	All Other Locations	325	9.6
Total Employed Residents	**895**	**100.0**	**Total Workers**	**3,400**	**100.0**

Notes:

a Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A302100; BAE, 2019.

Employed Resident Occupations – Appendix Table A-19 highlights the five most common occupations among Greater Downtown employed residents. The most common occupations were sales and related occupations (13 percent); construction and extraction (12 percent); office and administrative support (8.9 percent); food preparation and serving-related occupations (8.2 percent); and production (6.7 percent).

Employed Resident Occupational Wages – Appendix Table A-19 also notes the countywide median annual wage for common Greater Downtown occupations. Greater Downtown employed residents predominantly work in lower wage occupations. Among the five most common occupations for Greater Downtown employed residents, only one recorded a median annual occupational wage above the overall median wage in the County of $54,722 per year in the first quarter of 2018. This included construction and extraction workers, who earned a median wage of $59,921. The most common occupation, sales and related, had a median annual wage of $36,704.

Workers – The Greater Downtown area has substantially more workers than employed residents, owing to its predominantly commercial composition.[2] According to the 2012-2016 CTPP, the Greater Downtown had an average of approximately 3,400 workers during this period. That represents around 3.8 workers for every employed resident in the Greater Downtown area. By comparison, the City of Vacaville had 0.82 workers per employed resident.

Worker Place of Residence – As noted in Table 1-8, nearly 60 percent of workers employed in the Greater Downtown area live in Vacaville. Just over four percent both lived and worked within the Greater Downtown area. Approximately 16 percent of Greater Downtown workers live in Fairfield, 4.4 percent in Vallejo, and 4.3 percent in Suisun City.

Worker Industries – Table 1-9 reports that the arts, entertainment, recreation, accommodations, and food service industry employed, by far, the most workers in the Greater Downtown area. Nearly one-third of all workers worked in that industry. The Greater Downtown is a hub of employment for that industry within Vacaville, capturing a quarter of that industry's citywide employment. Other major industries include education, health, and social services (14.3 percent); finance, insurance, real estate, rental, and leasing (12.7 percent); and other services, excluding public administration (12.7 percent).

The Greater Downtown area has substantially more workers than employed residents, owing to its predominantly commercial composition.

According to the 2012-2016 CTPP the Greater Downtown had an average of approximately **3,400** workers during this period.

That represents around **3.8** workers for every employed resident in the Greater Downtown area.

By comparison, the City of Vacaville had **0.82** workers per employed resident.

Worker Occupations – As reported in **Appendix Table A-21**, the most common occupation for Greater Downtown workers was food preparation and serving, which employed 22.4 percent of workers. Other common occupations included office and administrative support (13.4 percent); sales and related (12.7 percent), personal care and service (10.9 percent), and management (9.9 percent).

[2] An employed resident is a person whose main residence is located within the study area who has paid employment either inside or outside of the study area. A worker is a person who has paid employment in the study area, but who may or may not live in the study area.

Table 1-9. Workers by Industry, 2012-2016 (Five-Year Sample Estimates)

Industry	Greater Downtown[a]		City of Vacaville		Eighty-County Region	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting, and Mining	10	0.3	125	0.4	32,705	1.4
Construction	80	2.4	2,085	6.0	149,670	6.2
Manufacturing	85	2.5	3,775	10.9	198,995	8.3
Wholesale Trade	0	0.0	620	1.8	67,470	2.8
Retail Trade	275	8.1	5,895	17.0	256,995	10.7
Transportation, Warehousing, and Utilities	44	1.3	1,100	3.2	110,765	4.6
Information	75	2.2	530	1.5	52,185	2.2
Finance, Insurance, Real Estate, Rental, and Leasing	430	12.7	2,155	6.2	160,130	6.7
Professional, Scientific, Mgmt., Admin., & Waste Mgmt.	310	9.1	2,555	7.4	317,730	13.3
Educational, Health and Social Services	485	14.3	6,390	18.4	543,425	22.7
Arts, Entertainment, Recreation, Accomm. and Food	1,105	32.6	4,375	12.6	222,795	9.3
Other Services (Except Public Administration)	430	12.7	1,640	4.7	125,195	5.2
Public Administration	60	1.8	3,405	9.8	150,560	6.3
Armed Forces	0	0.0	0	0.0	8,990	0.4
Total Workers[b]	**3,400**	**100.0**	**34,655**	**100.0**	**2,397,620**	**100.0**

Notes:

a Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.
b Totals may not equal the sum of individual figures due to independent rounding.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A202104; BAE, 2019.

Worker Occupational Wages – Appendix Table A-21 also notes that Greater Downtown employment is generally concentrated in low-wage occupations. Four of the five most common occupations for Greater Downtown workers recorded a median annual wage below the overall median wage for Solano County. The occupation that came closest is office and administrative support, which had a median annual wage of $42,786. Food preparation and serving had a median annual wage of just $26,157. Only management, the fifth most common occupation among Greater Downtown workers, outperformed the overall median with a median annual wage of $116,482.

1.4.11 Travel Patterns

While the Plan Area serves as an economic center for the City of Vacaville, the data show that a very small percentage of the workers in the area also live in the area. Average commute distances are fairly high for workers (19+ miles) and residents (32+ miles) of the area, while most workers and residents of the area have access to at least two vehicles and commute using single occupant personal vehicles. Commute patterns and mode share appear to be more consistent with suburban areas than with Downtown areas, and active transportation use by workers and residents within the Downtown area is fairly low. **Figure 1-10** shows the home locations for workers in the Plan Area. **Figure 1-11** shows the work locations for residents in the Plan Area. Appendix B, Vacaville Downtown PDA Commute Patterns, provides additional detail on commute patterns to and from the Plan Area.

Employed Resident Transportation to Work – Employed residents in the Greater Downtown are considerably more likely to drive to work than to use any other means of transportation. According to the 2012-2016 CTPP, approximately 90 percent of employed residents commute to work via a car, truck, or van. Only nine percent carpool, while 81 percent drove alone. Although around 15 percent of Greater Downtown employed residents reported commuting to jobs elsewhere in the Greater Downtown area, walking, cycling, and taking public transit to work were very uncommon. Only 2.8 percent of employed residents used public transit, 1.6 percent walked to work, and no one reported cycling.

Employed Resident Travel Time to Work – Nearly half of the employed Greater Downtown Area residents reported an average commute time of less than 20 minutes. More than six percent reported reaching their place of work within five minutes. Only 2.4 percent of Vacaville's employed residents and 1.8 percent of Eight-County Region employed residents had such brief commutes. Consistent with the city and region, approximately 12 percent of Greater Downtown employed residents had commutes of an hour or more, though a comparatively small proportion of these were "super commutes" of 90 minutes or more.

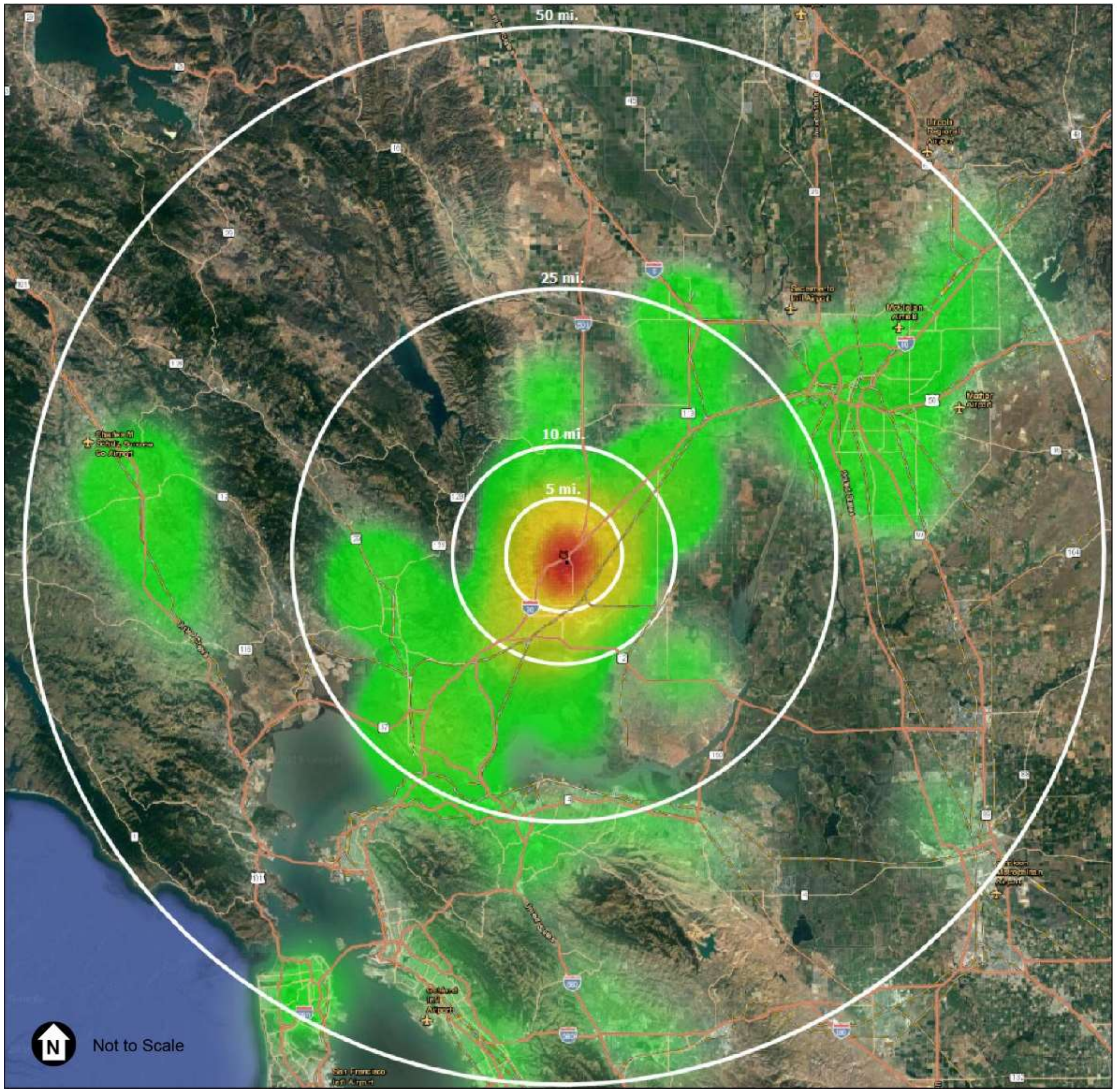


Figure 1-10 Distribution of Plan Area Worker Home Locations by Commute Distance and Direction

Legend

Low High

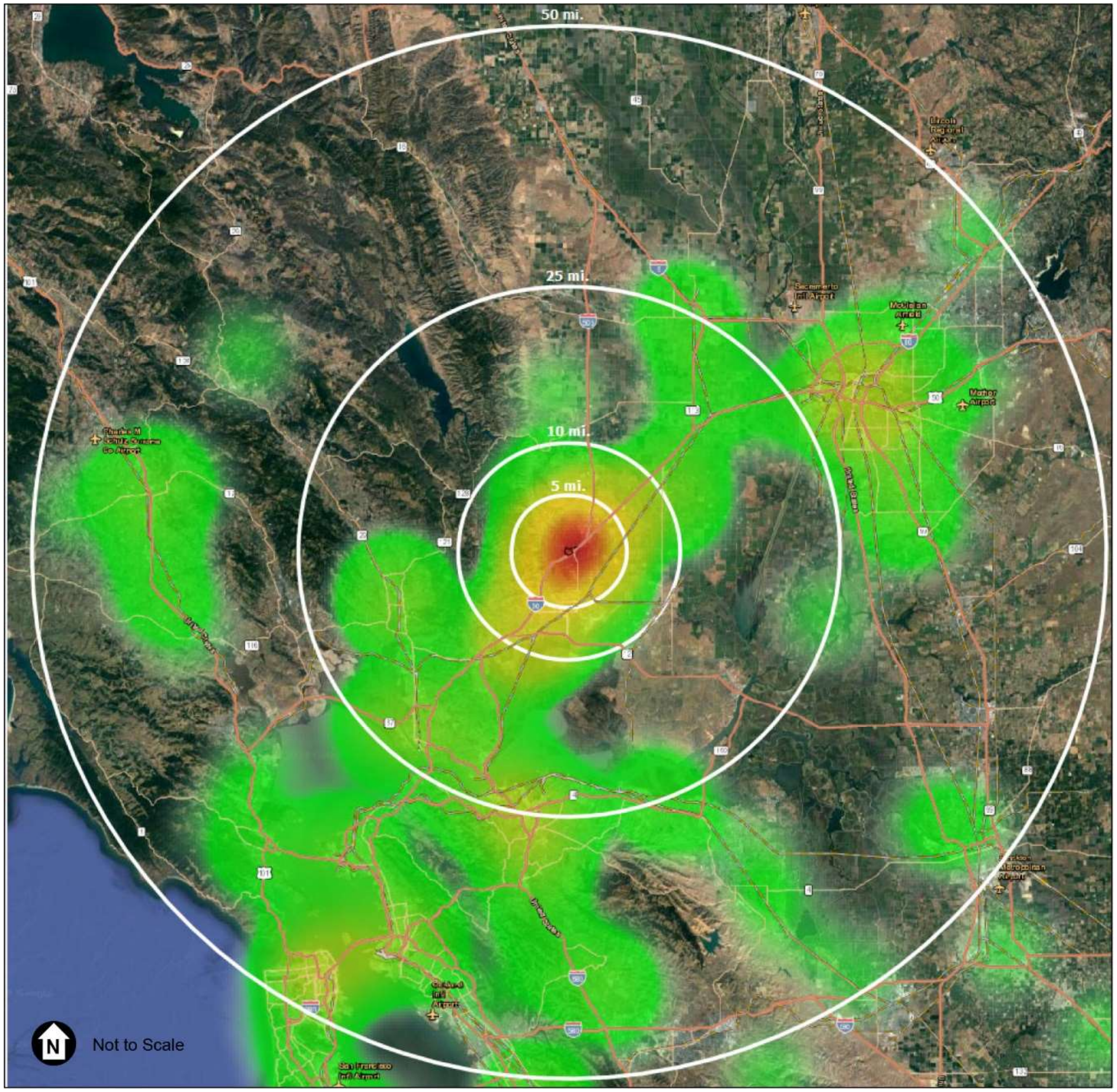


Figure 1-11 Distribution of Plan Area Resident Work Locations by Commute Distance and Direction

Legend

Low High

1.4.12 Growth Forecasts

The Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) produce demographic and economic projections for Bay Area communities as part of the Plan Bay Area 2040 regional planning effort. Projections are available in five-year increments from 2020 through 2040. This analysis re-benchmarks the Plan Bay Area projections based on the most recent available estimates from Esri and the American Community Survey.

Population and Housing Forecast – As reported in **Table 1-10**, the City of Vacaville is projected to add approximately 14,500 residents between 2018 and 2040, an increase of 14.7 percent. Plan Area population growth is highly contingent on the amount of housing capacity and supply planned between now and 2040. Given that the Downtown area is largely built out, population growth can only be accommodated by densifying the area through infill and redevelopment.

Current population age dynamics in Vacaville indicate that the age groups that are growing most rapidly are the 25 to 44 and the 55 to 74 age cohorts. Over the planning period, the older Baby Boom generation can be expected to age and exit the labor force. This will be accompanied by an increase in demand for certain City services, such as Emergency Medical Services (EMS). It also points to an increase in demand for housing accessible to people with limited mobility or disabilities. Meanwhile, growth of the younger age cohort will correspond to strengthening of the local labor force, as younger workers gain experience. It may also offer an opportunity for greater innovation, as well as an increase in demand for urban lifestyle amenities, such as restaurants and entertainment.

According to Plan Bay Area, the housing stock in the Plan Area is expected to grow by 43 percent to 359 units based on existing development trends. If realized, this would equal a net increase of 107 units. The ABAG projections indicate that the City of Vacaville can expect demand sufficient to absorb 1,944 new housing units between 2018 and 2040. This would equal growth of approximately 5.5 percent. The Eight-County Region, by comparison, is to forecast add 378,261 new housing units, which equals almost 17 percent growth over 2018.

Jobs Forecast – ABAG anticipates that job growth will significantly outpace housing growth in Vacaville. **Table 1-11** notes that Vacaville's employment base is projected to grow 17.3 percent by 2040. If realized, this would equal a net increase of more than 6,000 jobs. The regional jobs base is expected to grow even more significantly at 26.8 percent over the same period. Reflecting the current low concentration of jobs in the Plan Area, ABAG projects that the Plan Area may only add around 150 jobs during this period.[3]

According to ABAG, the industry sectors that are expected to experience the most growth citywide include health, education, and recreational services. Manufacturing, wholesale trade, and transportation are also expected to experience more modest growth. These are generally associated with moderate wages. ABAG anticipates that the citywide employment in financial and professional services and retail will contract through 2040. The former are generally higher wage, while retail is typically a low wage industry.

[3] BAE anticipates that significant investment and planning, such as preparation of the Downtown Specific Plan, which facilitates new development may incentivize additional employment growth within the Plan Area during the planning period.

Table 1-10. Projected Population and Housing Growth Through 2040

	2018[a]	2020	2025	2030	2035	2040	Change, 2018-2040 Number	Change, 2018-2040 Percent
Vacaville Population Forecast by Age								
Total Population, All Ages	**98,673**	**99,895**	**103,461**	**108,971**	**109,822**	**113,172**	**14,499**	**14.7**
Younger than 5	5.7	5.6	5.4	5.2	5.0	4.7		
5-19	17.7	17.5	17.0	16.3	15.8	15.2		
20-44	36.2	35.9	35.1	34.1	33.1	32.0		
45-64	26.9	26.8	26.4	26.0	25.4	24.6		
65 or older	13.5	14.2	16.1	18.4	20.8	23.4		
Housing Units Forecast								
Plan Area[b]	252	245	296	316	319	359	107	42.5
City of Vacaville	35,136	35,136	35,171	35,972	36,018	37,080	1,944	5.5
Eight-County Region[c]	2,240,784	(d)	(d)	(d)	2,519,085	2,619,045	378,261	16.9

Notes: Growth forecasts are re-benchmarked to the most recent available estimate and utilize growth rates generated by the Plan Bay Area 2040 projections.

a 2018 estimates are sourced from Esri Business Analyst.
b BAE converted household projections to housing unit projections assuming a five percent housing vacancy rate.
c The growth forecast for the Eight-County Region draws from projections produced by the Plan Bay Area 2040 and the Sacramento Area Council of Governments.
d Projections are unavailable for these years.

Sources: Esri Business Analyst; Census Transportation Planning Package, 2012-2016 five-year sample estimates; Plan Bay Area 2040 projections (2013 and 2017 vintages); Sacramento Area Council of Governments projections (2018 vintage); BAE, 2019.

Table 1-11. Detailed Employment Projections Through 2040, City of Vacaville

	2012-2016[a]	2020	2025	2030	2035	2040	Change, 2018-2040	
							Number	Percent
Jobs Forecast								
City of Vacaville	34,655	35,374	36,059	37,743	40,021	40,663	6,008	17.3
Eight-County Region[b]	2,397,620	N/A	N/A	N/A	2,959,931	3,039,052	641,432	26.8
Vacaville Jobs Forecast by Industry								
Total Jobs, All Industries	**34,655**	**35,374**	**36,059**	**37,743**	**40,021**	**40,663**	**6,008**	**17.3**
Agriculture and Natural Resources	0.4	0.4	0.4	0.3	0.3	0.3		
Financial and Professional Service	13.6	13.0	12.3	11.8	11.2	10.6		
Health, Educational and Recreational Service	35.8	35.7	35.9	36.2	37.5	37.9		
Retail	17.0	17.1	16.9	16.3	15.0	14.7		
Manufacturing, Wholesale and Transportation	15.9	16.2	16.6	17.0	18.0	18.5		
Information, Government and Construction	17.4	17.6	18.0	18.3	18.0	18.0		

Notes: Growth forecasts are re-benchmarked to the most recent available estimate and utilize growth rates generated by the Plan Bay Area 2040 projections.

a Data are sourced from the Census Transportation Planning Package 2012-2016 five-year sample estimates.
b The growth forecast for the Eight-County Region draws from projections produced by the Plan Bay Area 2040 and the Sacramento Area Council of Governments.

Sources: Esri Business Analyst; Census Transportation Planning Package, 2012-2016 five-year sample estimates; Plan Bay Area 2040 projections (2013 and 2017 vintages); BAE, 2019.

1.4.13 Displacement Risk

As discussed earlier, existing Plan Area residents are generally lower income compared to their citywide counterparts and have a much higher likelihood of being in poverty. They are also more likely to have excessive or severe housing cost burdens than the citywide average. The Plan Area also has a higher prevalence of renter households. Neighborhood revitalization efforts that spur an influx of higher-income residents into lower-income neighborhoods can often have the effect of displacing existing residents. This typically impacts lower-income renter households most, as price increases driven by the influx of new residents quickly outpaces existing households' ability to pay.Revitalization may also have positive impacts for lower-income owner households, who stand to benefit from appreciating home values. However, accessing that value typically requires a home owner to either take out a home-equity line of credit which must be repaid, or to sell the home, which often occurs in conjunction with relocation to a lower-cost area. Based on this understanding, BAE estimates that approximately 39 percent of the households that currently live within the Greater Downtown area are potentially at risk of displacement (i.e., have incomes equal to or less than 80 percent of the area median), while approximately 24 percent are at serious risk of displacement (i.e., renter households with housing cost burdens of 30 percent or more and incomes at or below 80 percent of the area median).

1.5 Opportunities and Constraints

The following is a summary of potential opportunities, including both physical catalyst sites and ideas for policy or plan changes. This section also addresses known issues or concerns to be addressed in planning process (constraints).

1.5.1 Plans and Policies

Opportunities

- Now that the East Main District Mixed-Used Development Project has been approved within the East Main District, formerly known as the Opportunity Hill area, the City may want to consider using the DTSP to govern future uses in this area and superseding the Opportunity Hill Master Plan.
- Broader application of mixed use land use/zoning? Broader application of Residential Urban High Density Overlay? Review of development standards to encourage more pedestrian friendly/street forward design with the Plan Area?
- The City may want to consider retiring the Basic American Foods Site Policy Plan and using the DTSP to govern future uses in this area.
- The DTSP includes updating the Downtown Main Street Historic District Design Guidelines.
- Any updates to the pedestrian and bicycle network and facilities that allow for non-automotive trips will allow the City to better meet the goals in the Energy and Conservation Action Strategy.
- The City may want to revisit the wayfinding signage in the Downtown to determine whether the anticipated signage as part of the Vacaville Wayfinding Sign System should be amended to match the findings of the DTSP process.

Constraints

- The RUHD overlay requires that mixed use projects with more than five dwelling units seek a conditional use permit. The City may want to evaluate whether there are some areas where such a project should be allowed by right.
- Sewer

1.5.2 Physical Context

Opportunities

Within the Plan Area, there are a number of locations, or potential catalyst sites, which could be available for development opportunities. **Figure 1-12** shows the known sites that are vacant or underutilized in the Plan Area. Some of these sites could accommodate housing development. These sites may be considered as the planning team considers potential alternatives.

In addition to the catalyst sites, several ideas were brought forward by members of the public for physical improvements to the Downtown, including:

- Add more and better lighting throughout Downtown. The lighting during Christmas makes the Downtown feel welcoming.
- Some potential uses include:
  - Teen center
  - Drive-in movies
  - Boutique-type stores
  - Coffee shop along E Monte Vista
  - Sports complex
  - Community centers
  - Local art
  - Arcades/places for kids
  - Include small businesses and coffee shops around a plaza where the old CVS building is located
  - Volleyball sand courts in Andrews Park
  - More restaurants, candy shops, ice cream
  - Dog park
  - Mocktail bar to appeal to teenagers
  - Kids club
  - Wine strolls
  - Self-guided art walk
  - Homes to appeal to young professionals
  - Artist's co-op
  - Public art
  - Bike parking
  - Bike share
- The Downtown needs more active uses on the first floor.
- Renovate the ice skating rink.
- Plant more trees along Depot Street. Get the high school students involved.
- Provide art branding in the public spaces.
- Provide more events to draw people.
- Heritage Center could be better used.
- Provide more murals.
- Establish a ride-share pickup/dropoff location.
- Provide a homeless day center away from Downtown for cooling/heating.

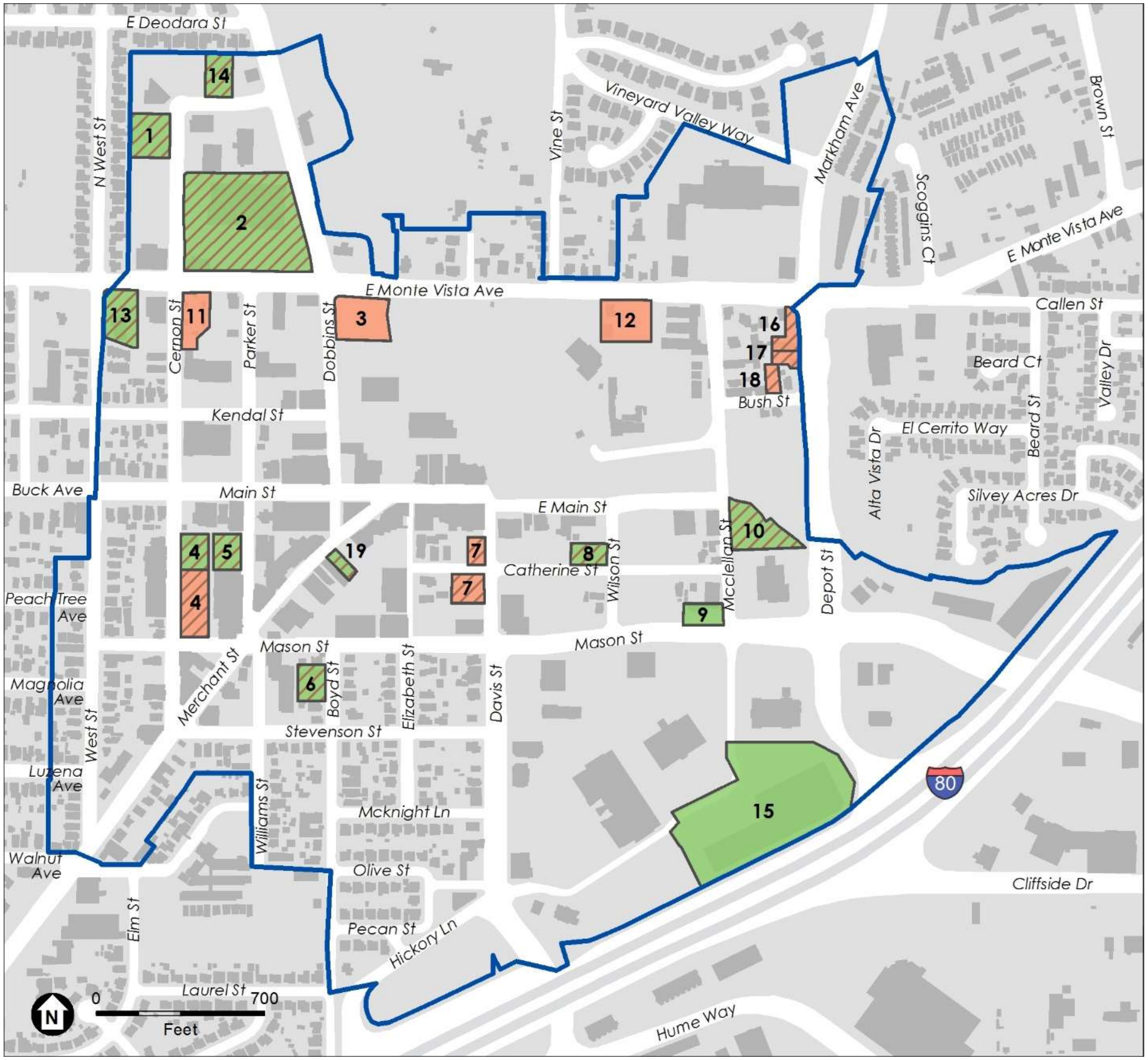


Figure 1-12 Catalyst Sites

Legend

Downtown Boundary

Catalyst Sites

City-owned

Private

Potential Housing Overlay

Catalyst Sites

1. Vacant lots on the Cernon behind Post Office (Private)*
2. Former CVS/Shocks Site (Private)*
3. Dobbins/EMV (City-Owned)
4. Cernon Parking Lot (Mixed City-Owned and Private)*
5. Vacant Parker St Lot (Private)*
6. Vacant Boyd St Lot (Private, for sale now)*
7. Parking Lots at Davis/Catherine (City-Owned)*
8. Vacant Lot at Catherine and Wilson (Private)*
9. Napa Auto Parts site (Private)
10. Vacant Les Schwab area (Private)*
11. Transit Center (City-Owned)
12. Art Gallery (City-Owned, public use only)
13. St. Pauls Church (Private)*
14. Cernon Vacant Site (Private)*
15. Ice Skate Site (Private)
16. Vacant Lot at Depot and E Monte Vista (City)*
17. Vacant Lot at Depot and Bush (City)*
18. Vacant Lot at Bush and Depot (City)*
19. Vacant Lot at Merchant and Main (Private)*

*Sites that could include housing

Source: City of Vacaville 2019, ESA 2019

Constraints

A review of the existing wastewater collection system facilities shows that there are some potential constraints which could affect future development in the Plan Area. **Figure 1-12** highlights all parcels within the proposed development area according to the following scheme:

- Light Red: Parcels tributary to lines with no available capacity
- Orange: Parcels tributary to lines with limited available capacity
- Yellow: Parcels tributary to 6-inch diameter lines
- Magenta: Parcels tributary to lines with known defects
- Green: Parcels with no known capacity or condition constraints

As indicated, all parcels tributary to the W. Monte Vista Avenue sewer west of Dobbins Street are considered to have no available capacity and are therefore shown in light red, or are served by 6-inch diameter lines and therefore shown in yellow. The W. Monte Vista Avenue sewer in this area has been shown to exceed its gravity flow capacity during wet weather conditions.

All parcels tributary to the Brown Street trunk sewer are identified as having limited available capacity (orange), or are served by 6-inch diameter lines and therefore shown in yellow. Downstream portions of the Brown Street trunk sewer (not actually located on Brown Street) has been shown to approach the gravity flow capacity during peak wet weather flow conditions. The capacity-limited sections are north of the area shown on **Figure 1-13**. This limitation impacts the portions of the study area served by sewers flowing west and north, on the north side of the creek. Additional flow constraints exist at various locations further downstream in the collection system. However, these other flow-constrained sewers are large diameter lines for which it is expected that any planned changes in development in the Plan Area would not have a significant impact.

Parcels that are tributary to 6-inch diameter lines are highlighted in yellow. These lines do not specifically introduce capacity constraints and will thus have to be evaluated on a case-by-case basis. The 6-inch diameter lines are considered substandard according to current City standards, and most or all of these lines are fairly old, and may, therefore, have as-yet unidentified structural issues. It should be assumed that these sewers need to be replaced with 8-inch (or larger) sewers when substantial redevelopment occurs in the areas they serve.

Parcels that are tributary to lines with known defects are also highlighted. Repair or replacement of the identified defects prior to development may be necessary. In addition, it should be noted that the entire East Main Street/Elmira Road trunk sewer between Davis Street and Nut Tree Road is known to be affected by corrosion and will require rehabilitation in the future. The entire portion of the proposed development area south and west of Ulatis Creek is tributary to that line; however, this maintenance consideration is not necessarily a constraint on development.

Other constraints related to the physical environment that were shared during outreach activities include:

- The creek area located between the Senior Center and the Library feels unsafe.
- Creekwalk feels unsafe.
- Vacant buildings make the area feel less appealing.
- Andrews Park feels unsafe at night.
- Many people don’t know where Downtown is or how large it is.
- Unsafe intersections.
- Too many bars Downtown.
- Not enough continuity among places of art.
- Current business mix in Downtown contains too many services and not enough food and entertainment.
- Cost of infrastructure improvements.

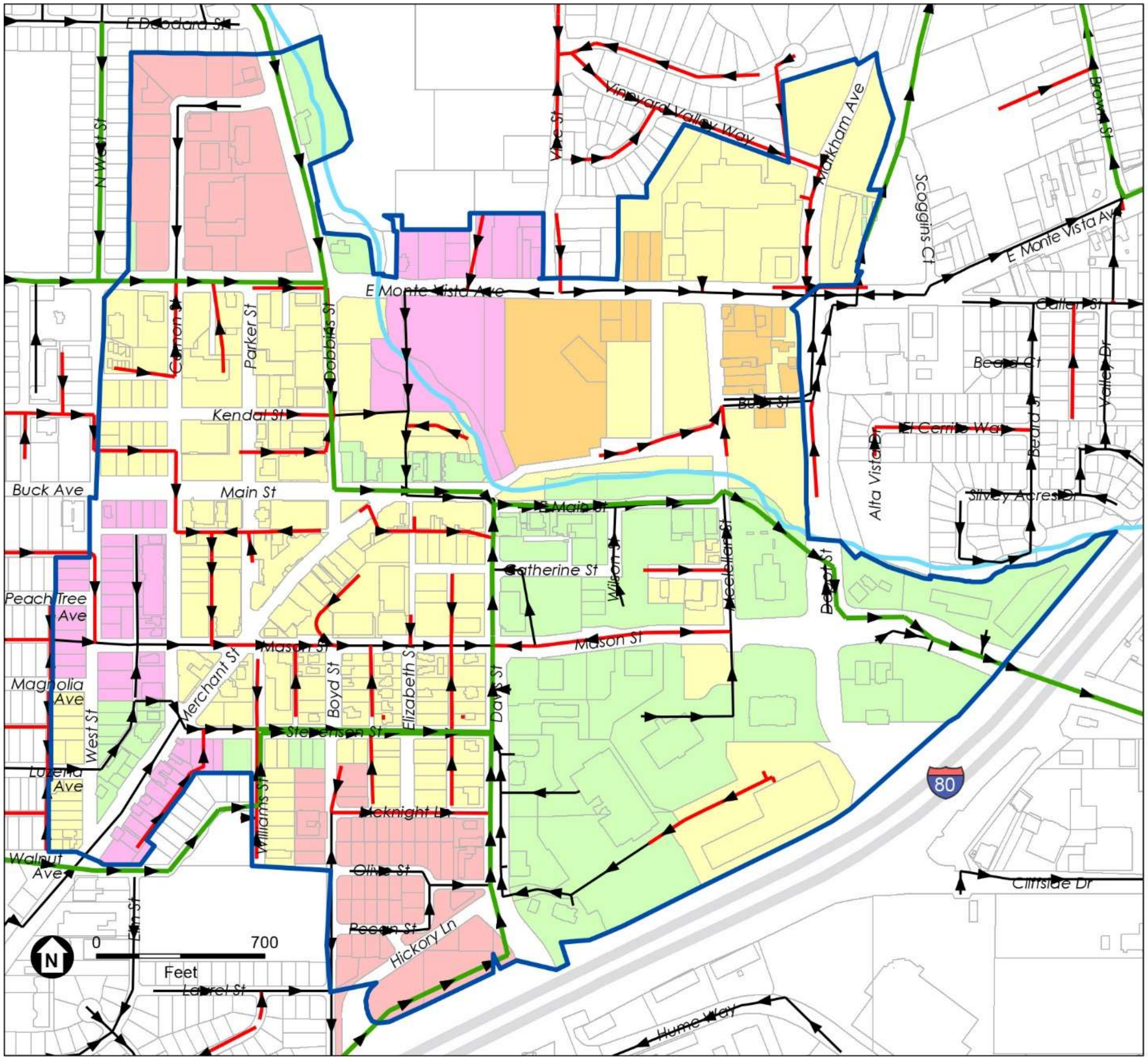


Figure 1-13 Sewer Constraints

Legend

- Existing Modeled Gravity Main
- Unmodeled Gravity Main > 6 in
- Unmodeled Gravity Main <= 6 in
- Parcels Tributary to Lines with No Available Capacity
- Parcels Tributary to Lines with Limited Available Capacity
- Parcels Tributary to 6-inch Diameter Lines
- Parcels Tributary to Lines with Known Defects
- Parcels with No Known Capacity Constraints
- Parcels Outside Development Area
- Downtown Boundary
- Highways
- Ulatis Creek

Source: City of Vacaville 2019, West Yost 2019

- Find out why businesses aren't choosing Downtown Vacaville.
- Concern about the number of homeless sleeping outside and the perception of safety issues.
- Creek bed is overgrown with weeds.
- Fuso Alley/library parking lot/East Main Street – problem areas with safety incidents.
- Town Square landscaping makes library parking lot feel unsafe as it blocks sight lines.

1.5.3 Population, Employment, and Housing Trends

Opportunities

- Develop more housing to create a better jobs/housing balance within the Plan Area and encourage more people to get to work by walking and biking within the area.
- Help to provide opportunities for lower income residents to remain in the area by actively encouraging the development of affordable and workforce housing in the Plan Area.
- Work with owners of existing Plan Area residential units to expand the Plan Area resident base by bringing the Plan Area residential vacancy rate down to a level closer to the citywide average.
- Target additional office development to expand the assortment of higher wage employment opportunities and businesses that can benefit from a central urban location.
- Continue to expand the assortment of "experiential" retail and commercial offerings in the Plan Area to help resist the effects of growth in e-commerce.
- Improvements in accessibility for alternative modes will serve as a step toward decreasing workers and residents' reliance on traditional commute modes such as single-occupant vehicles.
- Growth in the 25 to 44 and the 55 to 74 age cohorts may offer an opportunity for greater innovation, as well as an increase in demand for urban lifestyle amenities, such as restaurants and entertainment.
- Monitor displacement risk within census tracts 2532.03 and 2531.01 and provide policies to reduce displacement risk to lower income residents.

Constraints

- Plan Area residents tend to have lower wages, so it will be difficult for them to afford new Plan Area market rate housing that will have to rent or sell at relatively high prices to support high construction costs.
- Growth in e-commerce is impacting the viability of many traditional retail outlets. The Plan Area may need to transition toward experiential retail and entertainment, along with expansions in the housing stock to achieve long-term viability and to become a destination for the community at large.

Appendices

Appendix A

Detailed Population, Employment, and Housing Tables

Table A-1: Population and Households, 2010-2018

Geography	Population		2010-2018 Change	
	2010	2018	Number	Percent
Plan Area	570	607	37	6.5%
City of Vacaville	92,424	98,673	6,249	6.8%
Eight-County Region (a)	5,465,048	5,880,753	415,705	7.6%

Geography	Households		2010-2018 Change	
	2010	2018	Number	Percent
Plan Area	220	234	14	6.4%
City of Vacaville	31,091	33,446	2,355	7.6%
Eight-County Region (a)	1,984,988	2,114,101	129,113	6.5%

Geography	Avg. Household Size	
	2010	2018
Plan Area	2.56	2.57
City of Vacaville	2.71	2.73
Eight-County Region (a)	2.70	2.73

Note:

(a) This area is defined as the counties of Alameda, Contra Costa, Marin, Napa, Sacramento, Solano, Sonoma, and Yolo.

Sources: Esri Business Analyst; BAE, 2019.

Table A-2: Family and Non-Family Households, 2010-2018

Plan Area	2010		2018		2010-2018 Change	
	Number	Percent	Number	Percent	Number	Percent
Family Households	148	67.3%	157	67.1%	9	6.1%
Non-Family Households	72	32.7%	77	32.9%	5	6.9%
Total Households	**220**	**100.0%**	**234**	**100.0%**	**14**	**6.4%**

City of Vacaville	2010		2018		2010-2018 Change	
	Number	Percent	Number	Percent	Number	Percent
Family Households	22,100	71.1%	23,806	71.2%	1,706	7.7%
Non-Family Households	8,991	28.9%	9,640	28.8%	649	7.2%
Total Households	**31,091**	**100.0%**	**33,446**	**100.0%**	**2,355**	**7.6%**

Eight-County Region	2010		2018		2010-2018 Change	
	Number	Percent	Number	Percent	Number	Percent
Family Households	1,315,595	66.3%	1,401,959	66.3%	86,364	6.6%
Non-Family Households	669,393	33.7%	712,142	33.7%	42,749	6.4%
Total Households	**1,984,988**	**100.0%**	**2,114,101**	**100.0%**	**129,113**	**6.5%**

Sources: Esri Business Analyst; BAE, 2019.

Table A-3: Race and Ethnicity, 2010-2018

	2010		2018		Change, 2010-2018	
Plan Area	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Hispanic/Latino (a)	**198**	**34.6%**	**241**	**39.6%**	**43**	**21.7%**
Not Hispanic/Latino	**374**	**65.4%**	**367**	**60.4%**	**-7**	**-1.9%**
White	306	53.5%	295	48.5%	-11	-3.6%
Black/African American	19	3.3%	19	3.1%	0	0.0%
Native American	4	0.7%	4	0.7%	0	0.0%
Asian	21	3.7%	23	3.8%	2	9.5%
Native Hawaiian/Pacific Islander	2	0.3%	1	0.2%	-1	-50.0%
Other	0	0.0%	1	0.2%	1	n.a.
Two or More Races	22	3.8%	24	3.9%	2	9.1%
Total Population (b)	**572**	**100.0%**	**608**	**100.0%**	**36**	**6.3%**

	2010		2018		Change, 2010-2018	
City of Vacaville	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Hispanic/Latino (a)	**21,121**	**22.9%**	**25,634**	**26.0%**	**4,513**	**21.4%**
Not Hispanic/Latino	**71,303**	**77.1%**	**73,040**	**74.0%**	**1,737**	**2.4%**
White	50,807	55.0%	50,764	51.4%	-43	-0.1%
Black/African American	9,187	9.9%	9,155	9.3%	-32	-0.3%
Native American	510	0.6%	494	0.5%	-16	-3.1%
Asian	5,378	5.8%	6,423	6.5%	1,045	19.4%
Native Hawaiian/Pacific Islander	436	0.5%	506	0.5%	70	16.1%
Other	765	0.8%	703	0.7%	-62	-8.1%
Two or More Races	4,220	4.6%	4,995	5.1%	775	18.4%
Total Population (b)	**92,424**	**100.0%**	**98,674**	**100.0%**	**6,250**	**6.8%**

	2010		2018		Change, 2010-2018	
Eight-County Region	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Hispanic/Latino (a)	**1,265,463**	**23.2%**	**1,448,552**	**24.6%**	**183,089**	**14.5%**
Not Hispanic/Latino	**4,199,585**	**76.8%**	**4,432,201**	**75.4%**	**232,616**	**5.5%**
White	2,552,340	46.7%	2,524,202	42.9%	-28,138	-1.1%
Black/African American	497,004	9.1%	495,901	8.4%	-1,103	-0.2%
Native American	22,669	0.4%	22,091	0.4%	-578	-2.5%
Asian	863,356	15.8%	1,074,448	18.3%	211,092	24.5%
Native Hawaiian/Pacific Islander	35,655	0.7%	40,971	0.7%	5,316	14.9%
Other	14,805	0.3%	14,912	0.3%	107	0.7%
Two or More Races	213,756	3.9%	259,676	4.4%	45,920	21.5%
Total Population (b)	**5,465,048**	**100.0%**	**5,880,753**	**100.0%**	**415,705**	**7.6%**

Notes:

(a) Refers to population of Hispanic/Latino culture or origin, regardless of race.

(b) Totals differ slightly from totals on population and households table due to independent rounding.

Sources: Esri Business Analyst; BAE, 2019.

Table A-4: Citizenship and Place of Birth, 2006-2010 and 2013-2017 (Five-Year Sample Estimates)

	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
Greater Downtown (a)	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Native-Born Population	**8,196**	**94.1%**	**8,516**	**90.4%**	**320**	**3.9%**
Born in California	5,630	64.6%	6,348	67.4%	718	12.8%
Born in Another U.S. State	2,431	27.9%	2,056	21.8%	-375	-15.4%
Born Outside the U.S.	135	1.5%	112	1.2%	-23	-17.0%
Foreign-Born Population	**517**	**5.9%**	**901**	**9.6%**	**384**	**74.3%**
Naturalized U.S. Citizen	295	3.4%	435	4.6%	140	47.5%
Not a U.S. Citizen	222	2.5%	466	4.9%	244	109.9%
Total Population	**8,713**	**100.0%**	**9,417**	**100.0%**	**704**	**8.1%**

	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
City of Vacaville	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Native-Born Population	**81,082**	**88.2%**	**85,527**	**88.2%**	**4,445**	**5.5%**
Born in California	54,933	59.8%	59,449	61.3%	4,516	8.2%
Born in Another U.S. State	24,490	26.6%	23,892	24.7%	-598	-2.4%
Born Outside the U.S.	1,659	1.8%	2,186	2.3%	527	31.8%
Foreign-Born Population	**10,846**	**11.8%**	**11,391**	**11.8%**	**545**	**5.0%**
Naturalized U.S. Citizen	5,361	5.8%	6,167	6.4%	806	15.0%
Not a U.S. Citizen	5,485	6.0%	5,224	5.4%	-261	-4.8%
Total Population	**91,928**	**100.0%**	**96,918**	**100.0%**	**4,990**	**5.4%**

	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
Eight-County Region	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Native-Born Population	**4,112,551**	**76.7%**	**4,390,877**	**75.7%**	**278,326**	**6.8%**
Born in California	2,949,409	55.0%	3,228,129	55.7%	278,720	9.5%
Born in Another U.S. State	1,089,464	20.3%	1,072,458	18.5%	-17,006	-1.6%
Born Outside the U.S.	73,678	1.4%	90,290	1.6%	16,612	22.5%
Foreign-Born Population	**1,248,541**	**23.3%**	**1,408,164**	**24.3%**	**159,623**	**12.8%**
Naturalized U.S. Citizen	605,960	11.3%	745,309	12.9%	139,349	23.0%
Not a U.S. Citizen	642,581	12.0%	662,855	11.4%	20,274	3.2%
Total Population	**5,361,092**	**100.0%**	**5,799,041**	**100.0%**	**437,949**	**8.2%**

Note:

(a) Greater Downtown is here defined as the two Census tracts that encompass most of the Specific Plan Plan Area: 2531.01 and 2532.03. These tracts also capture a substantial number of households outside of the Specific Plan Plan Area.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 five-year sample data, Table S1601; BAE, 2019.

Table A-5: Household Income Distribution, 2018

Household Income	Plan Area		City of Vacaville		Eight-County Region	
	Number	Percent	Number	Percent	Number	Percent
Less than $15,000	34	14.5%	2,177	6.5%	182,194	8.6%
$15,000-$24,999	24	10.3%	1,928	5.8%	152,468	7.2%
$25,000-$34,999	23	9.8%	2,026	6.1%	147,566	7.0%
$35,000-$49,999	31	13.2%	3,742	11.2%	219,673	10.4%
$50,000-$74,999	41	17.5%	6,050	18.1%	329,637	15.6%
$75,000-$99,999	27	11.5%	4,672	14.0%	261,268	12.4%
$100,000-$149,999	36	15.4%	6,819	20.4%	367,938	17.4%
$150,000-$199,999	9	3.8%	3,211	9.6%	196,080	9.3%
$200,000 or greater	9	3.8%	2,821	8.4%	257,245	12.2%
Total Households (a)	**234**	**100.0%**	**33,446**	**100.0%**	**2,114,069**	**100.0%**
Median Household Income	**$52,115**		**$78,323**		**$76,885**	

Note:

(a) Totals differ slightly from totals on population and households table due to independent rounding.

Sources: Esri Business Analyst; BAE, 2019.

Table A-6: Households in Poverty, 2006-2010 and 2013-2017 (Five-Year Sample Estimates)

	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
Greater Downtown (a)	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Income Below Poverty Level	409	11.8%	428	12.1%	19	4.6%
Income At or Above Poverty Level	3,055	88.2%	3,115	87.9%	60	2.0%
Total Households	**3,464**	**100.0%**	**3,543**	**100.0%**	**79**	**2.3%**

	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
City of Vacaville	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Income Below Poverty Level	1,878	6.3%	2,857	8.8%	979	52.1%
Income At or Above Poverty Level	28,118	93.7%	29,557	91.2%	1,439	5.1%
Total Households	**29,996**	**100.0%**	**32,414**	**100.0%**	**2,418**	**8.1%**

	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
Eight-County Region	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Income Below Poverty Level	197,993	10.1%	235,804	11.5%	37,811	19.1%
Income At or Above Poverty Level	1,754,955	89.9%	1,819,058	88.5%	64,103	3.7%
Total Households	**1,952,948**	**100.0%**	**2,054,862**	**100.0%**	**101,914**	**5.2%**

Note:

(a) Greater Downtown is here defined as the two Census tracts that encompass most of the Specific Plan Plan Area: 2531.01 and 2532.03. These tracts also capture a substantial number of households outside of the Specific Plan Plan Area.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 five-year sample data, Table B17017; BAE, 2019.

Table A-7: Language Spoken at Home, 2006-2010 and 2013-2017 (Five-Year Sample Estimates)

Greater Downtown (a)	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
	Number	Percent	Number	Percent	Number	Percent
Speak Only English	**7,135**	**87.9%**	**7,532**	**83.5%**	**397**	**5.6%**
Speak a Language Other than English	**983**	**12.1%**	**1,483**	**16.5%**	**500**	**50.9%**
Spanish or Spanish Creole	748	9.2%	1,195	13.3%	447	59.8%
Other Indo-European Languages	84	1.0%	136	1.5%	52	61.9%
Asian and Pacific Island Languages	151	1.9%	142	1.6%	-9	-6.0%
Other Languages	0	0.0%	10	0.1%	10	n.a.
Total Population Age 5+	**8,118**	**100.0%**	**9,015**	**100.0%**	**897**	**11.0%**

City of Vacaville	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
	Number	Percent	Number	Percent	Number	Percent
Speak Only English	**69,582**	**80.4%**	**73,427**	**80.5%**	**3,845**	**5.5%**
Speak a Language Other than English	**16,933**	**19.6%**	**17,731**	**19.5%**	**798**	**4.7%**
Spanish or Spanish Creole	11,123	12.9%	11,276	12.4%	153	1.4%
Other Indo-European Languages	2,233	2.6%	1,808	2.0%	-425	-19.0%
Asian and Pacific Island Languages	3,088	3.6%	4,397	4.8%	1,309	42.4%
Other Languages	489	0.6%	250	0.3%	-239	-48.9%
Total Population Age 5+	**86,515**	**100.0%**	**91,158**	**100.0%**	**4,643**	**5.4%**

Eight-County Region	2006-2010		2013-2017		Change, 2006-10 to 2013-17	
	Number	Percent	Number	Percent	Number	Percent
Speak Only English	**3,337,630**	**66.7%**	**3,532,135**	**64.8%**	**194,505**	**5.8%**
Speak a Language Other than English	**1,668,491**	**33.3%**	**1,919,132**	**35.2%**	**250,641**	**15.0%**
Spanish or Spanish Creole	809,001	16.2%	905,482	16.6%	96,481	11.9%
Other Indo-European Languages	284,422	5.7%	343,230	6.3%	58,808	20.7%
Asian and Pacific Island Languages	534,985	10.7%	615,237	11.3%	80,252	15.0%
Other Languages	40,083	0.8%	55,183	1.0%	15,100	37.7%
Total Population Age 5+	**5,006,121**	**100.0%**	**5,451,267**	**100.0%**	**445,146**	**8.9%**

Note:
(a) Greater Downtown is here defined as the two Census tracts that encompass most of the Specific Plan Plan Area: 2531.01 and 2532.03. These tracts also capture a substantial number of households outside of the Specific Plan Plan Area.
Sources: U.S. Census Bureau, American Community Survey 2013-2017 five-year sample data, Table S1601; BAE, 2019.

Table A-8: Level of Education, Population Age 25+, 2018

Educational Attainment	Plan Area		City of Vacaville		Eight-County Region	
	Number	Percent	Number	Percent	Number	Percent
Nursery to 8th grade	31	7.3%	3,107	4.5%	253,115	6.3%
Some high school, no diploma	17	4.0%	4,529	6.5%	225,369	5.6%
High school graduate (incl. GED)	126	29.9%	16,872	24.3%	768,346	19.1%
Some college, no degree	127	30.1%	21,071	30.4%	880,288	21.9%
Associate's degree	49	11.6%	7,015	10.1%	326,402	8.1%
Bachelor's degree	40	9.5%	11,013	15.9%	959,119	23.9%
Graduate/professional degree	32	7.6%	5,762	8.3%	606,142	15.1%
Total Population Age 25+	**422**	**100.0%**	**69,369**	**100.0%**	**4,018,781**	**100.0%**
Population 25+ High School Grad (incl. GED) or Lower (%)	**41.2%**		**35.3%**		**31.0%**	
Population 25+ with Associate's Degree or Higher (%)	**28.7%**		**34.3%**		**47.1%**	

Sources: Esri Business Analyst; BAE, 2019.

Table A-9: Age Distribution, 2010-2018

Plan Area	2010 Number	2010 Percent	2018 Number	2018 Percent	Change, 2010-2018 Number	Change, 2010-2018 Percent
Under 18	131	23.0%	130	21.5%	-1	-0.8%
18-24	64	11.2%	53	8.7%	-11	-17.2%
25-34	86	15.1%	104	17.2%	18	20.9%
35-44	70	12.3%	81	13.4%	11	15.7%
45-54	90	15.8%	73	12.0%	-17	-18.9%
55-64	61	10.7%	81	13.4%	20	32.8%
65-74	32	5.6%	48	7.9%	16	50.0%
75-84	24	4.2%	24	4.0%	0	0.0%
85 years or older	12	2.1%	12	2.0%	0	0.0%
Total Population (a)	**570**	**100.0%**	**606**	**100.0%**	**36**	**6.3%**
Median Age	**35.6**		**36.8**			

City of Vacaville	2010 Number	2010 Percent	2018 Number	2018 Percent	Change, 2010-2018 Number	Change, 2010-2018 Percent
Under 18	21,511	23.3%	20,836	21.1%	-675	-3.1%
18-24	8,961	9.7%	8,468	8.6%	-493	-5.5%
25-34	13,089	14.2%	15,810	16.0%	2,721	20.8%
35-44	13,179	14.3%	13,632	13.8%	453	3.4%
45-54	15,389	16.7%	13,766	14.0%	-1,623	-10.5%
55-64	10,626	11.5%	12,818	13.0%	2,192	20.6%
65-74	5,128	5.5%	8,222	8.3%	3,094	60.3%
75-84	3,189	3.5%	3,513	3.6%	324	10.2%
85 years or older	1,352	1.5%	1,609	1.6%	257	19.0%
Total Population (a)	**92,424**	**100.0%**	**98,674**	**100.0%**	**6,250**	**6.8%**
Median Age	**37.1**		**37.9**			

Eight-County Region	2010 Number	2010 Percent	2018 Number	2018 Percent	Change, 2010-2018 Number	Change, 2010-2018 Percent
Under 18	1,301,516	23.8%	1,308,672	22.3%	7,156	0.5%
18-24	532,046	9.7%	553,300	9.4%	21,254	4.0%
25-34	750,463	13.7%	844,096	14.4%	93,633	12.5%
35-44	760,244	13.9%	760,903	12.9%	659	0.1%
45-54	811,518	14.8%	763,343	13.0%	-48,175	-5.9%
55-64	655,758	12.0%	759,938	12.9%	104,180	15.9%
65-74	350,295	6.4%	530,116	9.0%	179,821	51.3%
75-84	205,796	3.8%	245,506	4.2%	39,710	19.3%
85 years or older	97,412	1.8%	114,879	2.0%	17,467	17.9%
Total Population (a)	**5,465,048**	**100.0%**	**5,880,753**	**100.0%**	**415,705**	**7.6%**
Median Age	**37.0**		**38.0**			

Note:
(a) Totals differ slightly from totals on population and households table due to independent rounding.
Sources: Esri Business Analyst; BAE, 2019.

Table A-10: Housing Units by Type of Structure, 2012-2016 (Five-Year Sample Estimates)

	Plan Area		City of Vacaville		Eight-County Region	
Type of Structure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Single-Family	**163**	**76.2%**	**24,591**	**73.8%**	**1,508,702**	**69.6%**
Detached	153	71.5%	23,476	70.4%	1,353,796	62.5%
Attached	10	4.7%	1,115	3.3%	154,906	7.1%
Multifamily	**50**	**23.4%**	**7,595**	**22.8%**	**606,274**	**28.0%**
2-4 Units	28	13.1%	2,387	7.2%	175,146	8.1%
5-9 Units	9	4.2%	1,823	5.5%	118,716	5.5%
10 or More Units	13	6.1%	3,385	10.2%	312,412	14.4%
Mobile Homes	**1**	**0.5%**	**1,134**	**3.4%**	**50,411**	**2.3%**
All Other	**0**	**0.0%**	**19**	**0.1%**	**2,402**	**0.1%**
Total Housing Units	**214**	**100.0%**	**33,339**	**100.0%**	**2,167,789**	**100.0%**

Sources: U.S. Census Bureau, American Community Survey, 2012-2016 five-year sample data via Esri Business Analyst; BAE, 2019.

Table A-11: Housing Occupancy and Tenure, 2010-2018

	2010		2018		Change, 2010-2018	
Plan Area	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Occupied Housing Units	220	92.4%	234	92.9%	14	6.4%
Owner-Occupied	117	49.2%	116	46.0%	-1	-0.9%
Renter-Occupied	103	43.3%	118	46.8%	15	14.6%
Vacant Housing Units	18	7.6%	18	7.1%	0	0.0%
Total Housing Units	**238**	**100.0%**	**252**	**100.0%**	**14**	**5.9%**

	2010		2018		Change, 2010-2018	
City of Vacaville	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Occupied Housing Units	31,091	94.8%	33,446	95.2%	2,355	7.6%
Owner-Occupied	19,720	60.1%	20,840	59.3%	1,120	5.7%
Renter-Occupied	11,371	34.7%	12,606	35.9%	1,235	10.9%
Vacant Housing Units	1,722	5.2%	1,690	4.8%	-32	-1.9%
Total Housing Units	**32,813**	**100.0%**	**35,136**	**100.0%**	**2,323**	**7.1%**

	2010		2018		Change, 2010-2018	
Eight-County Region	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Occupied Housing Units	1,984,988	92.9%	2,114,101	94.3%	129,113	6.5%
Owner-Occupied	1,173,206	54.9%	1,234,910	55.1%	61,704	5.3%
Renter-Occupied	811,782	38.0%	879,191	39.2%	67,409	8.3%
Vacant Housing Units	152,053	7.1%	126,683	5.7%	-25,370	-16.7%
Total Housing Units	**2,137,041**	**100.0%**	**2,240,784**	**100.0%**	**103,743**	**4.9%**

Sources: Esri Business Analyst; BAE, 2019.

Table A-12: Home Sale Summary, May 2018 - April 2019

Home Sale Summary	Plan Area	City of Vacaville
Detached Single-Family Homes		
Number of Sales	**3**	**1,096**
Median Sale Price	$350,000	$450,000
Avg. Sale Price	$354,667	$475,399
Median Bldg. Area (sf)	1,129	1,700
Avg. Bldg. Area (sf)	1,113	1,825
Median Sale Price per Bldg. sf	$345	$266
Avg. Sale Price per Bldg. sf	$322	$270
Condominiums and Townhomes		
Number of Sales	**0**	**78**
Median Sale Price	n.a.	$255,000
Avg. Sale Price	n.a.	$247,844
Median Bldg. Area (sf)	n.a.	1,048
Avg. Bldg. Area (sf)	n.a.	1,085
Median Sale Price per Bldg. sf	n.a.	$238
Avg. Sale Price per Bldg. sf	n.a.	$231

Sources: ListSource; BAE, 2019.

Table A-13: Home Sale Price Distribution, City of Vacaville, May 2018 - April 2019

Single-Family Residences						
Sale Price Range	**1-2 BR** (a)	**3 BR**	**4 BR**	**5-6 BR** (b)	**Total**	**% Total**
Less than $300,000	22	7	6	2	**37**	**3.4%**
$300,000 - $349,999	28	34	7	0	**69**	**6.3%**
$350,000 - $399,999	18	124	30	0	**172**	**15.7%**
$400,000 - $449,999	19	160	77	4	**260**	**23.7%**
$450,000 - $499,999	9	90	111	9	**219**	**20.0%**
$500,000 - $549,999	1	31	75	17	**124**	**11.3%**
$550,000 - $599,999	0	18	48	19	**85**	**7.8%**
$600,000 - $799,999	1	17	51	26	**95**	**8.7%**
$800,000 - $999,999	0	9	10	5	**24**	**2.2%**
$1,000,000 or More	0	2	6	3	**11**	**1.0%**
Total	**98**	**492**	**421**	**85**	**1,096**	**100.0%**
% Total	**8.9%**	**44.9%**	**38.4%**	**7.8%**	**100.0%**	
Median Sale Price	**$346,750**	**$420,000**	**$490,000**	**$565,000**	**$450,000**	
Avg. Sale Price	**$357,347**	**$442,301**	**$512,639**	**$618,635**	**$475,399**	
Median Bldg. Size (sf)	**1,178**	**1,449**	**1,952**	**2,560**	**1,700**	
Avg. Bldg. Size (sf)	**1,257**	**1,542**	**2,083**	**2,841**	**1,825**	
Median Price per Bldg. sf	**$285**	**$292**	**$249**	**$221**	**$266**	
Avg. Price per Bldg. sf	**$288**	**$293**	**$250**	**$219**	**$270**	

Condominiums and Townhomes						
Sale Price Range	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**Total**	**% Total**
Less than $150,000	0	2	0	0	**2**	**2.6%**
$150,000 - $199,999	1	11	3	0	**15**	**19.2%**
$200,000 - $249,999	2	13	1	0	**16**	**20.5%**
$250,000 - $299,999	0	16	17	0	**33**	**42.3%**
$300,000 - $349,999	0	6	2	2	**10**	**12.8%**
$350,000 or More	0	0	2	0	**2**	**2.6%**
Total	**3**	**48**	**25**	**2**	**78**	**100.0%**
% Total	**3.8%**	**61.5%**	**32.1%**	**2.6%**	**100.0%**	
Median Sale Price	**$200,000**	**$245,000**	**$272,500**	**$316,500**	**$255,000**	
Avg. Sale Price	**$198,333**	**$237,127**	**$268,868**	**$316,500**	**$247,844**	
Median Bldg. Size (sf)	**714**	**950**	**1,256**	**1,552**	**1,048**	
Avg. Bldg. Size (sf)	**705**	**993**	**1,270**	**1,552**	**1,085**	
Median Price per Bldg. sf	**$280**	**$251**	**$219**	**$204**	**$238**	
Avg. Price per Bldg. sf	**$281**	**$238**	**$213**	**$204**	**$231**	

Notes:

(a) Data in this column primarily reflect two-bedroom units. There were only three one-bedroom single-family homes sold during this period.

(b) Data in this column primarily reflect five-bedroom units. There were only four six-bedroom single-family homes sold during this period.

Sources: ListSource; BAE, 2019.

Table A-14: Median Home Sale Price Trend, 2010-2018

	City of Vacaville		Solano County	
Year	**Median Sale Price**	**YOY % Change**	**Median Sale Price**	**YOY % Change**
2010	$241,000	n.a.	$205,000	n.a.
2011	$224,000	-7.1%	$185,000	-9.8%
2012	$225,000	0.4%	$193,000	4.3%
2013	$285,000	26.7%	$251,000	30.1%
2014	$333,500	17.0%	$300,000	19.5%
2015	$363,100	8.9%	$333,000	11.0%
2016	$400,000	10.2%	$366,000	9.9%
2017	$416,250	4.1%	$395,000	7.9%
2018	$450,000	8.1%	$425,000	7.6%
Change 2010-2018	**$209,000**	**86.7%**	**$220,000**	**107.3%**

Sources: CoreLogic via DQ News; BAE, 2019.

Table A-15a: Multifamily Real Estate Market Snapshot, Q1 2019

Market-Rate Multifamily Summary	Plan Area	City of Vacaville	Eight County Region
Inventory (bldgs), Q1 2019	**6**	**86**	**20,406**
Inventory (units), Q1 2019	**26**	**6,049**	**357,200**
Occupied Units	26	5,806	342,078
Vacant Units	0	243	15,122
Vacancy Rate	1.9%	4.2%	4.3%
Avg. Asking Rents, Q1 2018 - Q1 2019			
Avg. Asking Rent per Unit, Q1 2018	$1,362	$1,655	$1,712
Avg. Asking Rent per Unit, Q1 2019	$1,409	$1,767	$1,764
% Change Q1 2018 - Q1 2019	3.5%	6.8%	3.0%
Net Absorption			
One-Year Net Absorption (units), Q1 2018 - Q1 2019	0	84	3,207
Ten-Year Net Absorption (units), Q1 2009 - Q1 2019	0	614	16,674
New Deliveries (bldgs), Q1 2009 - Q1 2019	0	3	134
New Deliveries (units), Q1 2009 - Q1 2019	0	516	13,944
Under Construction (bldgs), Q1 2019	0	0	85
Under Construction (units), Q1 2019	0	0	12,695

Sources: CoStar; BAE, 2019.

Table A-15b: Multifamily Average Asking Rent per Square Foot and Vacancy Trends, Q1 2010 - Q1 2019

	Plan Area - Avg. Asking NNN Rent	Plan Area - Vacancy Rate	City of Vacaville - Avg. Asking NNN Rent	City of Vacaville - Vacancy Rate	Eight-County Region - Avg. Asking NNN Rent	Eight-County Region - Vacancy Rate
Q1 2010	$1,143	6.5%	$1,183	7.6%	$1,140	6.1%
Q1 2011	$1,160	5.0%	$1,183	6.6%	$1,164	5.3%
Q1 2012	$1,180	5.4%	$1,209	7.2%	$1,225	5.4%
Q1 2013	$1,187	5.0%	$1,220	6.4%	$1,250	5.2%
Q1 2014	$1,205	3.1%	$1,254	5.0%	$1,316	4.5%
Q1 2015	$1,230	2.7%	$1,368	4.3%	$1,420	4.2%
Q1 2016	$1,273	1.9%	$1,522	4.0%	$1,549	3.8%
Q1 2017	$1,318	3.1%	$1,600	5.6%	$1,637	4.1%
Q1 2018	$1,362	1.9%	$1,655	5.7%	$1,712	4.1%
Q1 2019	$1,409	1.9%	$1,767	4.2%	$1,764	4.3%

Table A-15c: Annual Multifamily Net Absorption Trends, City of Vacaville, 2009-2018

	Net Absorption
2009	-50
2010	45
2011	-9
2012	8
2013	63
2014	32
2015	221
2016	197
2017	12
2018	68
2019 (Q1 only)	15

Table A-16: Housing Cost Burden Summary, 2011-2015 (Five-Year Sample Estimates)

	Greater Downtown (a)		City of Vacaville		Eight-County Region	
Housing Cost Burden	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Renter Households	**1,680**	**100.0%**	**12,630**	**100.0%**	**860,210**	**100.0%**
With ≤ 30% Housing Cost Burden	738	43.9%	6,264	49.7%	414,155	48.1%
With > 30%, but ≤ 50% Housing Cost Burden	539	32.0%	3,260	25.8%	205,094	23.8%
With > 50% Housing Cost Burden	370	22.0%	3,010	23.9%	225,398	26.2%
Not Computed (No or Negative Income)	35	2.1%	80	0.6%	15,550	1.8%
Owner Households	**1,845**	**100.0%**	**19,170**	**100.0%**	**1,162,505**	**100.0%**
With ≤ 30% Housing Cost Burden	1,280	69.7%	13,920	72.6%	793,935	68.3%
With > 30%, but ≤ 50% Housing Cost Burden	337	18.4%	3,220	16.8%	212,520	18.3%
With > 50% Housing Cost Burden	199	10.8%	1,990	10.4%	149,020	12.8%
Not Computed (No or Negative Income)	20	1.1%	45	0.2%	7,025	0.6%
All Households	**3,525**	**100.0%**	**31,800**	**100.0%**	**2,022,695**	**100.0%**
With ≤ 30% Housing Cost Burden	2,018	57.4%	20,184	63.5%	1,208,090	59.7%
With > 30%, but ≤ 50% Housing Cost Burden	876	24.9%	6,480	20.4%	417,614	20.6%
With > 50% Housing Cost Burden	569	16.2%	5,000	15.7%	374,418	18.5%
Not Computed (No or Negative Income)	55	1.6%	125	0.4%	22,575	1.1%

Notes:

Greater Downtown is here defined as the two Census tracts that encompass most of the Specific Plan Plan Area: 2531.01 and 2532.03.

These tracts also capture a substantial number of households outside the Specific Plan Plan Area.

(a) Totals do not equal the sum of individual figures due to independent rounding.

(b) CHAS data reflect HUD-defined household income limits. HAMFI stands for HUD Area Median Family Income.

Sources: U.S. Department of Housing and Urban Development, 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2019.

Table A-17: Commute Flows, Greater Downtown, 2012-2016
(Five-Year Sample Estimates)

Top 10 Places of Work for Greater Downtown Employed Residents (a)			Top 10 Places of Residence for Greater Downtown Workers (a)		
	Employed Residents			Workers	
Place of Work	**Number**	**Percent**	**Place of Residence**	**Number**	**Percent**
Vacaville	390	43.6%	Vacaville	1,995	58.7%
Greater Downtown	149	16.6%	Greater Downtown	149	4.4%
All Other Vacaville	241	26.9%	All Other Vacaville	1,846	54.3%
Fairfield	170	19.0%	Fairfield	535	15.7%
Sacramento	50	5.6%	Vallejo	150	4.4%
Vallejo	40	4.5%	Suisun City	145	4.3%
Napa	30	3.4%	Sacramento	60	1.8%
Dixon	15	1.7%	Woodland	50	1.5%
Hartley (CDP)	15	1.7%	Santa Rosa	40	1.2%
Richmond	15	1.7%	Allendale (CDP)	35	1.0%
Davis	14	1.6%	Benicia	35	1.0%
Cotati	10	1.1%	Napa	30	0.9%
All Other Locations	146	16.3%	All Other Locations	325	9.6%
Total Employed Residents	**895**	**100.0%**	**Total Workers**	**3,400**	**100.0%**

Notes:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A302100; BAE, 2019.

Table A-18: Employed Residents by Industry, 2012-2016 (Five-Year Sample Estimates)

Industry	Greater Downtown (a)		City of Vacaville		Eight-County Region	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting, and Mining	20	2.2%	410	1.0%	31,550	1.2%
Construction	79	8.7%	3,260	7.8%	158,500	6.1%
Manufacturing	35	3.9%	3,325	7.9%	205,845	7.9%
Wholesale Trade	0	0.0%	1,165	2.8%	68,260	2.6%
Retail Trade	115	12.7%	5,270	12.6%	272,240	10.5%
Transportation, Warehousing, and Utilities	30	3.3%	2,120	5.1%	121,615	4.7%
Information	15	1.7%	600	1.4%	66,460	2.6%
Finance, Insurance, Real Estate, Rental, and Leasing	45	5.0%	2,240	5.3%	184,820	7.1%
Professional, Scientific, Mgmt., Admin., & Waste Mgmt.	140	15.5%	3,725	8.9%	373,375	14.4%
Educational, Health and Social Services	155	17.2%	8,270	19.7%	569,330	22.0%
Arts, Entertainment, Recreation, Accomm. and Food	125	13.8%	4,175	10.0%	244,755	9.4%
Other Services (Except Public Administration)	14	1.6%	1,635	3.9%	132,735	5.1%
Public Administration	130	14.4%	4,165	9.9%	152,220	5.9%
Armed Forces	0	0.0%	1,585	3.8%	9,265	0.4%
Total Employed Residents (b)	**895**	**100.0%**	**41,950**	**100.0%**	**2,590,960**	**100.0%**

Notes:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan

(b) Totals may not equal the sum of individual figures due to independent rounding.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A102105; BAE, 2019.

Table A-19a: Top Five Occupations for Employed Residents of Greater Downtown, 2012-2016 (Five-Year Sample)

Occupation	Greater Downtown (a)		City of Vacaville		Eight-County Region		Median Annual Wage (b)
	Number	Percent	Number	Percent	Number	Percent	
Sales and Related	115	12.8%	4,865	11.6%	265,140	10.2%	$36,704
Construction and Extraction	105	11.7%	2,760	6.6%	116,475	4.5%	$59,921
Office and Administrative Support	80	8.9%	6,040	14.4%	329,780	12.7%	$42,786
Food Preparation and Serving Related	74	8.2%	2,540	6.1%	137,245	5.3%	$28,565
Production	60	6.7%	2,010	4.8%	97,370	3.8%	$48,158
All Other Occupations	461	51.6%	23,735	56.6%	1,644,950	63.5%	n.a.
Total Employed Residents (c)	**895**	**100.0%**	**41,950**	**100.0%**	**2,590,960**	**100.0%**	$54,722

Notes:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.

(b) Median annual wage for workers of all occupations in Solano County.

(c) Totals may not equal the sum of individual figures due to independent rounding.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A102107; BAE, 2019.

Table A-19b: Employed Residents by Occupation, 2012-2016 (Five-Year Sample Estimates)

Occupation	Greater Downtown (a)		City of Vacaville		Eight-County Region	
	Number	Percent	Number	Percent	Number	Percent
Management	45	5.0%	3,645	8.7%	294,555	11.4%
Farmers and Farm Managers	0	0.0%	10	0.0%	4,955	0.2%
Business and Financial Operations Specialists	24	2.7%	1,830	4.4%	154,910	6.0%
Computer and Mathematical	15	1.7%	780	1.9%	111,195	4.3%
Architecture and Engineering	0	0.0%	415	1.0%	61,740	2.4%
Life, Physical, and Social Science	0	0.0%	260	0.6%	40,355	1.6%
Community and Social Service	30	3.3%	615	1.5%	42,905	1.7%
Legal	30	3.3%	395	0.9%	38,765	1.5%
Education, Training, and Library	20	2.2%	1,930	4.6%	143,940	5.6%
Arts, Design, Entertainment, Sports, and Media	10	1.1%	405	1.0%	64,750	2.5%
Healthcare Practitioners and Technicians	20	2.2%	2,685	6.4%	136,690	5.3%
Healthcare Support	29	3.2%	1,030	2.5%	51,745	2.0%
Protective Service	40	4.5%	1,890	4.5%	52,700	2.0%
Food Preparation and Serving Related	74	8.2%	2,540	6.1%	137,245	5.3%
Building and Grounds Cleaning and Maintenance	55	6.1%	1,315	3.1%	102,130	3.9%
Personal Care and Service	55	6.1%	1,775	4.2%	121,630	4.7%
Sales and Related	115	12.8%	4,865	11.6%	265,140	10.2%
Office and Administrative Support	80	8.9%	6,040	14.4%	329,780	12.7%
Farming, Fishing, and Forestry	10	1.1%	180	0.4%	17,850	0.7%
Construction and Extraction	105	11.7%	2,760	6.6%	116,475	4.5%
Installation, Maintenance, and Repair	25	2.8%	1,360	3.2%	68,015	2.6%
Production	60	6.7%	2,010	4.8%	97,370	3.8%
Transportation and Material Moving	55	6.1%	2,130	5.1%	131,225	5.1%
Armed Forces	0	0.0%	1,090	2.6%	4,905	0.2%
Total Employed Residents (b)	**895**	**100.0%**	**41,950**	**100.0%**	**2,590,960**	**100.0%**

Notes:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.

(b) Totals may not equal the sum of individual figures due to independent rounding.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A102107; BAE, 2019.

Table A-20: Workers by Industry, 2012-2016 (Five-Year Sample Estimates)

	Greater Downtown (a)		City of Vacaville		Eight-County Region	
Industry	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture, Forestry, Fishing, Hunting, and Mining	10	0.3%	125	0.4%	32,705	1.4%
Construction	80	2.4%	2,085	6.0%	149,670	6.2%
Manufacturing	85	2.5%	3,775	10.9%	198,995	8.3%
Wholesale Trade	0	0.0%	620	1.8%	67,470	2.8%
Retail Trade	275	8.1%	5,895	17.0%	256,995	10.7%
Transportation, Warehousing, and Utilities	44	1.3%	1,100	3.2%	110,765	4.6%
Information	75	2.2%	530	1.5%	52,185	2.2%
Finance, Insurance, Real Estate, Rental, and Leasing	430	12.7%	2,155	6.2%	160,130	6.7%
Professional, Scientific, Mgmt., Admin., & Waste Mgmt.	310	9.1%	2,555	7.4%	317,730	13.3%
Educational, Health and Social Services	485	14.3%	6,390	18.4%	543,425	22.7%
Arts, Entertainment, Recreation, Accomm. and Food	1,105	32.6%	4,375	12.6%	222,795	9.3%
Other Services (Except Public Administration)	430	12.7%	1,640	4.7%	125,195	5.2%
Public Administration	60	1.8%	3,405	9.8%	150,560	6.3%
Armed Forces	0	0.0%	0	0.0%	8,990	0.4%
Total Workers (b)	**3,400**	**100.0%**	**34,655**	**100.0%**	**2,397,620**	**100.0%**

Notes:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.

(b) Totals may not equal the sum of individual figures due to independent rounding.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A202104; BAE, 2019.

Table A-21a: Top Five Occupations for Workers in Greater Downtown, 2012-2016 (Five-Year Sample)

Occupation	Greater Downtown (a)		City of Vacaville		Eight-County Region		Median Annual Wage (b)
	Number	Percent	Number	Percent	Number	Percent	
Food Preparation and Serving Related	760	22.4%	2,760	8.0%	126,430	5.3%	$28,565
Office and Administrative Support	455	13.4%	4,580	13.2%	311,460	13.0%	$42,786
Sales and Related	430	12.7%	5,005	14.4%	251,145	10.5%	$36,704
Personal Care and Service	370	10.9%	1,915	5.5%	115,195	4.8%	$27,248
Management	335	9.9%	2,695	7.8%	262,440	10.9%	$116,482
All Other Occupations	1,050	30.8%	17,700	51.1%	1,330,950	55.5%	n.a.
Total Workers (b)	**3,400**	**100.0%**	**34,655**	**100.0%**	**2,397,620**	**100.0%**	**$54,722**

Notes:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.

(b) Median annual wage for workers of all occupations in Solano County in Q1 2018

(c) Totals may not equal the sum of individual figures due to independent rounding.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A202106; BAE, 2019.

Table A-21b: Workers by Occupation, 2012-2016 (Five-Year Sample Estimates)

	Greater Downtown (a)		City of Vacaville		Eight-County Region	
Occupation	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Management	335	9.9%	2,695	7.8%	262,440	10.9%
Farmers and Farm Managers	0	0.0%	0	0.0%	4,755	0.2%
Business and Financial Operations Specialists	130	3.8%	1,480	4.3%	137,900	5.8%
Computer and Mathematical	45	1.3%	645	1.9%	85,090	3.5%
Architecture and Engineering	25	0.7%	475	1.4%	53,430	2.2%
Life, Physical, and Social Science	35	1.0%	535	1.5%	37,580	1.6%
Community and Social Service	45	1.3%	310	0.9%	40,680	1.7%
Legal	8	0.2%	145	0.4%	30,290	1.3%
Education, Training, and Library	70	2.1%	1,710	4.9%	139,210	5.8%
Arts, Design, Entertainment, Sports, and Media	40	1.2%	345	1.0%	55,995	2.3%
Healthcare Practitioners and Technicians	100	2.9%	2,695	7.8%	129,365	5.4%
Healthcare Support	90	2.7%	705	2.0%	48,240	2.0%
Protective Service	60	1.8%	1,945	5.6%	49,660	2.1%
Food Preparation and Serving Related	760	22.4%	2,760	8.0%	126,430	5.3%
Building and Grounds Cleaning and Maintenance	75	2.2%	945	2.7%	96,790	4.0%
Personal Care and Service	370	10.9%	1,915	5.5%	115,195	4.8%
Sales and Related	430	12.7%	5,005	14.4%	251,145	10.5%
Office and Administrative Support	455	13.4%	4,580	13.2%	311,460	13.0%
Farming, Fishing, and Forestry	10	0.3%	65	0.2%	19,250	0.8%
Construction and Extraction	34	1.0%	1,590	4.6%	108,010	4.5%
Installation, Maintenance, and Repair	74	2.2%	850	2.5%	66,155	2.8%
Production	95	2.8%	1,870	5.4%	99,330	4.1%
Transportation and Material Moving	110	3.2%	1,395	4.0%	124,410	5.2%
Armed Forces	0	0.0%	0	0.0%	4,815	0.2%
Total Workers (b)	**3,400**	**100.0%**	**34,655**	**100.0%**	**2,397,620**	**100.0%**

Notes:

(a) Greater Downtown is here defined as the three Traffic Analysis Zones (TAZs) that encompass most of the Specific Plan Plan Area: TAZs 00104532, 00104537, and 00104552.

(b) Totals may not equal the sum of individual figures due to independent rounding.

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A202106; BAE, 2019.

Table A-22: Projected Population and Housing Growth Through 2040

Vacaville Population Forecast by Age	2018 (a)	2020	2025	2030	2035	2040	Change, 2018-2040 Number	Change, 2018-2040 Percent
Total Population, All Ages	**98,673**	**99,895**	**103,461**	**108,971**	**109,822**	**113,172**	**14,499**	**14.7%**
Younger than 5	5.7%	5.6%	5.4%	5.2%	5.0%	4.7%		
5-19	17.7%	17.5%	17.0%	16.3%	15.8%	15.2%		
20-44	36.2%	35.9%	35.1%	34.1%	33.1%	32.0%		
45-64	26.9%	26.8%	26.4%	26.0%	25.4%	24.6%		
65 or older	13.5%	14.2%	16.1%	18.4%	20.8%	23.4%		

Housing Units Forecast	2018 (a)	2020	2025	2030	2035	2040	Change, 2018-2040 Number	Change, 2018-2040 Percent
Plan Area (b)	252	245	296	316	319	359	107	42.5%
City of Vacaville	35,136	35,136	35,171	35,972	36,018	37,080	1,944	5.5%
Eight-County Region (c)	2,240,784	(d)	(d)	(d)	2,519,085	2,619,045	378,261	16.9%

Notes:

Growth forecasts are re-benchmarked to the most recent available estimate and utilize growth rates generated by the Plan Bay Area 2040 projections.

(a) 2018 estimates are sourced from Esri Business Analyst.

(b) BAE converted household projections to housing unit projections assuming a five percent housing vacancy rate.

(c) The growth forecast for the Eight-County Region draws from projections produced by the Plan Bay Area 2040 and the Sacramento Area Council of Governments.

(d) Projections are unavailable for these years.

Sources: Esri Business Analyst; Census Transportation Planning Package, 2012-2016 five-year sample estimates; Plan Bay Area 2040 projections (2013 and 2017 vintages); Sacramento Area Council of Governments projections (2018 vintage); BAE, 2019.

Table A-23: Detailed Population and Employment Projections Through 2040, City of Vacaville

Jobs Forecast	2012-2016 (a)	2020	2025	2030	2035	2040	Change, 2012-2016 to 2040	
							Number	Percent
City of Vacaville	34,655	35,374	36,059	37,743	40,021	40,663	6,008	17.3%
Eight-County Region (b)	2,397,620	(e)	(e)	(e)	2,959,931	3,039,052	641,432	26.8%

Vacaville Jobs Forecast by Industry	2012-2016 (a)	2020	2025	2030	2035	2040	Change, 2012-2016 to 2040	
							Number	Percent
Total Jobs, All Industries	**34,655**	**35,374**	**36,059**	**37,743**	**40,021**	**40,663**	**6,008**	**17.3%**
Agriculture and Natural Resources	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%		
Financial and Professional Service	13.6%	13.0%	12.3%	11.8%	11.2%	10.6%		
Health, Educational and Recreational Service	35.8%	35.7%	35.9%	36.2%	37.5%	37.9%		
Retail	17.0%	17.1%	16.9%	16.3%	15.0%	14.7%		
Manufacturing, Wholesale and Transportation	15.9%	16.2%	16.6%	17.0%	18.0%	18.5%		
Information, Government and Construction	17.4%	17.6%	18.0%	18.3%	18.0%	18.0%		

Notes:

Growth forecasts are re-benchmarked to the most recent available estimate and utilize growth rates generated by the Plan Bay Area 2040 projections.

(a) Data are sourced from the Census Transportation Planning Package 2012-2016 five-year sample estimates.

(b) The growth forecast for the Eight-County Region draws from projections produced by the Plan Bay Area 2040 and the Sacramento Area Council of Governments.

Sources: Esri Business Analyst; Census Transportation Planning Package, 2012-2016 five-year sample estimates; Plan Bay Area 2040 projections (2013 and 2017 vintages); BAE, 2019.

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Appendix B

Commute Memo

VACAVILLE DOWNTOWN PDA COMMUTE PATTERNS

DATE: May 21, 2019

TO: Elizabeth Boyd | ESA

FROM: David Tokarski | DKS Associates

SUBJECT: Vacaville Downtown PDA Commute Patterns Project #19069-000

Commute patterns and vehicle availability are important for understanding transportation service and needs in the Downtown Vacaville Priority Development Area (PDA). This area offers a mix of residential and employment opportunities. Transportation patterns largely follow the flows of workers commuting both into and out of the PDA. As shown in **Figure 1**, the PDA is bound loosely by East Monte Vista Ave to the north, I-80 to the south, Depot St to the east, and West Street to the west.

This memorandum summarizes commute pattern data collected from various readily available data sources by DKS Associates and BAE Urban Economics for the Vacaville Downtown Priority Development Area.

DATA SOURCES

DKS Associates and BAE Urban Economics have summarized data from the following sources:

- US Census American Community Survey
  - ACS Table B08301 (Means of Transportation to Work, 2013-2015 ACS 5-Year Estimates)
  - ACS Table B08303 (Travel Time to Work, 2012-2016 ACS 5-Year Estimates)
- US Census Transportation Planning Package
  - CTPP Table A302100 (Work Flow Data, 2012-2016 CTPP 5-Year Estimates)
  - CTPP Table A202105 (Means of Transportation to Work, 2012-2016 CTPP 5-Year Estimates)
  - CTPP Table A202113 (Travel Time to Work, 2012-2016 CTPP 5-Year Estimates)
  - CTPP Table A203102 (Vehicle Availability, 2012-2016 CTPP 5-Year Estimates)
- US Census "On the Map" Website
  - Work Area Profile Analysis
  - Home Area Profile Analysis

Each of the three main data sources provides data based on different geographic areas. The American Community Survey (ACS) data is summarized based on Census Tracts. For the purposes of this analysis, the project area has been approximated utilizing the following three Census Tracts:

- Solano County Tract 2531.01
- Solano County Tract 2532.03
- Solano County Tract 2532.04

The Census Transportation Planning Package (CTPP) data is summarized based on CTPP Traffic Analysis Zones (TAZs). For the purposes of this analysis, the project area has been approximated utilizing the following three Traffic Analysis Zones:

- TAZ 00104532
- TAZ 00104537
- TAZ 00104552

The "On the Map" website allows the user to tailor their analysis based on any specified geographic extents. For the purposes of this analysis, the project area has been defined utilizing a Geographic Information System (GIS) feature class provided by the project team. Origins or destinations outside of the PDA are based on census tracts and the counties where those census tracts are located. **Figure 1** compares the geographies of the project area census tracts, TAZs, and project area boundaries. The figure shows that the three census tracts (shown in pink) cover 100% of the PDA, plus an area significantly beyond the PDA boundary. The three CTPP TAZs (shown in light blue) also extend beyond the PDA boundary to the west and east, but do not include the portions of the PDA are north of Monte Vista Avenue. As stated previously the On the Map analysis is based on the exact boundaries of the project area (shown in dark blue).

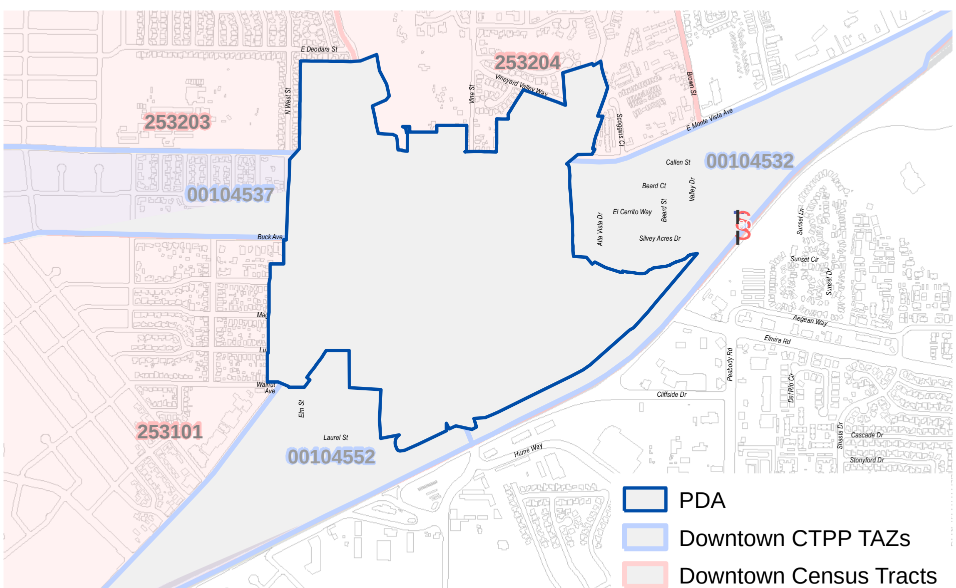


FIGURE 1. COMPARISON OF DATA GEOGRAPHIES

COMMUTE FLOWS

The Greater Downtown Vacaville area serves as one of the largest employment centers in the City of Vacaville. Commute flows offer insight on daily travel patterns of residents living and employees working within the PDA boundary.

Table 1 shows the distribution of commuters to and from the Greater Downtown area, as defined by the three CTPP Traffic Analysis Zones listed above. The table shows that of the approximately 3,400 workers who work within the three downtown TAZs, approximately 150 (4.4%) also live within that area. Another 1,846 workers (54.3%) live within the City of Vacaville, but outside of the downtown TAZs. The remaining workers live in cities or communities outside of Vacaville, with the highest number commuting from Fairfield, Vallejo, Suisun City, and Sacramento.

The table also shows that of the approximately 900 residents who live within the three downtown TAZs, approximately 241 residents commute to jobs within the City of Vacaville (26.8%), but outside of the downtown TAZs. The remaining residents work in cities or communities outside of Vacaville, with the highest number commuting to Fairfield, Sacramento, Vallejo, and Napa.

Table 2 shows the distribution of commuters to and from the PDA, as defined using the "On the Map" website based on an uploaded GIS boundary file of the PDA. While the previous dataset was summarized by cities and communities, this dataset is summarized by counties. It should be noted that the total number of workers and employed residents is lower in Table 2 than in Table 1 because the PDA area is significantly smaller than the Downtown area as defined by three CTPP TAZs, as shown in Figure 1. The table shows that approximately 64% of workers commute in from Solano County (including Vacaville) while smaller numbers commute in from other counties, the largest numbers being from Sacramento County (5.5%), Sonoma County (4.2%), Yolo County (4.0%), Contra Costa County (3.7%), Alameda County (2.9%), and Napa County (2.8%).

The table also shows that approximately 44% of the residents of the PDA commute to jobs within Solano County (including Vacaville) while smaller numbers commute out to other counties, the largest numbers being to Contra Costa County (11.7%), Sacramento County (9.8%), Alameda County (5.3%), and San Francisco County (4.5%).

Figure 2 shows an "inflow/outflow" analysis provided by "On The Map" for the PDA area. The figure shows that of the 2,450 total employees within the PDA, 2,437 employees commute in from outside of the PDA, while 13 employees also live within the PDA. In addition, the figure shows that of the 270 workers living within the PDA, 257 work outside of the PDA, while 13 also work within the PDA.

TABLE 1: COMMUTE FLOWS, GREATER DOWNTOWN

PLACE OF RESIDENCE	WORKERS IN GREATER DOWNTOWN[1]		PLACE OF WORK	EMPLOYED RESIDENTS IN GREATER DOWNTOWN[1]	
	NUMBER	PERCENT		NUMBER	PERCENT
Vacaville	1,995	58.7%	Vacaville	390	43.6%
Greater Downtown	149	4.4%	Greater Downtown	149	16.6%
All Other Vacaville	1,846	54.3%	All Other Vacaville	241	26.9%
Fairfield	535	15.7%	Fairfield	170	19.0%
Vallejo	150	4.4%	Sacramento	50	5.6%
Suisun City	145	4.3%	Vallejo	40	4.5%
Sacramento	60	1.8%	Napa	30	3.4%
Woodland	50	1.5%	Dixon	15	1.7%
Santa Rosa	40	1.2%	Hartley (CDP)	15	1.7%
Allendale (CDP)	35	1.0%	Richmond	15	1.7%
Benicia	35	1.0%	Davis	14	1.6%
Napa	30	0.9%	Cotati	10	1.1%
All Other Locations	325	9.6%	All Other Locations	146	16.3%
Total Workers	**3,400**	**100.0%**	**Total Employed Residents**	**895**	**100.0%**

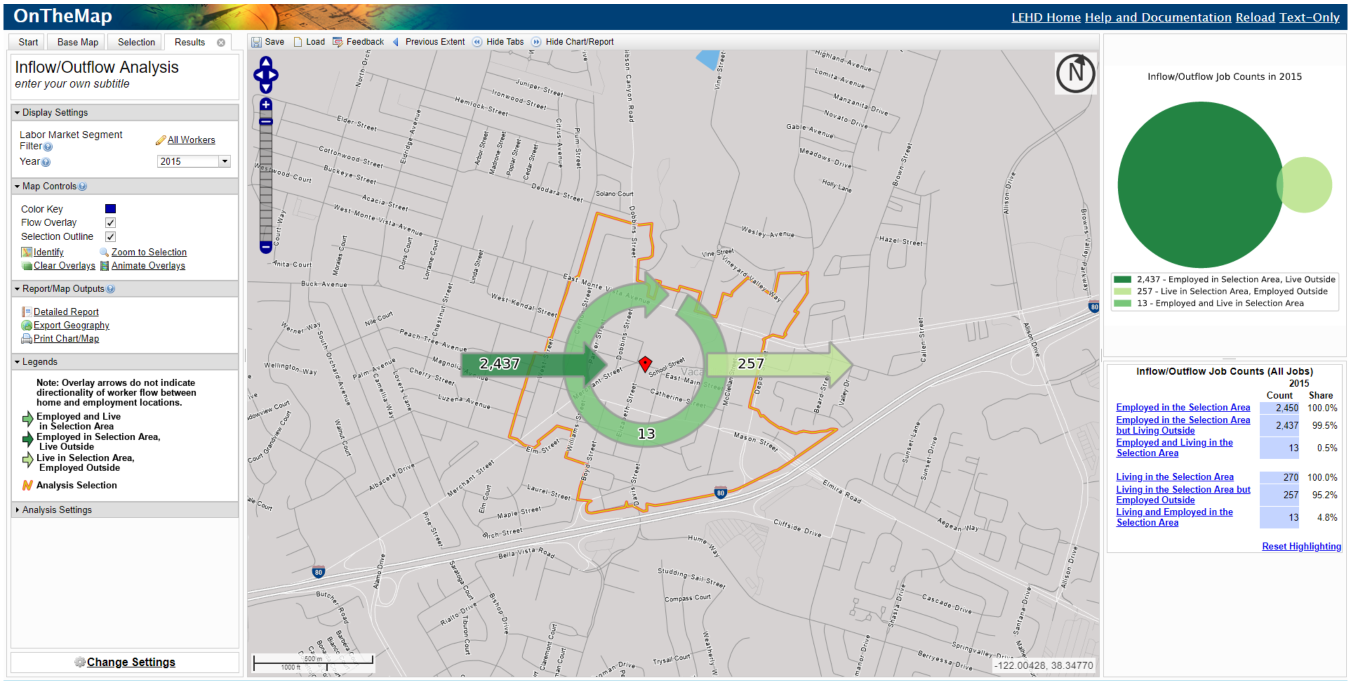
[1] Greater Downtown defined as three CTPP Traffic Analysis Zones (00104532, 00104537, and 00104552)

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Table A302100; BAE, 2019.

TABLE 2: COMMUTE FLOWS, PDA

COUNTY OF RESIDENCE	WORKERS IN PDA		COUNTY OF WORK	EMPLOYED RESIDENTS IN PDA	
	NUMBER	PERCENT		NUMBER	PERCENT
Solano	1,557	63.9%	Solano	117	44.0%
Sacramento	135	5.5%	Contra Costa	31	11.7%
Sonoma	102	4.2%	Sacramento	26	9.8%
Yolo	98	4.0%	Alameda	14	5.3%
Contra Costa	91	3.7%	San Francisco	12	4.5%
Alameda	71	2.9%	Sonoma	9	3.4%
Napa	67	2.8%	Yolo	9	3.4%
San Joaquin	33	1.4%	Santa Clara	9	3.4%
Placer	28	1.1%	Napa	7	2.6%
San Francisco	25	1.0%	San Mateo	6	2.3%
Santa Clara	25	1.0%	San Joaquin	4	1.5%
Stanislaus	21	0.9%	Marin	4	1.5%
Los Angeles	13	0.5%	Butte	3	1.1%
San Mateo	11	0.5%	Fresno	3	1.1%
Mendocino	10	0.4%	Orange	2	0.8%
El Dorado	10	0.4%	Riverside	2	0.8%
All Others[1]	121	5.8%	All Others[1]	6	2.3%
Total Workers	**2,436**	**100.0%**	**Total Employed Residents**	**266**	**100.0%**

[1] Excludes any results with estimated commute greater than 1,000 miles
Sources: https://onthemap.ces.census.gov/, DKS, 2019



Source: https://onthemap.ces.census.gov/

FIGURE 2: INFLOW/OUTFLOW ANALYSIS

DISTANCE OF COMMUTE

As a major employment center in Vacaville the PDA draws workers from the surrounding area, well beyond the boundaries of Vacaville or Solano County. **Table 3** describes the estimated distances that commuters travel as it relates to the PDA. For the purposes of this analysis, distance of commute has been estimated by calculating straight line distance between center of PDA and center of origin/destination census tract.

The approximately 2,450 workers employed within the PDA travel an average commute distance of 19.1 miles. Of this group, a small portion (3.7%) commutes one mile or less. Slightly over half (50.8%) of workers in PDA commute between 1 and 10 miles while fewer (34.1%) commute between 10 and 50 miles. More than a tenth of commuters (11.4%) travel long distances, 50 miles or more, to work in Greater Downtown Vacaville. **Figure 3** depicts commuting distances for workers in the PDA, geographically representing trip origins. The map shows that workers are drawn from the I-80 corridor east and west of Vacaville, with large numbers of employees traveling from Sacramento, Fairfield, Napa, and the Bay Area.

The approximately 270 working PDA residents commute an average 32.4 miles. While it is common for PDA residents to commute between 1 and 10 miles (33.1%), very few commute less than a mile (1.9%). A large number of Greater Downtown Vacaville residents commute a moderate distance for work, between 10 and 50 miles (50.3%). Longs distance commuters, greater than 50 miles, account for a significant portion (14.7%) of residents employed in the PDA, thus contributing to the greater average commute distance for residents of the PDA. **Figure 4** depicts commuting distances for residents in the PDA, geographically representing trip destinations. The map shows that residents are drawn from the I-80 corridor east and west of Vacaville, with large numbers of employees traveling from Sacramento, Fairfield, Napa, and the Bay Area.

TABLE 3: ESTIMATED COMMUTE DISTANCE, PDA

DISTANCE OF COMMUTE[1]	WORKERS IN PDA		DISTANCE OF COMMUTE[1]	EMPLOYED RESIDENTS IN PDA	
	NUMBER	PERCENT		NUMBER	PERCENT
0 to 1 mile	90	3.7%	0 to 1 mile	5	1.9%
1 to 2 miles	485	19.9%	1 to 2 miles	30	11.3%
2 to 5 miles	428	17.6%	2 to 5 miles	37	13.9%
5 to 10 miles	324	13.3%	5 to 10 miles	21	7.9%
10 to 25 miles	360	14.8%	10 to 25 miles	40	15.0%
25 to 50 miles	470	19.3%	25 to 50 miles	94	35.3%
50 to 100 miles	191	7.8%	50 to 100 miles	26	9.8%
100 miles +	88	3.6%	100 miles +	13	4.9%
Total Workers	**2,436**	**100%**	**Total Employed Residents**	**266**	**100%**
Average Distance of Commute	19.1 miles		Average Distance of Commute	32.4 miles	

[1] Distance of commute estimated by calculating straight line distance between center of PDA and center of origin/destination census tract

Sources: https://onthemap.ces.census.gov/, DKS, 2019

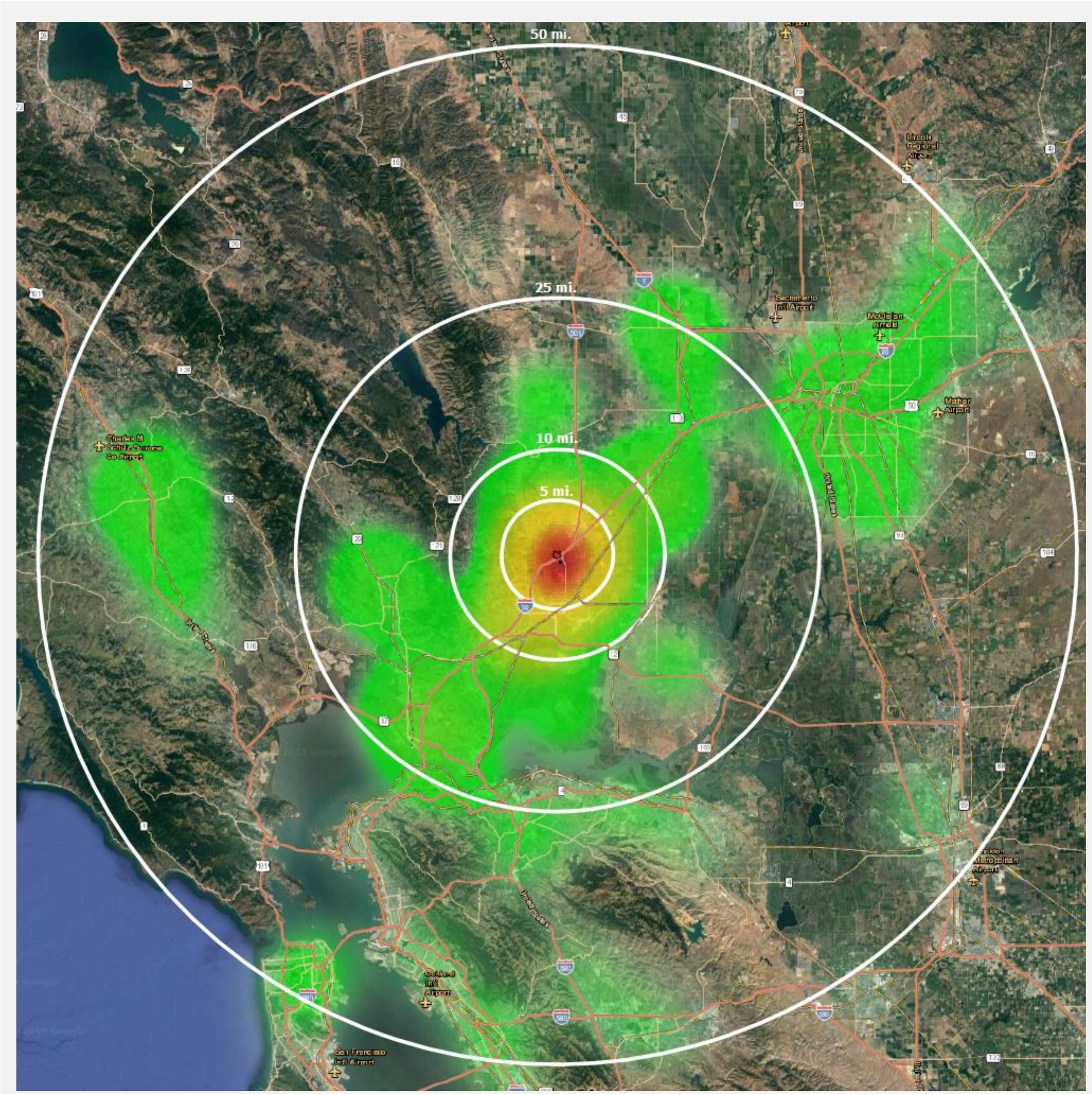


FIGURE 3. DISTRIBUTION OF PDA WORKER HOME LOCATIONS BY COMMUTE DISTANCE AND DIRECTION

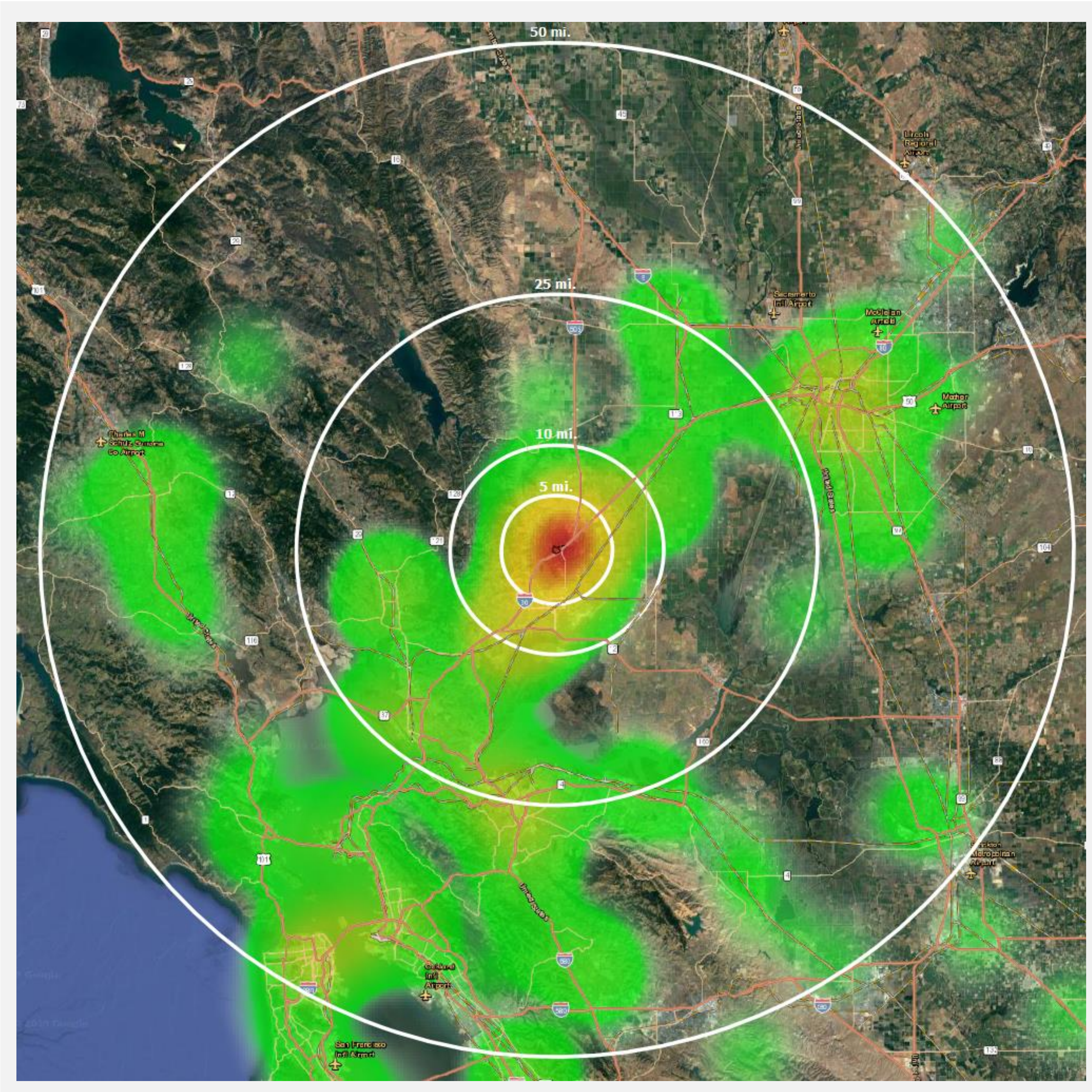


FIGURE 4. DISTRIBUTION OF PDA RESIDENT WORK LOCATIONS BY COMMUTE DISTANCE AND DIRECTION

TRAVEL TIME OF COMMUTE

Table 4 describes commuter travel time to work both for those who work in and for those who live in Greater Downtown Vacaville.

Of the approximate 3,400 who work in the downtown TAZs, a large number of workers have short commutes (39.6%) of less than 15 minutes, while only a few work from home (4.2%). The largest group of commuters working in Greater Downtown Vacaville (45.9%) experience travel times between 15 and 60 minutes. More workers commute long distances, over an hour (10.3%), than those that commute less than 5 minutes (6.1%).

The table also shows commute times of employed residents from the downtown TAZs. Of the approximate 900 employed downtown residents, several (31.2%) commute less than 15 minutes. The majority of residents (54.7%) commute for between 15 minutes and an hour. Several residents (12.7%) commute for an hour or more, however far fewer work from home (1.6%).

TABLE 4: TRAVEL TIME TO WORK, GREATER DOWNTOWN

TIME OF COMMUTE TO GREATER DOWNTOWN[1]	WORKERS IN GREATER DOWNTOWN[1]		TIME OF COMMUTE FROM GREATER DOWNTOWN[1]	EMPLOYED RESIDENTS IN GREATER DOWNTOWN[1]	
	NUMBER	PERCENT		NUMBER	PERCENT
Less than 5 Minutes	122	3.6%	Less than 5 Minutes	55	6.1%
5-14 Minutes	1,223	36.0%	5-14 Minutes	225	25.1%
15-19 Minutes	447	13.2%	15-19 Minutes	150	16.8%
20-29 Minutes	395	11.6%	20-29 Minutes	150	16.8%
30-44 Minutes	467	13.7%	30-44 Minutes	145	16.2%
45-59 Minutes	251	7.4%	45-59 Minutes	44	4.9%
60-74 Minutes	38	1.1%	60-74 Minutes	80	8.9%
75-89 Minutes	147	4.3%	75-89 Minutes	10	1.1%
90 Minutes or More	167	4.9%	90 Minutes or More	24	2.7%
Worked at Home	142	4.2%	Worked at Home	14	1.6%
Total Workers	**3,400**	**100%**	**Total Employed Residents**	**895**	**100%**

[1] Greater Downtown defined as three CTPP Traffic Analysis Zones (00104532, 00104537, and 00104552)

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Tables A202113 and A102110; BAE, 2019.

MEANS OF TRANSPORTATION

Table 5 shows how both workers in the greater downtown and those who live there travel to work. While most choose to drive alone, there are several means of transportation to utilize such as carpool, public transportation and active transportation.

Of those who work in Greater Downtown Vacaville, most commute by car, truck, or van (95.1%), some of which carpool (11.2%). Few workers commute using active transportation such as walking or biking (1.9% and 1.3% respectively), while even fewer (0.2%) utilize bus transit.

Of the employed residents in Greater Downtown Vacaville, a smaller portion of workers rely on cars, trucks, or vans (90.4%), but a fewer are utilizing carpools (8.9%). A much larger percent of residents use transit (2.8%), but walk and bike percentages are much lower (1.6%).

TABLE 5: MEANS OF TRANSPORTATION, GREATER DOWNTOWN

WORKER MEANS OF TRANSPORTATION	WORKERS IN GREATER DOWNTOWN[1]		RESIDENT MEANS OF TRANSPORTATION	EMPLOYED RESIDENTS IN GREATER DOWNTOWN[1]	
	NUMBER	PERCENT		NUMBER	PERCENT
Car, Truck, or Van	3,229	95.1%	Car, Truck, or Van	810	90.4%
Drive Alone	2,850	83.9%	Drive Alone	730	81.5%
Carpool	379	11.2%	Carpool	80	8.9%
Public Transportation (Bus)	8	0.2%	Public Transportation (Bus)	25	2.8%
Bicycle	45	1.3%	Bicycle	0	0.0%
Walk	65	1.9%	Walk	14	1.6%
Taxi	0	0.0%	Taxi	0	0.0%
Motorcycle	0	0.0%	Motorcycle	4	0.4%
Other Method	35	1.0%	Other Method	29	3.2%
Work at Home	14	0.4%	Work at Home	14	1.6%
Total Workers	**3,400**	**100%**	**Total Employed Residents**	**895**	**100%**

[1] Greater Downtown defined as three CTPP Traffic Analysis Zones (00104532, 00104537, and 00104552)

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Tables A202105 and A102106; BAE, 2019.

VEHICLE AVAILABILITY

Table 6 outlines the number of available vehicles available to workers within and employed residents of Greater Downtown Vacaville. The number of vehicles available to able workers can impact their ability to find a job and/or limit commute distance and times.

Of the workers in the PDA, very few (1.5%) do not have access to a vehicle while some (15.7%) have 1 available vehicle. The majority of workers have either 2 or 3 available vehicles (33.8% and 30.6% respectively) while a moderate amount (18.5%) have 4 or more vehicles available.

Very few of the employed Greater Downtown Vacaville residents do not have a vehicle available for use while some (21%) have access to 1 vehicle. The majority of employed PDA residents (54.1%) have 2 vehicles available to them for use. Contrary to those working in the PDA, a smaller proportion of employed residents have 3 (19.3%), or 4+ (1.7%) available vehicles.

TABLE 6: VEHICLE AVAILABILITY, GREATER DOWNTOWN

WORKER VEHICLE AVAILABILITY	WORKERS IN GREATER DOWNTOWN[1]		RESIDENT VEHICLE AVAILABILITY	EMPLOYED RESIDENTS IN GREATER DOWNTOWN[1]	
	NUMBER	PERCENT		NUMBER	PERCENT
No Vehicle Available	50	1.5%	No Vehicle Available	35	3.9%
1 Vehicle Available	530	15.7%	1 Vehicle Available	190	21.0%
2 Vehicles Available	1,145	33.8%	2 Vehicles Available	490	54.1%
3 Vehicles Available	1,035	30.6%	3 Vehicles Available	175	19.3%
4-or-More Vehicles Available	625	18.5%	4-or-More Vehicles Available	15	1.7%
Total Workers	**3,385**	**100%**	**Total Employed Residents**	**910**	**100%**

[1] Greater Downtown defined as three CTPP Traffic Analysis Zones (00104532, 00104537, and 00104552)

Sources: Census Transportation Planning Package, 2012-2016 five-year sample data, Tables A203102 and A103206; BAE, 2019.

CONCLUSION

While the Downtown Vacaville/ PDA area serves as an economic center for the City of Vacaville, the data show that a very small percentage of the workers in the area also live in the area. Average commute distances are fairly high for workers (19+ miles) and residents (32+ miles) of the area, while most workers and residents of the area have access to at least two vehicles and commute using single occupant personal vehicles. Commute patterns and mode share appear to be more consistent with suburban areas than with downtown areas, and active transportation use by workers and residents within the downtown area is fairly low. Improvements in accessibility for alternative modes will serve as a step toward decreasing workers and residents' reliance on traditional commute modes such as single-occupant vehicles.