

Information Sheet

Urban Reserve

What is the Urban Reserve?

The [Land Use Element \(Chapter 2\)](#) of the Vacaville General Plan defines Urban Reserve areas as relatively large, contiguous, and undeveloped geographic parcels of land where comprehensive planning must occur prior to urbanization. Eventually the City expects urban development in areas designated as Urban Reserve, but in the interim these sites are not assigned specific land use designations to allow flexibility in planning for future uses. As such, Urban Reserve lands are intended to be retained in their current use, agricultural use, or similar minimal use until urbanized (or in other words, “unlocked.”). Once unlocked, Urban Reserve lands will undergo a comprehensive planning process of being assigned a General Plan Land Use designation for a specific type of use, prior to urbanization. The process includes a General Plan amendment, annexation, and other various City planning entitlements to permit urban development. General Plan amendment requests to convert lands designated as Urban Reserve to other land use designations occur no more than every five years.

What is the process for converting (“unlocking”) Urban Reserve Lands?

[Chapter 14.04.038 of the Vacaville Land Use and Development Code](#) outlines the process of unlocking Urban Reserve lands to other land use designations. The three-step process of converting Urban Reserve Lands include preparing a Development Inventory and Land Need Forecast, evaluating alternatives, and City Council considering amendments to the General Plan to assign land use designations to selected Urban Reserve Lands.

Why is the City undergoing the evaluation process of potentially unlocking Urban Reserve Lands?

The City initiated the evaluation process of converting Urban Reserve lands pursuant to the Urban Reserve Ordinance which requires the City to maintain a 20-year land inventory. A draft Development Inventory has been prepared to determine the amount and type of Urban Reserve lands that could be eligible for conversion to urban land use designations. The Development Inventory was presented before the City Council on June 28, 2022, and staff received initial comments on the Development Inventory as it relates to the City’s Urban Reserve conversion evaluation process. To watch the meeting and to review the staff report please go online to bit.ly/0628vacavillecouncilmeeting and select Agenda Item No. 10.E “Urban Reserve Evaluation.”

What are the next steps?

Council has directed staff to conduct public outreach to property owners and prospective developers of Urban Reserve Lands regarding the Draft Development Inventory and to share information about the conversion process. Feedback gathered from the outreach meetings will assist in finalizing the Development Inventory. After outreach meetings have been completed, staff will facilitate a Planning Commission review of the Development Inventory before returning to Council in early fall 2022 to seek direction on whether to proceed with evaluating and selecting lands for conversion to urban uses.

Who should I reach out to for more information?

If you have any questions, please call or email Erin Morris, Director of Community Development, at 707-449-5307 or erin.morris@cityofvacaville.com.