



# Planning Vacaville's Growth Areas

Community Meeting No. 2  
Virtual Meeting (Zoom) . March 5, 2024





# Agenda

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- Introductions
- Purpose of Neighborhood Meeting & Background
- Project Presentation
- Next Steps
- Questions or Comments





# Introductions

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## City of Vacaville

- Erin Morris  
*Community Development Director*
- Kristin Pollot  
*Assistant Community Development Director*
- Peyman Behvand  
*Planning Manager*

## Developer Representatives

- Todd Chambers  
*for the Donaldson-Ramos Property*
- Rich Alexander  
*for the Raysons-Chen Property*
- Trece Herder & Greg Brun  
*for the Arrillaga & Peery (A&P) Property*





# Purpose of Neighborhood Meeting

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- Formally introduce the Growth Areas planning effort
- Provide an opportunity for dialogue with the community
- Seek feedback from the community
- Answer questions about the project
- Update the community on the next steps in the planning process





# Background

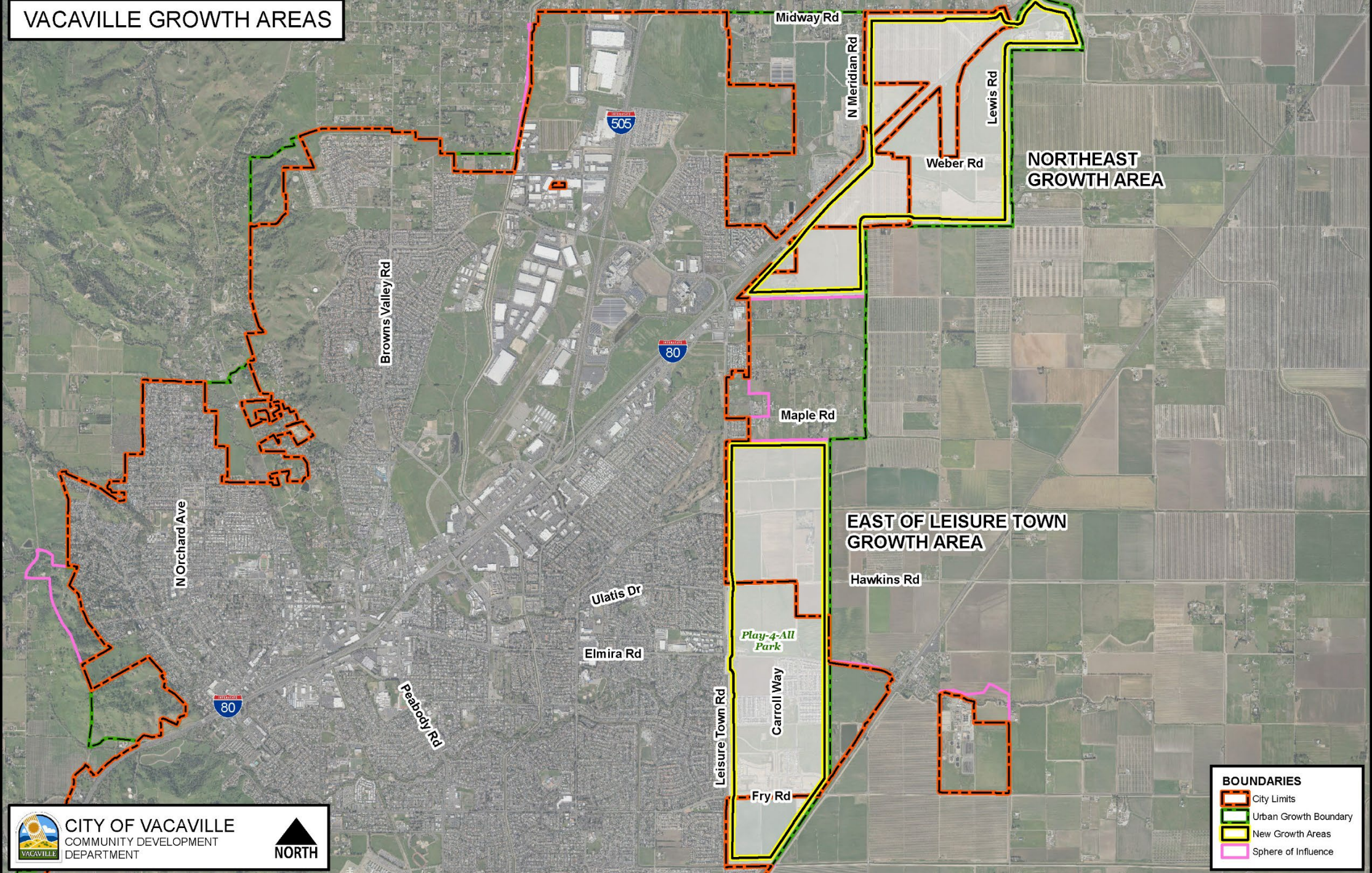
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- Urban Growth Boundary established in 2008
- General Plan updated in 2015; established two Growth Areas:
  - Northeast
  - East of Leisure Town Road
- Biotechnology and Advanced Manufacturing Initiative launched in 2019
- Housing Strategy completed in 2022
- Housing Element adopted in 2023





# VACAVILLE GROWTH AREAS



**NORTHEAST  
GROWTH AREA**

**EAST OF LEISURE TOWN  
GROWTH AREA**

**BOUNDARIES**

- City Limits
- Urban Growth Boundary
- New Growth Areas
- Sphere of Influence

 **CITY OF VACAVILLE**  
COMMUNITY DEVELOPMENT  
DEPARTMENT

 **NORTH**





# Proposed Projects

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## **Northeast Growth Area (1,400 Acres)**

- 611 acres within the City of Vacaville, and 789 acres in unincorporated Solano County
- Existing land use designations are primarily business/technology park and commercial

## **East of Leisure Town Road Growth Area (1,317 Acres)**

- 648 acres in unincorporated Solano County (all in Urban Reserve)
- Since 2015, 669 acres have been annexed (Farm at Alamo Creek, Brighton Landing, Roberts' Ranch) into the Vacaville city limits and are either approved or under construction

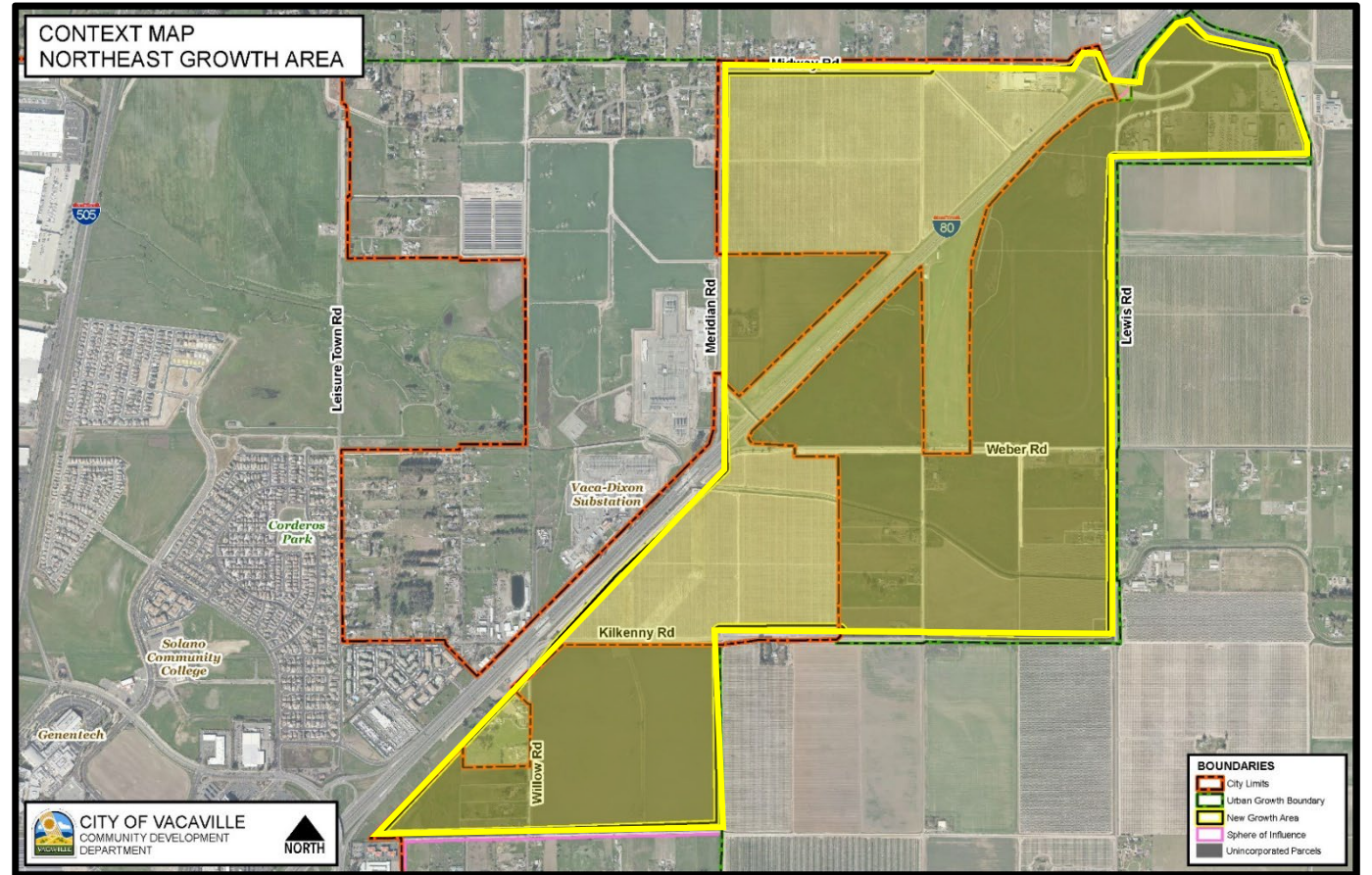




# Northeast Growth Area

## Recent City Council actions:

- August 2022 City Council directed staff to prepare Specific Plan for Northeast Growth Area
- December 2022 City Council created Northeast Growth Area Overlay District and adopted standards for interim development within the Northeast Growth Area until the adoption of a Specific Plan
- November 2023 City Council entered into Development Agreement for an interim construction yard within the Northeast Growth Area





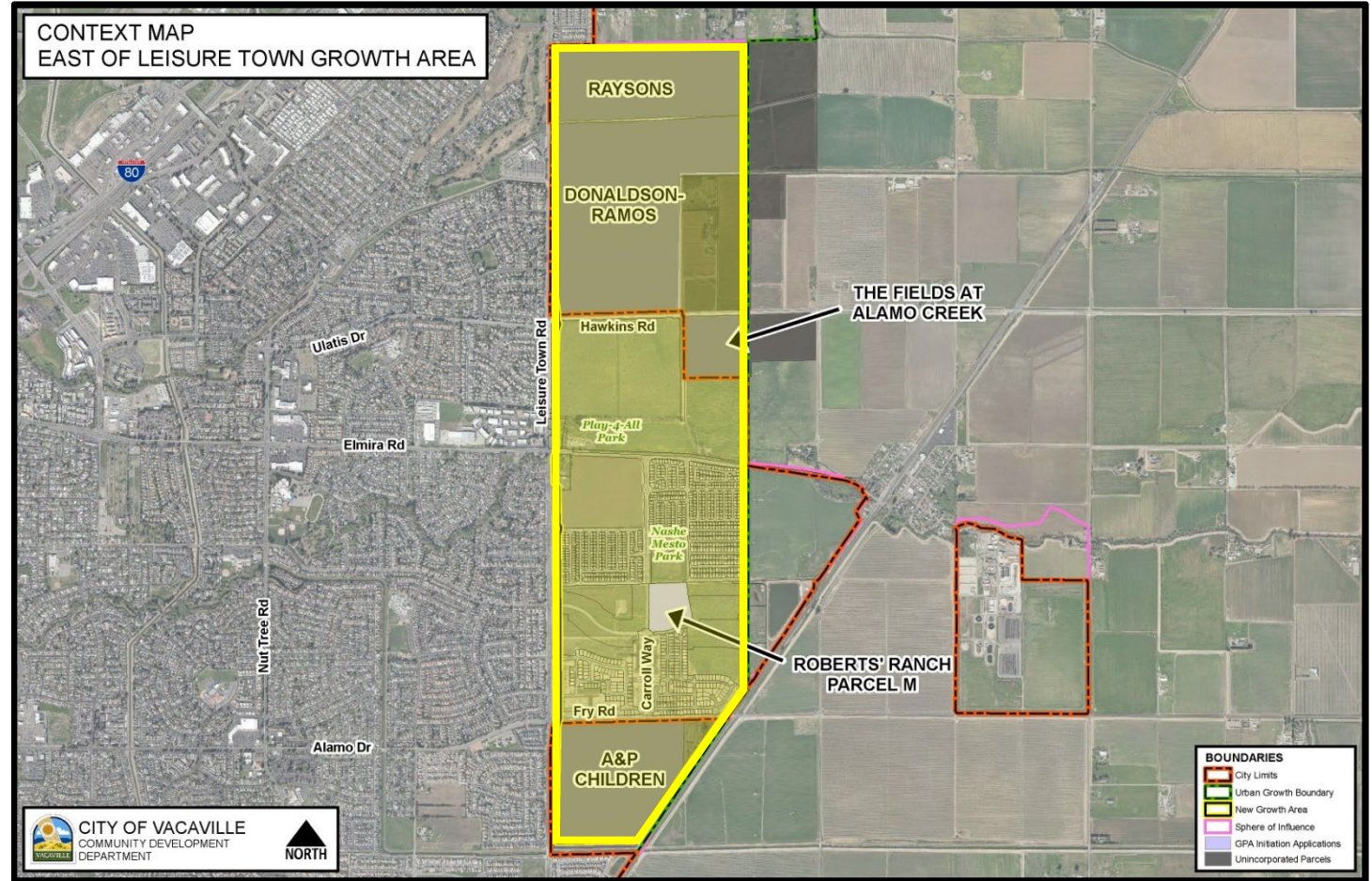


# East of Leisure Town Road Growth Area

Recent City Council actions:

October 2023

City Council directed staff to initiate the planning process for the East of Leisure Town Growth Area





# Donaldson-Ramos Property



LAND USE SUMMARY		
LAND USE DESIGNATION	GROSS ACREAGE	DU
RESIDENTIAL MEDIUM (8.1-14.0 DU/AC.)	50.7	608
RESIDENTIAL MEDIUM HIGH (14.1-20.0 DU/AC.)	104.1	1666
RESIDENTIAL HIGH (20.1-24.0 DU/AC.)	27.4	657
COMMERCIAL MIXED USE	9.0	
ELEMENTARY SCHOOL	12.6	
PUBLIC/INSTITUTIONAL (DETENTION BASIN)	14.1	
PUBLIC PARK/TRAIL	30.7	
PUBLIC OPEN SPACE	5.7	
<b>TOTAL</b>	<b>254.3 ± AC.</b>	<b>2931</b>







# Rayson's Property







# A&P Childrens Investment Property





# Next Steps

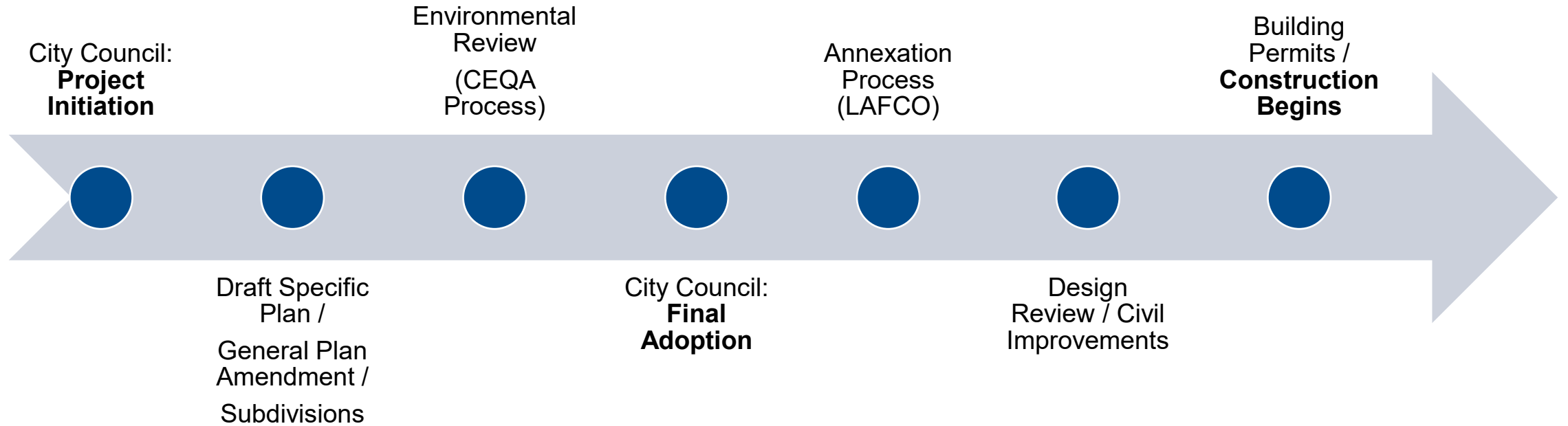
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- Solicit public comments and feedback
- City Council General Plan Amendment initiations in April 2024
- Multiple future public outreach meetings
- Prepare Specific Plans for each growth area
- Environmental analysis
- Decision-Makers
  - Planning Commission (recommending body)
  - City Council (final decision)





# Multi-Year Project Timeline







# Questions or Comments

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## **Project Planner**

Peyman Behvand

*Planning Manager*

[peyman.behvand@cityofvacaville.gov](mailto:peyman.behvand@cityofvacaville.gov)

Phone: (707) 449-5332

### **Project Information**

[www.cityofvacaville.com/GrowthAreasPlanning](http://www.cityofvacaville.com/GrowthAreasPlanning)

