

**ORDINANCE AMENDING THE MUNICIPAL CODE
BY CHANGE OF ZONING MAP AND APPROVAL OF A NEGATIVE DECLARATION
(SPECIAL STANDARDS OVERLAY AND MISCELLANEOUS REZONINGS)**

THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

SECTION ONE: The City Council approves the Negative Declaration for the Special Standards Overlay and Miscellaneous Rezoning in accordance with the findings in Planning Commission Resolution 97-125. The District Zoning Map, a portion of the Zoning Ordinance of the City of Vacaville, being Ordinance No. 458, is changed as follows:

Those portions of the Districts shown on said Zoning Map more particularly described in Exhibit "A," attached hereto and made a part hereof shall be zoned as noted in the Exhibit.

SECTION TWO: The City Council of the City of Vacaville finds that the foregoing changes of zoning are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

SECTION THREE: If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more section, subsection, phrases or clauses be declared unconstitutional.

SECTION FOUR: This ordinance shall be published one time in the Vacaville Reporter, a newspaper of general circulation, printed and published in the City of Vacaville.

I HEREBY CERTIFY that this ordinance was introduced at a regular meeting of the City Council of the City of Vacaville, held on the 28th day of October, 1997 and ADOPTED and PASSED at a regular meeting of the City Council of the City of Vacaville held on 11th day of November, 1997 by the following vote:


AYES: Council members Clancy, Kimme, Slade, Vice-Mayor Augustine and Mayor Fleming

NOES: None

ABSENT: None

ATTEST:

APPROVED:


Kathleen M. Andronico, City Clerk


David A. Fleming, Mayor

EXHIBIT A

ZONING MAP AMENDMENTS SPECIAL STANDARD OVERLAY DISTRICTS AND MISCELLANEOUS REZONINGS

Cherry Glen at Interstate 80 Special Standards Overlay

LOCATION - This site is located northwest of Interstate 80 at the Cherry Glen off-ramp.

PARCEL NUMBERS - 127-030-04; 040-09, 13, 14

Bella Vista Road/Davis Street Special Standards Overlay

LOCATION - The properties are located south of Bella Vista Road and west of Davis Street.

PARCEL NUMBERS - 127-220-05 thru 12; 230-01 thru 06; 240-06 thru 12, 16, 17, 20, & 21

East Monte Vista Avenue/Brown Street Special Standards Overlay

LOCATION - All CG - General Commercial properties located north of East Monte Vista Avenue, and east of Brown Street.

PARCEL NUMBERS - 129-320-02 thru 29

Aegean Way/Elmira Road Special Standards Overlay

LOCATION - All CG - General Commercial properties located between Elmira Road and Aegean Way.

PARCEL NUMBERS - 131-051-04 thru 14, & 19

Weber/Kilkenny Consolidation Rezoning

LOCATION - South of Interstate 80 between Weber Road and Kilkenny Road.

PARCEL NUMBERS - 133-060-03, 05

Gibson Wastewater Treatment Plant Zoning

LOCATION - The facility is located east of Leisure Town Road, approximately a half mile north of Interstate 80.

PARCEL NUMBERS - 106-280-02

Richards Hill and Land Locked Creek Parcel Rezoning

LOCATION - Richard's Hill is immediately west of Allison Drive. The Land-Locked Parcel adjoins Interstate 80 east of where Ulatis Creek goes under the freeway. The third area adjoins the west side of Allison Drive approximately 900 feet south of the Allison Drive/Nut Tree Parkway intersection.

PARCEL NUMBERS - Land-locked parcel - 131-020-05
Richards Hill - 131-020-48 (portion)
CCC property - 131-030-78 (portion)

INDEX MAP

Site # Special Standards

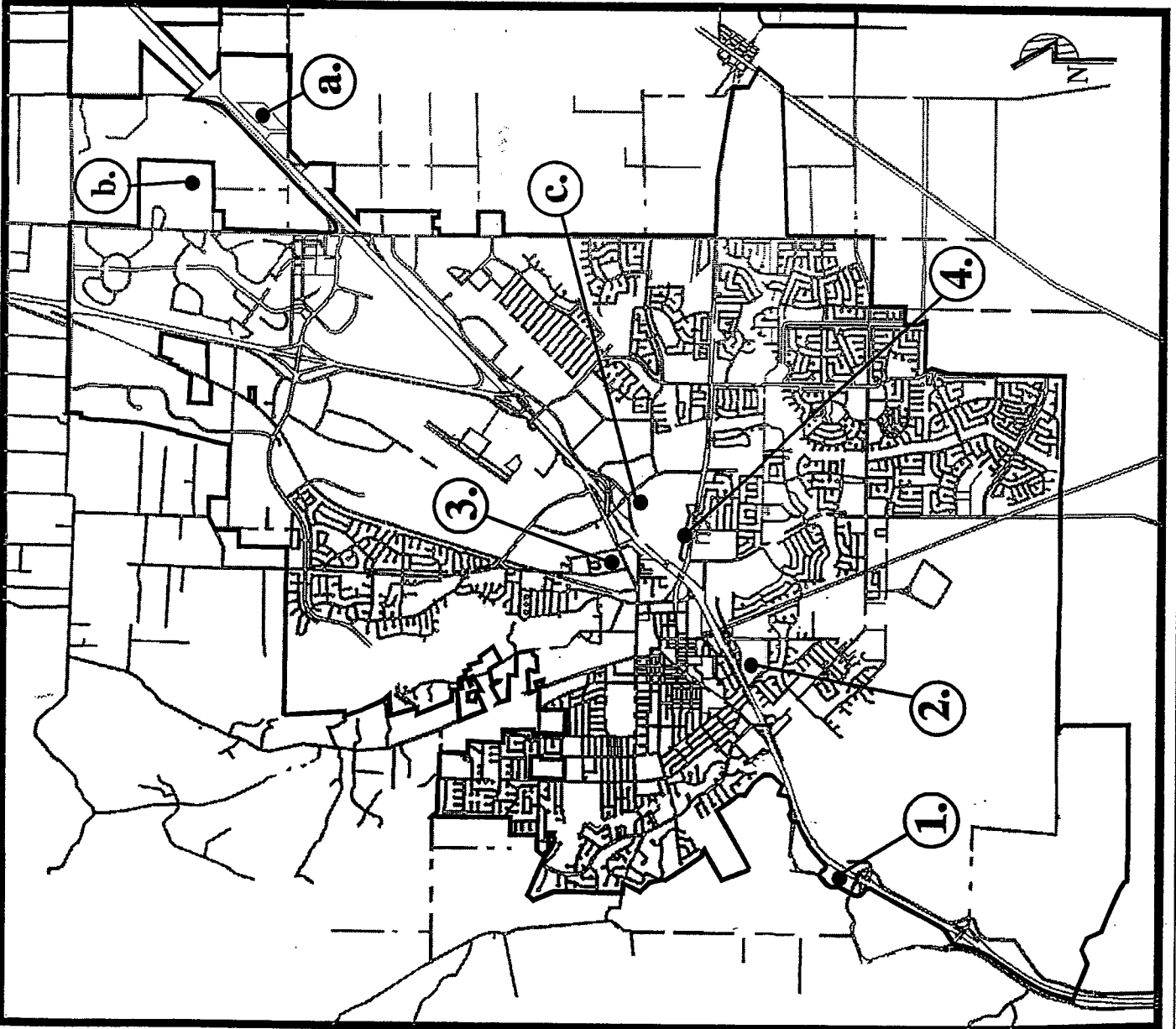
- 1 Cherry Glen at I-80
- 2 Bella Vista Rd./ Davis St.
- 3 East Monte Vista/ Brown St.
- 4 Aegean Way/ Elmira Rd.

Site # Miscellaneous Rezoning

- a Weber/ Kilkenny consolidation
- b Gibson Wastewater Treatment Plant
- c Richard's Hill/ Land-locked Creek Parcel

City Council Staff Report

October 28, 1997



CITY OF VACAVILLE REZONING

Proposed
Special Standards Overlay

LEGEND

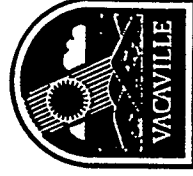


AREA REZONED

1. Cherry Glen at I-80

Existing Zoning: CG
(General Commercial)

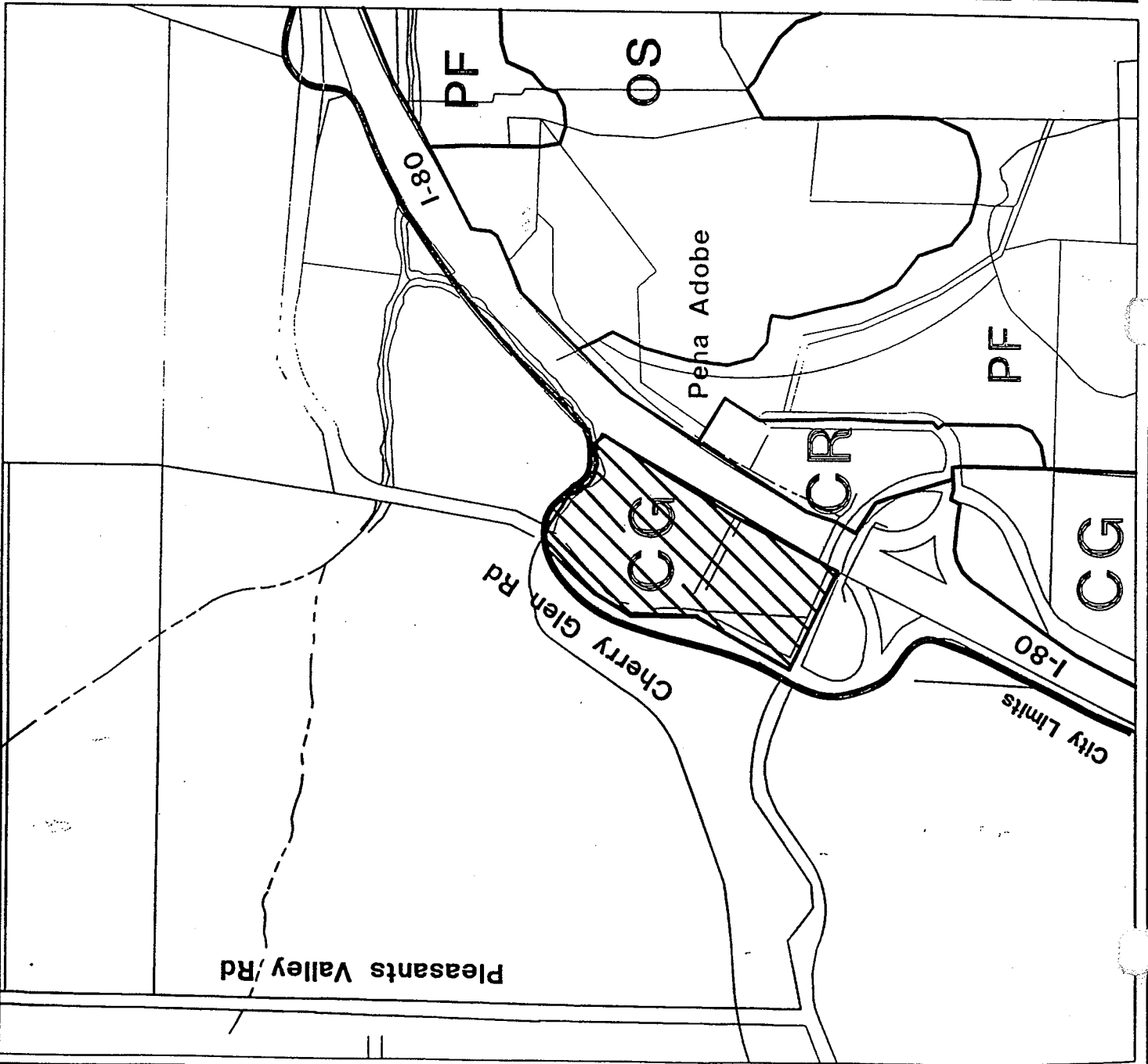
Proposed Zoning: CG(SS)
(General Commercial-Special Standards)



Illustrative Site Location Map
Not to Scale



Site



**CITY OF VACAVILLE
REZONING**

**Proposed
Special Standards Overlay
for coordinated planning
and access**

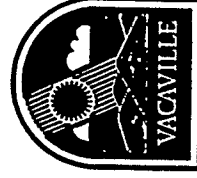
LEGEND



AREA REZONED

**2. Bella Vista Road/
Davis Street**

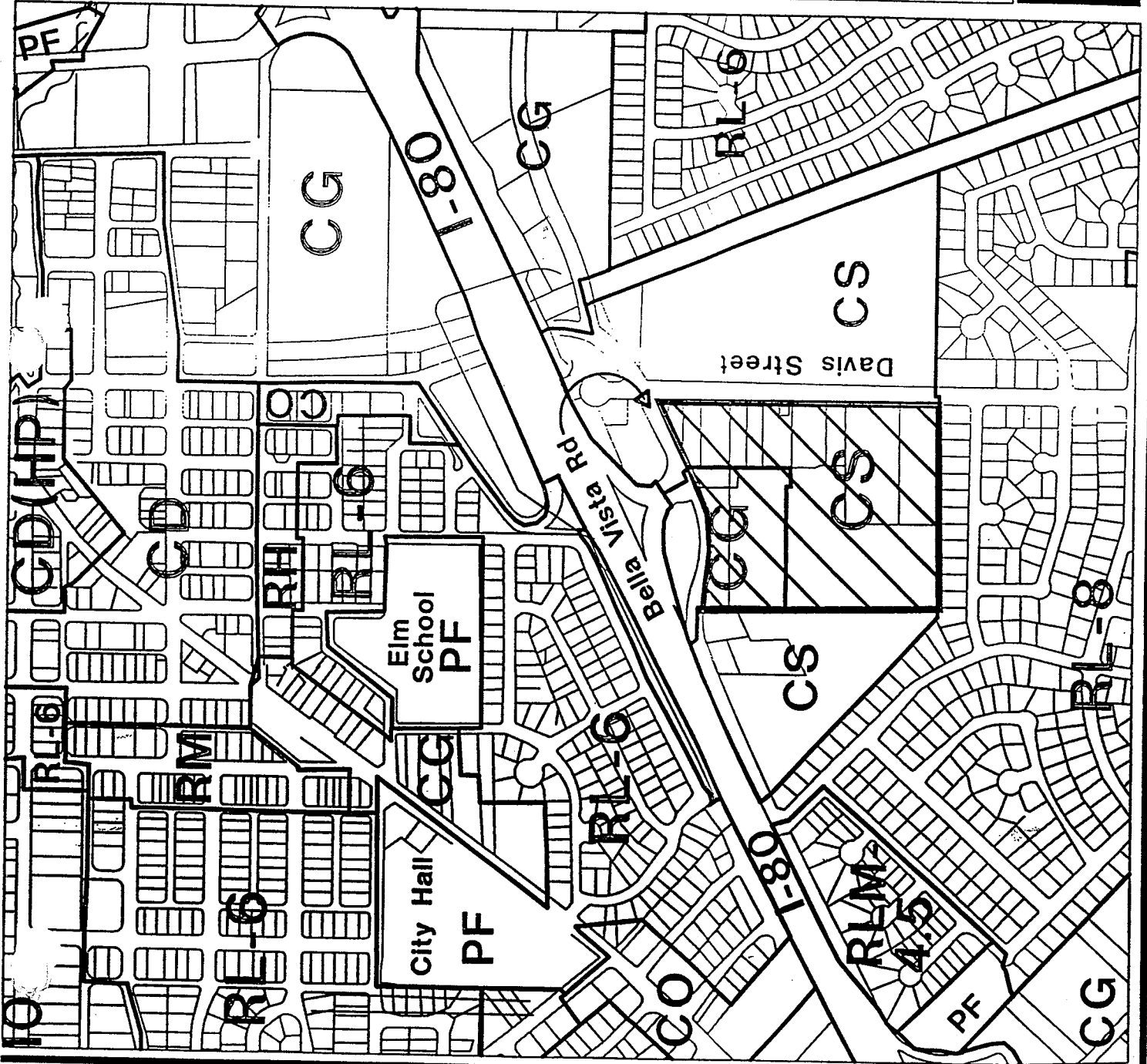
**Existing Zoning: CG & CS
(General Commercial, Service Commercial)
Proposed Zoning: CG(SS) &
CS(SS)
(General Commercial-Special Standards)
(Service Commercial-Special Standards)**



Illustrative Site Location Map
Not to Scale



Site



**CITY OF VACAVILLE
REZONING**

**Proposed
Special Standards Overlay**
for coordinated planning and access

LEGEND



AREA REZONED

4. East Monte Vista Ave
Brown Street

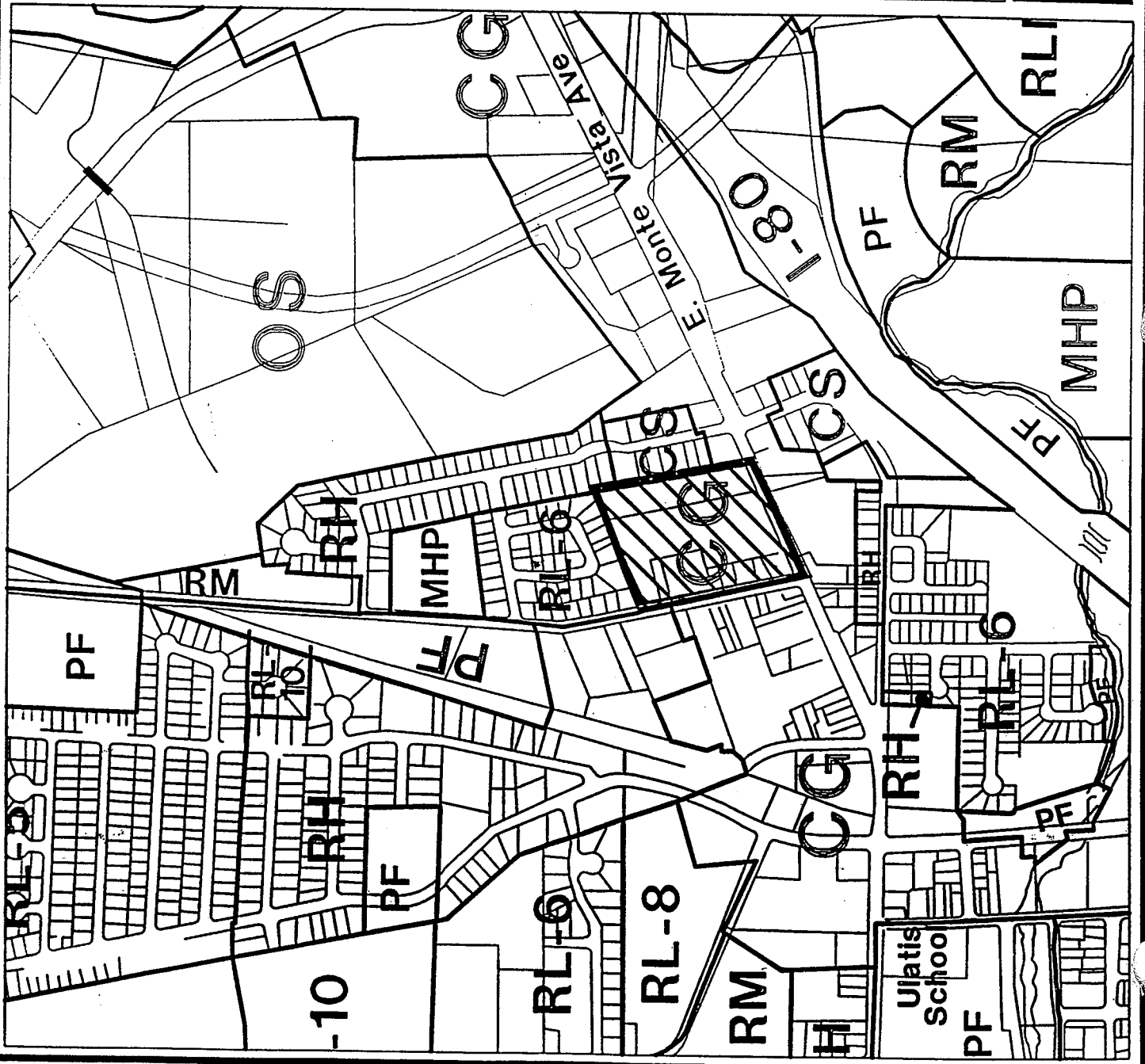
Existing Zoning: CG
(General Commercial)

Proposed Zoning: CG(SS)
(General Commercial-Special Standards)



Illustrative Site Location Map
Not to Scale

Site



**CITY OF VACAVILLE
REZONING**

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AREA REZONED

5. Aegean Wy/Elmira Rd

Existing Zoning: CG
(General Commercial)

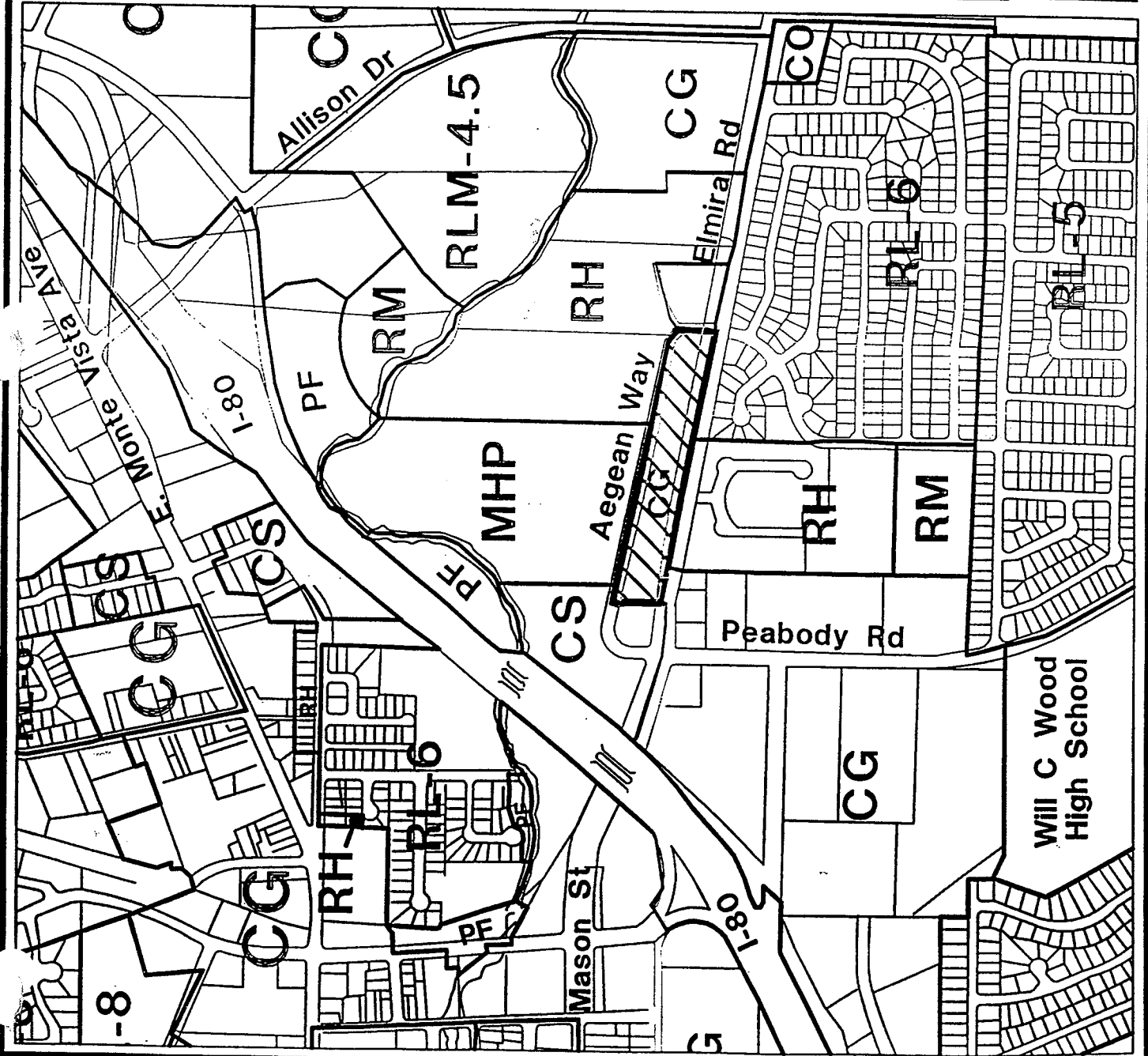
Proposed Zoning: CG(SS)
(General Commercial-Special Standards)



Illustrative Site Location Map
Not to Scale



Site



CITY OF VACAVILLE REZONING

Proposed
Consolidation of
Industrial Park Zoning

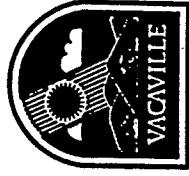
LEGEND



AREA REZONED

Weber Rd/Kilkenny Rd

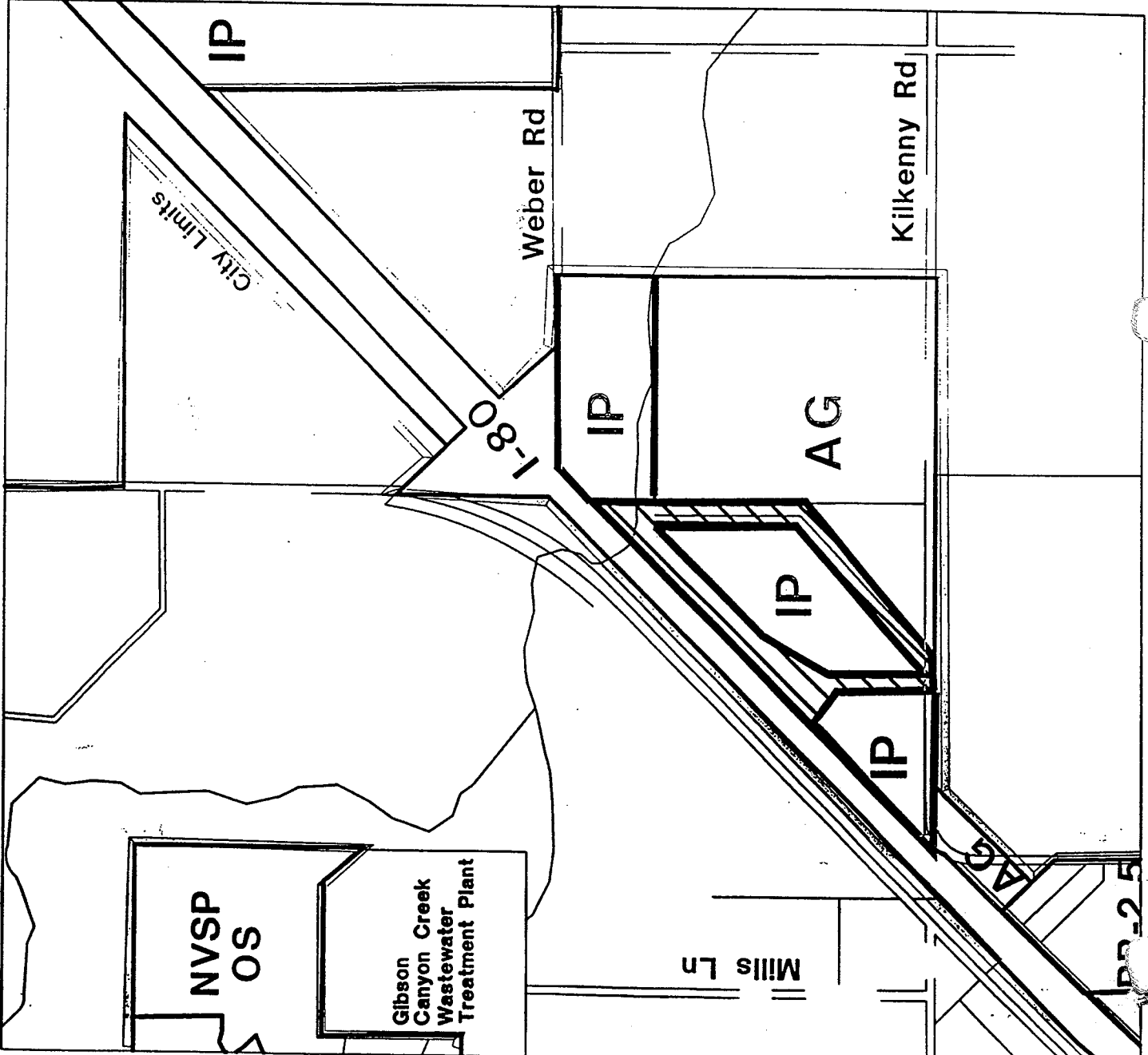
Existing Zoning: AG
(Agricultural-20 acres)
Proposed Zoning: IP
(Planned Industrial)



Illustrative Site Location Map
Not to scale



Site



**CITY OF VACAVILLE
REZONING**

**Proposed
Public Facilities Zoning**

LEGEND

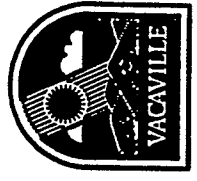


AREA REZONED

**Gibson Creek
Wastewater Treatment
Plant**

Existing Zoning: None

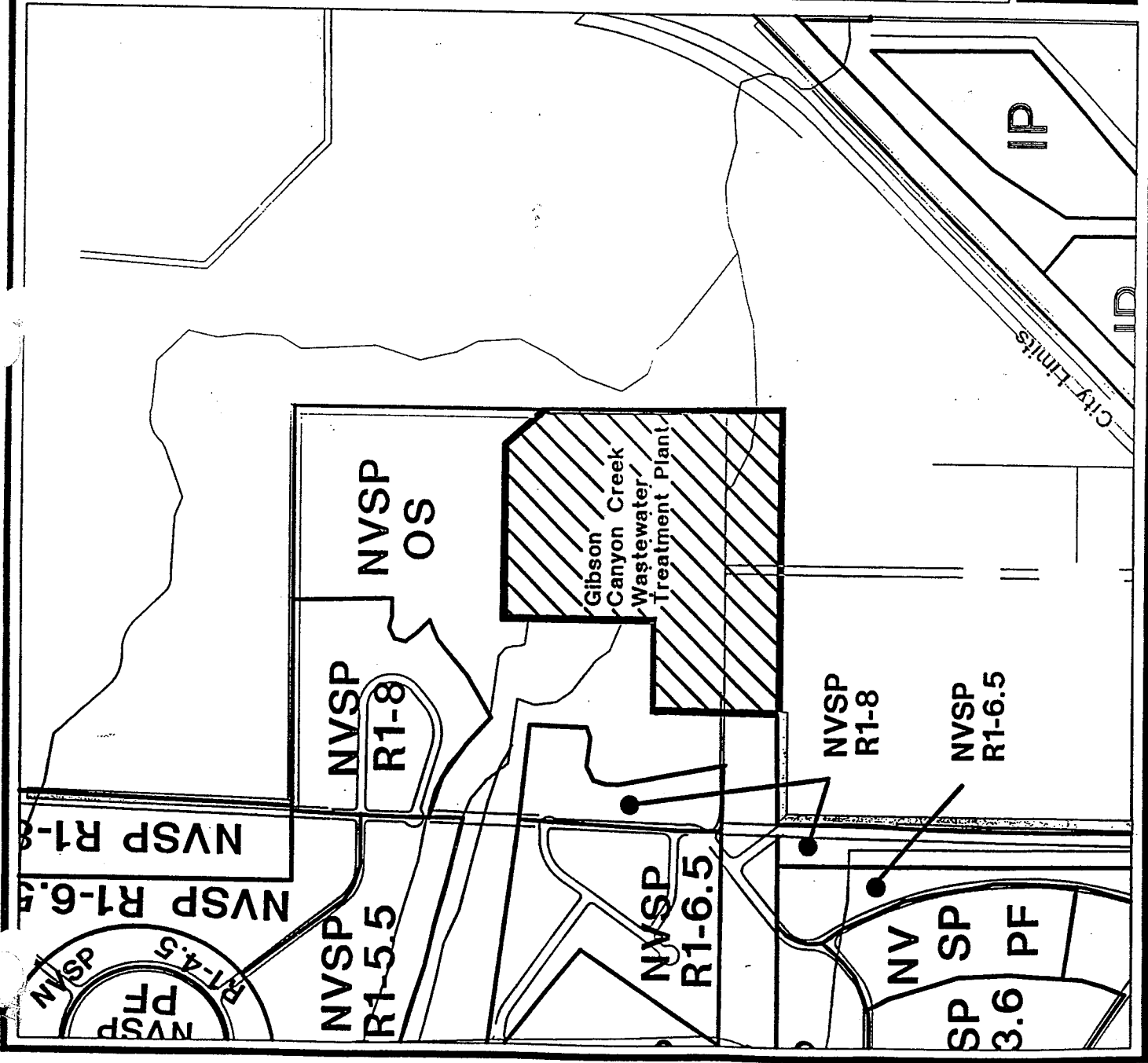
**Proposed Zoning: PF
(Public Facilities)**



**Illustrative Site Location Map
Not to Scale**



Site



**CITY OF VACAVILLE
REZONING**

**Proposed
Special Standards Overlay**
for coordinated planning and access

LEGEND



AREA REZONED

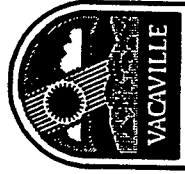
Richard's Hill/
Land Locked Creek

Existing Zoning: PF

(Public Facilities)

Proposed Zoning: OS
(Open Space)

**NOTE: Commercial/Residential
boundary moved from existing
property line to align with
future street connections.**



Illustrative Site Location Map
Not to Scale



Site

