TO: Honorable Mayor and City Council
Attention: Jeremy Craig, City Manager

FROM: Barton Brierley, AICP, Community Development Director
(Staff Contact: Barton Brierley, (707) 449-5361)

SUBJECT: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE INITIATING AN AMENDMENT TO THE GENERAL PLAN LAND USE DIAGRAM, TEXT AND FIGURES RELATING TO THE GREEN TREE PROJECT

DISCUSSION:

Request
The applicant, Green Tree Properties, is requesting that the City Council initiate an amendment to the Vacaville General Plan for the former Green Tree Golf Course property and additional property to the north, also owned by them. (See Exhibit A to the Resolution.) The applicant’s requested amendment includes a change to the General Plan Land Use Diagram for the properties from Private Recreation (PR) and Commercial Highway (CH) to various classifications, which may include Residential Low Density (RL), Residential Low Medium (RLM), Residential Medium High Density (RMH), Residential High Density (RH), Mixed Use (MU), Commercial Neighborhood (CN), Public/Institutional (P), Schools, and Public Parks (PK). The proposal also requests various amendments to the General Plan text and various figures, including the Land Use Element, Transportation Element, Parks and Recreation Element, Public Facilities and Services Element, and Safety Element. (See Attachments 1 and 2.)

Property Information
Location: West of Leisure Town Road, south of Orange Drive, and on either side of Gilley Way and Sequoia Drive
Size: Approximately 180 acres
Owner(s): Green Tree Properties, Green Tree South, LLC, Syar Industries, Inc,
Applicant: Green Tree Properties
Current General Plan Designations: Commercial Highway (CH) and Private Recreation (PR) (See Exhibit A to the Resolution.)
Current Zoning: General Commercial (GC) and Commercial Recreation (CG) (See Attachment 3.)
Policy Plans: Green Tree Park Policy Plan (northern commercial properties)
Current Use: Vacant land, former golf course
Surrounding Uses:
West: Residential, including Leisure Town residential community, vacant land and commercial
North: Various commercial uses
East: Vacant land, mobile home park, rural residential, residential subdivision, agricultural land
South: Church, residential subdivision
Internal: Golf Course Estates residential community

Natural Features: Several former golf course ponds, ditches, trees, open space

Background
The Green Tree Golf Course was created in the early 1960’s along with the development of the Leisure Town senior community. Green Tree Properties also owns undeveloped property along Gilley Way south of Orange Drive. In 1990, the City adopted the Green Tree Park Policy Plan. That plan designated these undeveloped properties for various commercial uses.

The financial success of the golf course waned in recent years. In February 2016, the Syar Family permanently closed the golf course.

To begin planning for future re-use of the Golf Course property, the Syar family held a charrette in May 2016. The Syar family hired DPZ to run the charrette. DPZ is an urban planning consultant that designs “new urbanist” communities: Communities that focus on neighborhood scale development with safe, pedestrian-friendly streets and public spaces that encourage people to walk in and interact with their built and natural surroundings. With significant public participation, the development team created a draft vision for development of the property. The draft vision included a mixed-use area to the north, various types and densities of residential development to the south, and a neighborhood commercial center along Sequoia Drive. The plan included a number of new-urbanist features such as walking trails, homes that front open spaces rather than streets, and small parks as gathering spaces.

Since the closure of the Green Tree Golf Course, Leisure Town residents have been very active and interested in this process. They have expressed a strong interest in the ultimate plan for re-use of the property, including desires to be meaningfully engaged in the planning process. They also have expressed interest and concerns about the ongoing maintenance and security of the golf course property.

Purpose of a Merit Hearing
The City-adopted General Plan designates most of the Green Tree property as Private Recreation. Because of this, any residential, commercial, and mixed use project cannot proceed on the former golf course site without changing the General Plan. The Council has the discretion on whether or not initiate a General Plan amendment. The merit hearing is the Council’s opportunity to consider whether or not the applicant can even submit an application. If the Council votes in favor of initiating the amendment, then the applicant can submit a General Plan amendment application, develop a detailed land use plan, prepare the necessary environmental documents, hold public outreach meetings, and do other items needed to bring the request to a public hearing. The Planning Commission would hold a public hearing and make a recommendation on the requested amendment. The City Council would then ultimately hold a hearing and make a decision whether not to approve the request.
Land Use and Development Code Section 14.04.030.040.C.4 states:
A determination by the Council to initiate an application shall not be considered an indication that the amendment either will be recommended for approval or will be approved.

Therefore, the Council’s vote to initiate is not a commitment to approve the project: The Council can make whatever decision it feels is appropriate at that later time. However, getting the application to the point that the Council can hold a hearing and make decision on it will take a substantial amount of resources, both by the applicant and the City. Therefore, it behooves the Council to decide whether the application has enough merit to warrant going through this process. The Land Use and Development Code gives this guidance to the Council on deciding whether or not to initiate the application:

The Council may decline to initiate the application for reasons which may include, but not be limited to, the following:

a. The amendment is substantially inconsistent with City policies or standards;

b. Staff resources are not available at the time to provide for processing of the application due to priorities or staff commitments established through a City adopted work program.

If the Council does not initiate the amendment, the applicant could develop the property in accordance with the existing zoning. This would limit the development to commercial uses on the northernmost property and to commercial recreation uses on the former golf course site.

Below are several issues the Council should consider in deciding whether or not to initiate the General Plan amendment.

Issues to Consider

Overall Vision for Re-use of the Golf Course Property
The Green Tree Golf Course was losing money for years before ultimately closing. There is nothing on the horizon to suggest that in the future operating as a golf course will become economically viable on the property. Because of this, staff recommends that City Council look forward and begin to plan for the best possible re-use of the site with high-quality development that will best meet community needs and the General Plan vision. Some of those General Plan Vision Statements and Policies include:

Promote a balance of high-quality housing and commercial development within the Urban Growth Boundary.

Foster community-oriented neighborhoods that are diverse, attractive, safe, walkable, and affordable.

Ensure that development adheres to basic principles of high quality design.

(See also Attachment 4.)

Green Tree Properties is envisioning a project that staff feels reflects these vision statements. With the continuing involvement of DPZ in the project, staff feels a final plan can be developed to meet the General Plan vision and community needs.
Commercial Needs
As part of the charrette process, the property owners brought in experts in retail analysis. The analysis showed a strong need for retail services in the northern portion of the site, including a possible grocery store. Additional retail and commercial services in the area could meet needs of area residents and attract new customers to the area, strengthening the City’s economic base.

Housing Needs
The adopted General Plan includes sufficient residential land to accommodate anticipated development through 2035. In adopting the General Plan in 2015, the Council was reluctant to designate additional land for residential development. It instead designated a large amount of land east of Leisure Town Road as Urban Reserve, and limited the amount of residential development that could occur on the land that was planned for development.

Unlike many other developments, because the Green Tree site is already in the City limits and formerly was developed, it would not need to undergo annexation, farm land mitigation, and similar measures.

The General Plan includes a number of housing related goals, including the following:

*Goal LU-12 Provide high-quality housing in a range of residential densities and types.*

*Policy LU-P12.1 Encourage development that broadens the choice of type, size, and affordability of housing in Vacaville.*

*Policy LU-P12.3 Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multi-family attached housing.*

What has been lacking in recent development has been the variety of housing types. The Green Tree concepts have included the possibility of adding housing types such as townhomes, mixed-use units, housing fronting greenspace, and other types. If the Council initiates the amendment, staff anticipates working with the developer to ensure a variety of housing types are included in the plan to help meet community needs.

Parks and Recreational Needs
The closure of Green Tree Golf Course removed a recreational asset from the City. The addition of new housing will increase needs for parks and recreational facilities. This will need to be taken into account when developing the plan.

The applicants expect to incorporate a number of trails and new park facilities into their development. In addition, they have reviewed the City’s Park and Recreation Needs Assessment, and have had a preliminary meeting with the City’s Community Services staff. The main takeaway from this meeting was that there are many opportunities for the project to meet the recreation needs of this development and to add recreation assets to the City as a whole. These might include gym facilities, courts, a senior center, park land, trails, or contribution to new facilities off site. If the Council initiates the amendment, then it is expected that staff and the applicant will work together to develop a plan to meet these recreational needs.
Availability and Capacity of Public Facilities and Services

If the Council initiates a General Plan amendment, then the applicant and the City will work together to do a thorough assessment of the public facilities and services available and needed to serve this project. The findings of these assessments will be included in the environmental analysis for the project and will be reported to the Planning Commission and City Council as part of the decision package.

Because the golf course property was not envisioned to be developed as part of the recently adopted General Plan, those plans do not factor in development of the property. The applicant and staff have met several times in recent months to take a broad level look at the availability and capacity of public facilities and services that may be needed to serve this property. Below are the main findings of that broad level look.

Transportation

The recently adopted General Plan analyzed the traffic impacts of anticipated growth through the horizon year (2035), and outlined a number of transportation improvements that will need to be made to accommodate this development and keep facilities operating at an acceptable level of service. The plan also anticipated further improvements will be needed to accommodate build out of the General Plan, significantly after 2035.

If the golf course property is developed in addition to other development in the community, then it is likely that it will reduce the level of service of some transportation facilities below acceptable levels. Using preliminary land use assumptions, created with input from the developer, the City’s consultant DKS performed a sensitivity analysis using a traffic simulation model to establish a broad sense of likely traffic impacts to the road network as a result of the proposed development. The results of the analysis indicate that level of service will be reduced along Leisure Town Road from the project site, and to the north. In particular, the study predicts that the Leisure Town Road intersections at Orange Drive and the EB I-80 ramps will be reduced to below acceptable levels of service. Should Council decide to move forward with the amendment request, a detailed traffic study will be required to better identify areas of concern and develop mitigation measures to bring level of service into an acceptable range.

It should be noted that in accordance with the policies established in the General Plan, we expect that this proposed DPZ community will emphasize walkability and alternate travel modes in an effort to reduce traffic impact. (See the applicant’s letter in Attachment 5.)

Water

The project will need to analyze both the distribution system that will be needed to serve the property and the capacity of the City’s water supplies. At a broad level, it appears the site can be served by extending and upgrading the existing water system distribution system to the site. Vacaville also has good and diverse portfolio of water supply sources, so staff does not anticipate that water supply will be a limiting factor for development of the property.

Wastewater

Development of the former Green Tree Golf Course has not been taken into account in the existing General Plan or waste water master plan. The applicant’s consultants have conducted a preliminary assessment of wastewater facilities and treatment capacity. One challenge this project faces is conveyance of waste water from the site to the treatment plant in Elmira. From the applicant’s preliminary assessments, it appears there are solutions using a combination of new and existing facilities that would be feasible. In addition, because of recent upgrades and already planned expansions to the waste water treatment plant, staff does not anticipate that waste water treatment capacity will be a limiting factor for development of the property.
**Other Services**

The plan will need to analyze the ability of the project to be served by police, fire, and other City services. For example, the Fire Department’s standards of cover will need to be reviewed, and this may result in need to construct or adjust plans for fire stations.

**Staffing and City Resources**

The Municipal Code states that the Council may decline to initiate the application because, “Staff resources are not available at the time to provide for processing of the application due to priorities or staff commitments established through a City adopted work program.”

There are a number of major development projects currently underway. These are stretching staff resources. These include:

1. **Major development projects in planning and entitlement phase**
   a. East Main District
   b. The Farm at Alamo Creek

2. **Major development projects in preliminary review phase**
   a. Vaca Valley Apartments
   b. North Village – northern section

3. **Major projects in approved specific plans working on construction plans**
   a. Roberts’ Ranch
   b. Brighton Landing
   c. Souhtown
   d. Vanden Meadows
   e. Lower Lagoon Valley

4. **Master infrastructure plan updates (necessary to support development)**
   a. Water
   b. Waste water
   c. Transportation
   d. Storm Drainage
   e. Parks and Recreation.
   f. Development Impact Fee (AB 1600) Study

5. **Major infrastructure projects**
   a. DIF 54 sewer project (serving East of Leisure Town and Southtown areas)
   b. East Main Street sewer and water improvements
   c. Jepson Parkway

6. **General Plan and Development Code amendments**
   a. Residential Design Standards update
   b. Transportation element and traffic mitigation ordinance update
   c. Bed & Breakfast and Air BnB ordinance
   d. Urban Reserve ordinance
   e. Mixed use zoning ordinance

7. **Economic development projects**
   a. Vacaville Industrial Park Environmental Review

The applicant and staff have discussed having them pay for additional staff to process this project, which would include a planner and an engineer. The applicants have indicated a willingness to fund these additional staff. Even so, because of the long list of projects already in the queue, at this point staff cannot commit to making the Green Tree project a priority over projects already envisioned in the General Plan or to any particular time frame for this project.
Public involvement
Because this property is literally in the back yard of so many existing homes, the neighbors have consistently voiced a desire to be well involved in the planning for any project. Staff and the applicants already have had a number of meetings with interested neighbors. The applicants have proposed a public involvement plan that goes well above the standard public hearings. (See Exhibit B to the resolution.)

FISCAL IMPACT:
Developing and reviewing the plan amendment and ultimate plans for the property will require significant staff resources. The applicant will need to pay application fees and the cost of environmental reviews. The applicant is willing to fund a planner and an engineer staff position to process this application. Creating the plan also will require substantial involvement from other departments, such as Fire, Police, Utilities, other Public Works and Planning staff, and the City Attorney’s office that are not fully covered in the fees charged.

RECOMMENDATION:
By simple motion, adopt the subject resolution.

ATTACHMENTS:
Action Item: Resolution with
Exhibit A: Green Tree property map
Exhibit B: Public Involvement Plan
Attachment 1: Application
Attachment 2: Letter from Green Tree Development Group
Attachment 3: Current Zoning Map
Attachment 4: General Plan excerpts
Attachment 5: Applicant’s traffic letter
WHEREAS, Green Tree Properties, Green Tree South, LLC, and Syar Industries, Inc. own the former Green Tree Golf Course property and additional land to the north, including property west of Leisure Town Road, south of Orange Drive, and on either side of Gilley Way and Sequoia Drive, including Assessor's Parcels 0134-020-460, 0133-120-190, 0134-480-110, 0134-020-240, 0133-130-190, 0134-020-450, 0134-020-180, and 0133-120-340, as shown in Exhibit A, and known hereinafter as “the property”; and

WHEREAS, the Green Tree Golf Course permanently closed in February 2016; and

WHEREAS, the property owners would like to redevelop the property for a new mixed use development including additional commercial areas, housing of various types and densities, parks, and trails; and

WHEREAS, the adopted General Plan Land Use Diagram designates the former Green Tree Golf Course Property as Private Recreation (PR); and

WHEREAS, Green Tree properties would like to apply for a General Plan amendment to allow consideration of new commercial, residential, mixed-use, and other designations to accommodate proposed redevelopment of the property; and

WHEREAS, the General Plan vision statement includes goals to “Promote a balance of high-quality housing and commercial development within the Urban Growth Boundary,” to “Foster community-oriented neighborhoods that are diverse, attractive, safe, walkable, and affordable,” and to “Ensure that development adheres to basic principles of high quality design”; and

WHEREAS, the Council finds that redevelopment of the property as a mixed-use development has the potential to further the General Plan vision.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The City Council hereby initiates an amendment to the Vacaville General Plan land use diagram text, and figures pertaining to the Green Tree Properties, as shown in Exhibit A. The amendments would, if adopted, change the General Plan land use diagram for the property from Private Recreation (PR) and Commercial Highway (CH) to various classifications, which may include Residential Low Density (RL), Residential Low Medium (RLM), Residential Medium High Density (RMH), Residential High Density (RH), Mixed Use (MU), Commercial Neighborhood (CN), Public/Institutional (P), Schools, and Public Parks (PK), or other designations deemed appropriate by the City Council. The proposal also would amend various amendments the General Plan text and figures, including the Land Use Element, Transportation Element, Parks and Recreation Element, Public Facilities and Services Element, and Safety Element to reflect the desired project.
Section 2. The City Council directs that the process to consider the amendment include substantial public involvement as outlined in the public involvement plan shown in Exhibit B.

Section 3: The City Council directs that the proposed amendment consider and accommodate a variety of housing types per General Plan policies, recreational needs per General Plan standards and the recreational needs assessment, and that the proposed project adhere to principles of high quality design.

Section 4. By so doing, the City Council does not commit to taking any particular action on the amendments; it only wishes to give the proposal full consideration through the public hearing process.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council on the 8th day of August, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Michelle A. Thornbrugh, City Clerk

Exhibit A: Map
Exhibit B: Public Involvement Plan
PRELIMINARY GREEN TREE REQUEST FOR A GENERAL PLAN AMENDMENT
MERIT HEARING INITIAL TEXT ONLY & MERIT HEARING INITIAL LAND USE

1. AMEND THE GENERAL PLAN LAND USE DIAGRAM LU-6:

   From: Private Recreation
   To:   Residential / Mixed Use / Neighborhood Commercial / Hotel / Public Parks

   From: Commercial Highway
   To:   Mixed Use

   From: Miscellaneous Commercial
   To:   Mixed Use

2. AMEND THE GENERAL PLAN LAND USE ELEMENT FIGURE LU - 2
    Policy, Specific, and Master Plans:

    Show the Green Tree site as a new Policy Plan to Figure LU - 2

3. AMEND THE GENERAL PLAN TRANSPORTATION ELEMENT
    EXISTING AND PLANNED BICYCLE FACILITY FIGURE TR - 2 and
    TRANSPORTATION IMPROVEMENTS FIGURE TR - 5:
Add the proposed Green Tree Planned Bicycle Facilities to Figure TR-2 and show on Figure TR – 5 project approved transportation improvements and amend tables where appropriate

4. **AMEND THE GENERAL PLAN PLANNED PARKS AND RECREATION ELEMENT PLANNED PARKS FIGURE PR-4:**

   Add the proposed Green Tree Planned Neighborhood Park to Figure PR-4 Planned Parks and amend appropriate tables

5. **AMEND THE PUBLIC FACILITIES AND SERVICES ELEMENT FIGURE PUB – 4 AND FIGURE PUB – 5:**

   Add the proposed Green Tree planned water lines to Figure Pub – 4 and the proposed Green Tree planed wastewater facilities upgrades to Figure Pub – 5

6. **AMEND THE GENERAL PLAN SAFETY ELEMENT EXISTING AND PROPOSED DRAINAGE FACILITY SAF-5:**

   Add the proposed Green Tree Planned Detention Basins and Drainage Facilities to Figure SAF - 5
Greentree Development Group, Inc.
2301 Napa Vallejo Hwy
P O BOX 2540
Napa, CA 94558

July 27, 2017

Mayor Len Augustine and
Members of the City Council
City Hall
City of Vacaville
650 Merchant Street
Vacaville, CA 96588
Attn: City Clerk

Re: Merit Hearing to Consider Application for General Plan Amendment Affecting The Green Tree Project

Dear Mayor Len Augustine and Members of the Council:

Pursuant to Section 14.04.032.010 of the Vacaville Municipal Code, a general plan amendment application for a non-City initiated project may be accepted by the City during two window periods per calendar year. During one of those periods, Green Tree Properties, LLC and Green Tree South, LLC, and Syar Industries, Inc., (the “Applicants”) have submitted our application for General Plan amendments for the Project on the site of the closed and discontinued Green Tree Golf Course, constituting approximately 180 acres of real property located within the City. The City has scheduled a Merit Hearing to seek Council approval to initiate the General Plan Amendment process for August 8, 2017.

A. Purpose of the Merit Hearing. Pursuant to Section 14.04.030.040 of the Municipal Code, requires Council approval at the Merit Hearing of the initiation of the General Plan amendment process before staff can begin processing our application. The Council shall review our application and may initiate the amendments and direct staff to process the application unless it finds:

1) The amendments would be substantially inconsistent with City policies or standards; or 2) Staff resources are not currently available to provide for processing the application.
The Municipal Code specifically provides that initiation of an application does not indicate the amendments will be approved. It is merely the first step in beginning the processing which will involve a determination of exactly what General Plan provisions need be modified to allow development of the Project and the preparation of an environmental impact report ("EIR") to analyze and mitigate all environmental impacts of the Project. Issues relating to traffic, air quality and all other impacts will be considered in the EIR. Initiation at the Merit Hearing simply lets us move forward with processing that will take well over a year and provide countless opportunities for public comment. This Project, with the requested General Plan amendments, will be fully consistent with substantive General Plan policies and Applicants are aware they will be required to pay the cost of City processing.

The Council already reviewed this Project in a study session in April, prior to scheduling the Merit Hearing and comments of that study session were primarily positive.

B. Preliminary Traffic Issues. Staff has evidenced concern that the Project, along with cumulative development in the area, not result in a need to widen Leisure Town Road to six lanes in the near future. We enclose a letter from our traffic consultant which states that Project traffic impacts plus the cumulative impact of development in the area, will not exceed levels that would require increasing Leisure Town Road to six lanes any time prior to Project buildout, which is estimated to occur in 2027. The first thing that will be done is work on the EIR to examine all impacts of the Project and cumulative development and discuss feasible mitigation measures.

Traffic impacts should be irrelevant for the Merit Hearing but will be fully analyzed and addressed by the City and the Applicant during processing of the General Plan amendments.

C. Requested General Plan Amendments. The Applicant is seeking such General Plan amendments as staff deems necessary for the Project. The current General Plan designation for the property is a combination of recreation and commercial and the requested General Plan amendment would designate a General Plan classification that would allow the development of a mixed use commercial and residential project generally as indicated in our application. The conceptual configuration of the Project has been the subject of several public meetings and will include residential units of all types and commercial uses including at least one (1) hotel site.

D. Reasons for General Plan Amendments. We are seeking General Plan amendments to allow infill development in an area that has been part of urban development for over 50 years. The Project site is immediately adjacent to the Leisure Town development and is well within the City’s Urban Growth Boundary and is west of Leisure Town Road. That section of the City does not have adequate and convenient grocery stores, restaurants, workplaces, community facilities, common space, residential uses above shopping, missing-middle residential units, recreational opportunities and other facilities that will be planned and developed as a part of the commercial portion of the Project. General Plan Policy LU-P2.3 seeks to encourage shopping and employment opportunities on both sides of I-80 in order to minimize travel trips across that freeway. This development will provide significant commercial and retail opportunities not only to Leisure Town residents, but to all residents of the City. The benefits from the Project will be many, including desperately needed housing supply, revenue to
Mayor Len Augustine
Members of the City Council

Page 3

the City from the commercial development and the furtherance of “smart growth” through infill development.

**Conclusion:** We urge the Council to approve initiation of the General Plan amendment processing. Again, nothing in the Council action constitutes or indicates approval of the General Plan amendments or the Project, but simply allows us to begin working with staff toward possible entitlement of the Project, which we feel will be an asset to the City and the Leisure Town Community.

Very truly yours,

Greentree Development Group, Inc.

By: [Signature]

Its: [Signature]
Vacaville General Plan Excerpts

Vision Statement

The General Plan is intended to guide the City’s actions through the year 2035, or the *horizon year* of the General Plan. Through the year 2035, the City of Vacaville will continue to preserve and enhance the qualities that make it a great community in which to live, work, and play. Drawing on its many strengths, the city will grow in a manner that provides a high quality of life for all current and future residents and employees. In the coming years, Vacaville will:

- Preserve its “small town feel” by continuing to be a family-friendly city.
- Promote a balance of high-quality housing and commercial development within the Urban Growth Boundary.
- Support existing businesses while attracting new businesses, particularly those that reflect community aspirations.
- Foster community-oriented neighborhoods that are diverse, attractive, safe, walkable, and affordable.
- Maintain its unique character by preserving historic and cultural resources.
- Meet the transportation challenges of the future, so that people can travel safely and conveniently on foot or by car, air, bicycle, and transit.
- Emphasize and protect natural and scenic features, such as open spaces, ridgelines, and creeks that define Vacaville’s setting and atmosphere.
- Ensure that development adheres to basic principles of high quality design.
- Continue to strengthen Vacaville’s Downtown culture and identity, supporting a vibrancy that will draw residents and visitors to the Downtown.
- Protect Vacaville’s unique identity through the preservation of agricultural lands and the creation of new park and open space lands.
- Protect public health, safety, and the environment by taking steps to reduce noise and air pollution, conserve water and energy, and prepare for natural and man-made disasters.
- Continue to provide beautiful parks, exciting cultural and recreational amenities, and civic institutions that inspire community pride.
- Encourage and support high quality schools.
- Enhance the cultural environment in the city by promoting the arts and cultural activities.
- Welcome people from all backgrounds, ages, income levels, and physical abilities and invite them to become integral, long-term members of the community.

1 Throughout this document, key planning terms are *bolded and italicized* and followed by the definition, in addition to being defined in the glossary.
Promote the health of Vacaville’s residents by providing a safe environment and increased opportunities for physical activity.

Look ahead to plan for expected population growth and allow landowners to maintain economic use and value of their property.

The City will achieve this vision through bold civic leadership, citizen participation and assistance, and responsive, accountable government.

<table>
<thead>
<tr>
<th>Goal LU-1</th>
<th>Preserve, promote, and protect the existing character and quality of life within Vacaville.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy LU-P1.4</td>
<td>Protect established neighborhoods from incompatible uses.</td>
</tr>
<tr>
<td>Policy LU-P1.5</td>
<td>With the exception of Priority Development Areas, require that infill projects be designed to complement the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and blend, rather than compete, with the established character of the area.</td>
</tr>
<tr>
<td>Policy LU-P1.10</td>
<td>Promote and acknowledge outstanding community design.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal LU-3</th>
<th>Coordinate land development with the provision of services and infrastructure.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy LU-P3.1</td>
<td>The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2035 for the lands located within the Urban Growth Boundary, excluding the East of Leisure Town Road and Northeast Growth Areas, shown in Figure LU-3:</td>
</tr>
</tbody>
</table>

- Residential: 7,340 units
- Commercial: 880,000 square feet (67 acres)
- Office: 1.06 million square feet (81 acres)
- Industrial: 1.49 million square feet (86 acres)

When approved development within the city reaches the maximum number of residential units or any of the non-residential square footages projected in the General Plan EIR, the Community Development Director shall require that environmental review conducted for any subsequent development project address growth impacts that would occur due to development exceeding the General Plan EIR’s projections. This does not preclude the City, as lead agency, from determining that an EIR would be required for any development in the Urban Growth Boundary to the extent required under the relevant provisions of CEQA (e.g. Section 21166 and related guidelines). The City will conduct the appropriate scoping at the time of initial study for any specific plan, all in accordance with these requirements.
This policy does not apply to development within the East of Leisure Town Road and Northeast Growth Areas. See Policies LU-P17.8 and LU-P18.8, respectively, for these areas.

Policy LU-P3.2
Manage growth so that the quantity and quality of public services and utilities provided to existing businesses and residents will not drop below required levels of service because of new development, except when required findings related to levels of service are made. While existing development bears some responsibility to fund improvements that will resolve such deficits, ensure that new development also funds its fair share of the costs of maintenance and depreciation of facilities.

Policy LU-P3.5
Encourage new development to consider transit, pedestrian, and bicycle circulation during the design phase.

Action LU-A3.2
Monitor the rate of growth to ensure that it does not overburden the City’s infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR.

<table>
<thead>
<tr>
<th>Goal LU-4</th>
<th>Balance residential development with jobs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy LU-P4.1</td>
<td>Strive to maintain a reasonable balance between potential job generation and the local job market with a goal of one job for each employed resident.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal LU-11</th>
<th>Preserve and enhance the existing character and sense of place in residential neighborhoods.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy LU-P11.2</td>
<td>Ensure that the design of new residential development in established neighborhoods minimizes disruption to the neighborhood and is compatible with the design of existing residences.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal LU-12</th>
<th>Provide high-quality housing in a range of residential densities and types.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy LU-P12.1</td>
<td>Encourage development that broadens the choice of type, size, and affordability of housing in Vacaville.</td>
</tr>
<tr>
<td>Policy LU-P12.3</td>
<td>Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multi-family attached housing.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Goal LU-13</th>
<th>Promote the development of attractive commercial areas and uses that provide goods and services.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy LU-P13.2</td>
<td>Provide neighborhood and community shopping centers of various sizes and locations to ensure easy access from nearby residential areas to daily commercial and service needs.</td>
</tr>
</tbody>
</table>
MEMORANDUM

To:        Tim McNamara
From:  Pete Costa, Nelson\Nygaard
Date:    July 27, 2017
Subject:    Green Tree Development – Leisure Town Road Discussion

The following is a formal response to specific analysis findings in the Draft Transportation Impact Study (TIS) report, prepared by Nelson\Nygaard in April 2017. The TIS report was prepared to examine current and future transportation conditions in and around the proposed Green Tree Development Project (“project”). The purpose of the TIS report was to provide information pertaining to the potential transportation impacts to the existing and future transportation network with implementation of the project. The TIS report also identified additional transportation improvements the Project Sponsor would be responsible for to mitigate those potential significant transportation impacts, in the event the project were to undergo environmental review (per the California Environmental Quality Act, CEQA).

Leisure Town Road is currently a two-lane, north-south street and is planned to be widened to four lanes by Year 2035 (without the project). The TIS report analyzed future intersections and roadway operations along Leisure Town Road. To determine potential impacts to intersection and roadway segment operations caused by project-generated traffic, future year (2035) traffic conditions with and without the project were analyzed.

Under Year 2035 conditions, Leisure Town Road would be widened to four lanes. Roadway segments along Leisure Town Road would operate acceptably and with a volume-to-capacity (v/c) ratio of less than 1.0 during both weekday AM and PM peak hours. The project-generated traffic along Leisure Town Road would not contribute to future baseline traffic volumes that would warrant widening the roadway (or any segments therein) to six lanes nor would such an increase in traffic volumes result in a v/c increase beyond the City’s threshold.

In addition, it is unclear when Leisure Town Road is scheduled to be widened to four lanes. At full buildout of the project (i.e., Year 2027), the project-generated peak-hour traffic as well as cumulative traffic from developments in the area along a four-lane Leisure Town Road would not result in a v/c increase beyond the City’s threshold nor warrant further widening of the roadway or segments therein to six lanes.

In closing, the number of peak-hour vehicle trips generated by the project would not specifically require the widening of the roadway. There are a number of planned developments along the roadway and the cumulative effect of all of these projects may require additional monitoring of traffic flows to determine if/when widening of the roadway is required. In any event, widening of
Leisure Town Road will not be necessary before Year 2027, if at all. Other measures, including a coordinated traffic signal system along the roadway could improve traffic operations in the future, or implementation of Transportation Demand Management (TDM) and modified off-street parking standards could offset estimated traffic demand from all planned developments and encourage travel by other modes.
Green Tree Development Group, Inc.

Community Outreach Plan

• Creation of a professionally developed project web site
  - information and communication resource
  - can be expanded and updated as new information becomes available
  - PDF copies of documents will be available via the web site

• Host community meetings in partnership with the city to provide information and gather input
  - anticipate more than one meeting based on community needs and application topics

• Presentations by project team to various community and civic groups
  - possibilities include Vacaville Chamber of Commerce, Northern Solano County Association of Realtors, Rotary clubs and neighborhood associations

• Ongoing communications and meetings with the Green Tree Closure Task Force, Leisure Town Home Association and Leisure Town residents

• Other activities TBD