

## ALUC Properties Information

### *Vacaville Unified School District Properties*

Focus Area #	Focus Area name	City Council Direction for Land Use Designation	NT Airport Zone	Travis Zone
1a	VUSD Former District Office	Public/Institutional	Zone F	Zone D
1b	Muzzetta M. Thrower Alternative Education Center	High School	Zone F	Zone D
2	Rice McMurtry Properties	Elementary School on large parcel. Residential Estates on smaller parcels	N/A	Zone D
3	Elm School Site	Elementary School		
4	Jepson Middle School (Remnant)	Low Density Residential	N/A	Zone D
5	Brown Street Center	Public/Institutional	Zone F	Zone D
6	Existing School Sites with Park Designations	Match applicable school designation	N/A	Zone D

### *Miscellaneous Properties*

7	Unincorporated Fruitvale Road (County)	Estate Residential	N/A	Zone D
8	Former Gibson Canyon Wastewater Treatment Plant	Public/Institutional	N/A	Zone D
9	Gaspare roperty	Mixed Use of residential/commercial	N/A	Zone D
10	Paranjpe Property	Hillside Agriculture	N/A	Zone D
11	Pierson Property	Highway Commercial	N/A	Zone D
12	South Vine Street	Low Density Residential	Zone F	Zone D
13	CCC Associates Properties	Mixed Use of Commercial/medium to High Density Residential	Zone F	Zone D
14	Locke Paddon Community	Rural Residential for the majority of the community. Residential Estates for properties adjoining Leisure Town Road	Properties Fronting Leisure Town (Zone F)	Zone D

***Underutilized Shopping Centers***

15	Alamo Plaza	General Commercial	N/A	Zone D
16	Golden Hills Plaza	General Commercial	N/A	Zone D
17	Glenbrook Plaza	Mixed Use permitting Commercial and Residential	N/A	Zone D
18	Peabody Center Area	Mixed Use Permitting General Commercial and High Density Residential	Zone F	Zone D
19	Elmira Square	Mixed Use Permitting Commercial and Residential	Zone F	Zone D
20	Peabody Road at Marshall Road	Mixed Use Permitting Commercial and Residential	N/A	Zone D

***Business Park Policy Plan Areas***

21	Interchange Business Park	Commercial and Office (to match policy plan)	Zones D, E, & F	Zone D
22	Vaca Valley Business Park	Public/Institutional and Business Park (to match policy plan)	Zones E & F	Zone D
23	Vacaville – Golden Hills Business Park	General Commercial, Office, and industrial park (to match policy plan). Add General Commercial to vacant parcels on east side of E. Monte Vista Ave. Add Highway Commercial to vacant parcels located between E. Monte Vista Ave and I-80	Zones B, C, D, & F	Zone D

***Downtown Vacaville***

24	Residential Urban High Density (RUHD) Overlay	Maintain existing RUHD Overlay density range (20.1-36 un/acre)	Zone F	Zone D
25	Opportunity Hill and Depot Street project Sites	Increase maximum allowed density to 65 units per acre (20.1-65 un/acre)	Zone F	Zone D
26	East Monte Vista Shopping Center	Mixed used permitting Commercial and Residential	Zone F	Zone D