

Attachment A
Urban Reserve Development Inventory and Land Need Forecast
September 11, 2023

Table A4. Vacant Residential Properties

Figure 6 Map ID	Project Name	Assessor Parcel Number (APN)	2023-2031 Housing Element Site	General Location	General Plan Designation	Density Range (Units/Acre)	Density Midpoint	Zoning	Acreage	Development Capacity	No. of Permits Issued	Remaining Lots	Status
26	Hillview ¹	123040090	--	Southwest corner Browns Valley Road and McMurtry Lane	Residential Estates	0.5 to 3	1.75	AG (Requires Rezoning for GP Consistency)	22.96	46	0	46	Rice McMurtry Area
27	Jepson Middle School Remainder ²	125070140 (Partial)	--	Elder Street	Residential Low Density	3.1 to 5	4	CF (Requires Rezoning for GP Consistency)	4.3	14	0	14	Surplus VUSD Site
28	Leisure Town Neighborhood Apartments	134020210 134056010	71 and 73	Leisure Way and Town Center	Residential High Density	20.1 to 24	22	RH	4.7	102	0	102	Vacant for a long time
29	Potters Place North	136900090	--	Potters Court	Residential High Density	20.1 to 30	25	RH	0.88	12	0	12	Previous entitlement expired.
30	Marshall Road Site 2	131100130	--	South Side of Marshall Road, East of Davis Street	Residential Low Density	3.1 to 5	4	RL-6	3.36	13	0	13	Vacant
31	Vanden Residential Townhome Site	136080040	78	West side of Vanden Road bordered by New Alamo Creek	Residential High Density	20.1 to 30	25	RM	8.1	120	0	120	HE Site 78 City Owned
32	VUSD Remnant ³	123040290	--	McMurtry Lane	Residential Low Density	3.1 to 5	4	AG (Requires Rezoning for GP Consistency)	8	16	0	16	Surplus VUSD Site
												Remaining Lots	323

Source: City of Vacaville Community Development Department

Notes:

1 - At its meeting of June 6, 2006, the Planning Commission adopted Resolution No. 05-014, recommending to the City Council that the 46-lot Hillview Mitigated Negative Declaration, Mitigation Monitoring Plan, Rezoning, Planned Development, Tentative Subdivision Map, and Development Agreement be approved for the Hillview Ranch project. Due to unresolved issues, the project was not approved. The project site remains vacant and is zoned Agriculture (AG) as an interim zoning designation that was adopted with the annexation of the Rice McMurtry Area. The General Plan designation for this site is Estate Residential.

2 - During the 2015 General Plan Update, the Vacaville Unified School District declared a 4.3-acre portion of the Jepson Middle School to be surplus and was granted a General Plan Amendment to change the land use designation for this portion of the parcel from Middle School to Residential Low Density. This site requires a zoning amendment to be consistent with the General Plan. Per the 2015 General Plan Update EIR, 14 residential units were projected and evaluated for this site.

3 - The Vacaville Unified School District owns two contiguous properties on the northwest corner of Browns Valley Road and McMurtry Lane totaling 20.51. The larger 12.51-acre lot is designated as a future school site. The smaller 8-acre parcel has a Residential Estates land use designation, and an Agricultural (AG) interim zoning designation. At the time General Plan was being updated, the Vacaville Unified School District declared the 8.0-acre parcel as surplus, and made it known they would like to sell it at a future date for residential development. The preliminary residential project submitted by the school district included 16 residential lots.