

Exhibit C

Infill Focus Areas Subject to the General Plan Update Cost Recovery Fee						
Sites	Location	Assessor Parcel Number(s)	Approx. Acreage	General Plan Update Benefit	General Plan Update Cost Recovery Fee Applies ¹	Development Projected to Occur by Horizon Year 2035? ²
<i>Underutilized Shopping Centers</i>						
Glenbrook Plaza (Food Fair Shopping Center)	Southwest corner of South Orchard Avenue and West Monte Vista Avenue	126-150-020	7	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Peabody Center (Multiple Properties)	Old Ford Dealership and PG&E Corporation Yard at Peabody and Cliffside. Properties along Aegean Way adjacent to I-80.	131-020-160 131-020-200 131-020-410 131-020-420 131-060-090 131-060-100 131-060-310	19	Old Ford Dealership and PG&E Corporation Yard properties changed from General Commercial to High Density Residential (12.4 acres). The properties along Aegean Way changed from Commercial Service to General Commercial (7 acres).	If and/or when the site redevelops with High Density Residential or Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Elmira Square (Walmart Neighborhood Market Shopping Center)	Southeast corner of Nut Tree Road and Elmira Road	135-421-190 135-421-200 135-421-230 135-421-240	8	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Peabody Rd at Marshall Road (99 Cents Only Store Shopping Center)	Southeast corner of Peabody Road and Marshall Road	132-221-060 132-210-090 132-210-120 132-210-160 132-210-220 132-210-230	10	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No

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<i>Downtown Vacaville Sites</i>						
East Main District (Opportunity Hill Project Site)	Wilson Street and Catherine Street	130-202-050	4	Residential Urban High Density Overlay increased from a maximum of 36 units per acre to a maximum density of 65 units per acre.	On any High Density Residential units exceeding the previous maximum density of 36 units per acre.	Yes
		130-202-060				
		130-202-070				
		130-202-080				
		130-203-010				
		130-203-020				
		130-203-030				
		130-203-100				
		130-203-110				
		130-203-120				
		130-203-130				
		130-203-140				
		130-205-040				
		130-205-050				
		130-205-150				
		130-205-160				
		130-206-010				
		130-206-030				
		130-206-060				
		130-206-080				
130-206-090						
130-206-100						
130-206-110						
130-206-120						
130-206-130						

East Main District (Depot Street Project Site)	Northeast corner of McClellan Street and East Main Street (Both sides of Bush Street)	130-122-080	6	Residential Urban High Density Overlay increased from a maximum of 36 units per acre to a maximum density of 65 units per acre.	On any High Density Residential units exceeding the previous maximum density of 36 units per acre.	Yes
		130-122-100				
		130-122-110				
		130-122-120				
		130-122-130				
		130-122-140				
		130-123-010				
		130-123-020				
		130-123-030				
		130-123-040				
		130-123-050				
		130-123-060				
		130-123-070				
		130-123-080				
		130-123-090				
		130-123-100				
		130-123-110				
		130-123-120				
		130-123-130				
		130-122-010				
		130-122-020				
130-122-030						
130-122-040						
130-122-070						
130-122-090						
130-122-170						
130-122-210						
E. Monte Vista Shopping Center	East Monte Vista Avenue between Cernon Street and Gibson Canyon Road	125-283-010	5	Land Use designation changed from General Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
		125-283-020				
		125-283-030				
		125-283-040				

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Business Park Policy Plan Area						
Vacaville Golden Hills Business Park	South of Vaca Valley Parkway and East Monte Vista Avenue	133-210-280	24	Land Use designation changed 184,259 sq. ft. from Industrial to General Commercial. <i>(Note this site requires a Policy Plan Amendment.)</i>	To any non-residential development not permitted by Area II (Office Commercial) of the Vacaville Golden Hills Business Park as of August 9, 2016.	Partial
		133-210-290				
		133-210-300				
		133-210-680				
Vacaville Unified School District Properties (Surplus Properties)						
Jepson Middle School (Remnant)	Elder Street, west of Jepson Middle School	125-070-140 (portion)	4	Land Use designation changed from Junior High School to Low Density Residential.	To all residential units.	Yes
Rice McMurtry Property	Northwest corner of Browns Valley Road and McMurtry Lane	123-040-290	9	Land Use designation changed from Junior High School to Residential Estates.	To all residential units.	Yes
Miscellaneous Properties						
Gaspare Property	Northeast corner of Peabody Road and Alamo Drive, east of the Lucky's Shopping Center	132-320-170	9	Land Use designation changed from Low Medium Residential density to Mixed Use.	To Mixed Use Development including non-residential development, and any residential units exceeding 8 units per acre.	Partial
Pierson Property	Cherry Glen Road, adjacent to I-80	128-010-010	23	Land Use designation changed from County General Plan designation of Agriculture to Highway Commercial.	General Plan Update Cost Recovery due at time of annexation.	Partial
		128-010-020				
		128-020-090				

CCC Associates Property	Allison Drive, adjacent to the Travis Credit Union Headquarters Building	131-030-840	15	Land Use designation changed from Low Medium Residential density to Mixed Use.	To Mixed Use Development including non-residential development, and any residential units exceeding 8 units per acre.	Partial
		131-030-860				
Locke Paddon Community	Leisure Town Road, south of Poplar Road, north of Maple Road	134-250-030	31	Land Use designation changed from Rural Residential to Residential Estates.	General Plan Update Cost Recovery due at time of annexation.	Partial
		134-250-040				
		134-250-190				
		134-250-200				
		134-250-210				
		134-250-220				
		134-250-230				
		134-250-240				
Notes:						
<p>¹ The General Plan Update Cost Recovery Fee will only be assessed on the incremental development permitted by the change in General Plan land use designation. For example, a project formally designated as Residential Low Medium Density (5.1-8.0 units per acre) and that was changed to Mixed Use (10-40 units per acre and non-residential development with a maximum floor area ratio of 1.0) would only be charged the Recovery Fee on those units exceeding 8 units per acre and on the non-residential development.</p> <p>² Development projected to occur by General Plan Horizon year 2035 is based on the development projections identified in the General Plan Draft Environmental Impact Report. This information is for fee generation purposes only, and is not intended to limit development on these properties.</p>						