



**Vacaville Unified School District**  
**Educational Services Center**

401 Nut Tree Road, Vacaville, California 95687-3546

**Board of Education**

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October 26, 2010

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Ms. Maureen Carson  
Community Development Director  
City of Vacaville  
650 Merchant Street  
Vacaville, CA 95688

CITY OF VACAVILLE  
PLANNING DIVISION

**Subject: Request for General Plan Amendments for School District Properties Due to Change in Use or Current Incorrect General Plan Designation**

Dear Ms. Carson:

As you recently requested, I am writing to request that the City consider General Plan Amendments for various Vacaville Unified School District parcels in the City that are now, or soon will no longer be, in use to further the District's educational, operational, or administrative needs or are currently incorrectly designated on the General Plan Land Use Map.

As the City and the District have discussed over the past several years, the District has been actively engaged in the asset management planning of District-owned properties, or portions thereof, that are no longer needed for its mission purpose. An example of the asset management effort that has been going forward is the recent acquisition of our new District Office site and, as a result of this, the possible freeing up of the Old District Office property for private sector use.

The following properties are either no longer used for our educational mission or are being considered for use conversion. We respectfully request that you consider the following General Plan Amendments during the General Plan Update process:

1. **The former District Office Site**, 751 School Street, 2.03 gross acres (APN 0130-112-060). Current General Plan Designation: "Public Park." This designation is apparently due to a mapping error and should have been "Public/Institutional." Desired designation: mixed-use or appropriate residential which reflects the current zoning Overlay District of "Residential Urban High Density".
2. **Muzetta M. Thrower Alternative Education Center (also known as Country High School and formerly known as Ulatis Elementary School)**, 2.95 gross acres (APN 0130-121-020). Current General Plan Designation: "Schools - E." Desired designation: mixed-use or appropriate residential which reflects the current zoning Overlay District of "Residential Urban High Density".
3. **Elementary School Site No. 2 remnant**, located to west of northwest corner of Browns Valley Road and Rice-McMurtry Lane, 8.01 gross acres (APN 0123-040-290).

current General Plan Designation: "jh -- Schools". Desired designation: "Estate Residential".

4. **Elementary School Site No. 2 school site**, located on the northwest corner of Browns Valley Road and Rice-McMurtry Lane, 11 acres net (APN 0123-040-280). Current General Plan Designation: "jh – Schools." Desired designation: "e – Schools."

5. **Elm School Site**, 8.33 acres (APNs 0130-281-080, 0130-281-220). Current General Plan Designation: "Schools - E". Desired designation: "Residential Medium Density – RMD."

6. **Jepson Middle School remnant**, 580 Elder Street, 4.27 acres (APN 0125-070-140, southwest portion). Current General Plan Designation: "Schools -- JH". Desired designation: "single family residential."

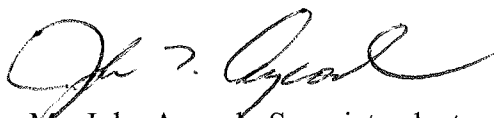
In addition, portions of the following District-owned parcels are currently incorrectly designated as Public Park in the General Plan. We respectfully request that these be designated "Schools" to reflect their current use:

1. **Jepson Middle School**, 580 Elder Street, APN 0125-070-140
2. **Alamo Elementary School**, 500 South Orchard Avenue, APN 0126-270-010
3. **Fairmont Elementary School**, 1355 Marshall Road, APN 0132-230-01
4. **Hemlock Elementary School**, 400 Hemlock Street, APN 0125-040-010

Please contact Ms. Leigh Coop, VUSD Director of Facilities, to let us know about any additional information that you may require.

Thank you for your consideration, and we look forward to continuing to work with you on these issues.

Sincerely,



Mr. John Aycock, Superintendent

cc: Ms. Laura Kuhn, City Manager, City of Vacaville  
Dr. John Niederkorn, Assistant Superintendent, VUSD  
Ms. Leigh A. Coop, Director of Facilities, VUSD