
CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

TO: General Plan Update Steering Committee

FROM: Tyra Hays, Senior Planner / General Plan Update Project Manager

SUBJECT: Revised Section of the Citywide Land Use Alternatives Report



DATE: March 10, 2011

On March 9, 2011, City Staff met with representatives of the Vacaville Unified School District (VUSD) to discuss the proposed land use alternatives for the VUSD properties as described in the *Citywide Land Use Alternatives* report dated March 3, 2011. As a result of that meeting, some of the land use alternatives for the VUSD properties have been amended. The changes have been noted by using ~~striketrough~~ and underlining. The amended sections have been attached.

E. Vacaville Unified School District Properties

The City received a letter, attached as Exhibit A, from the Vacaville Unified School District (VUSD) requesting that several of their properties be considered as part of the General Plan Update. If the General Plan designations for these properties are not amended as part of the General Plan Update process, VUSD may submit requests for development, including requests for General Plan amendments, at a later date. This section includes a list of VUSD sites to consider in the land use alternatives.

1. Downtown VUSD Properties

The former VUSD District Office and Muzzetta M. Thrower Alternative Education Center sites are contiguous and shown on Figure 5; Figures 1 through 4 identifies these sites as “VUSD Properties.” The VUSD properties are located at the intersection of School Street and McClellan Street, and are approximately 5 acres in size. Both sites are adjacent to the Opportunity Hill Master Plan area and the Residential Urban High Density zoning overlay district, but are not located in either area. These sites are owned by the VUSD.

a. VUSD Former District Office

The former VUSD District Office, located at 751 School Street, was largely vacated in 2010. VUSD continues to use a small portion of the building for school support services. The site is contiguous with Andrews Park and the Georgie Duke Sports Center. It is designated as Public Park by the existing General Plan.

- ◆ **Alternative A and C.** Maintain the existing General Plan designation of Public Park.
- ◆ **Alternative B.** Consider changing the designation to allow mixed-use commercial/high density residential, including the potential for a day care center and recreation commercial uses. This alternative reflects VUSD’s request.
- ◆ **Alternative C.** Consider changing the designation to Public/Institutional. This alternative reflects the current use. VUSD still utilizes a portion of the former district office building.

b. Muzzetta M. Thrower Alternative Education Center

The Muzetta M. Thrower Alternative Education Center, located at 100 McClellan Street, was originally constructed as Ulatis Elementary School. After the closure of Ulatis Elementary, a portion of the site became home to Country High School, an alternative high school. In addition to housing Country High School, the site contains other VUSD owned and operated buildings, including an adult education and vocational school. VUSD has stated that there is no longer a need for an elementary school at this location, thus there are no plans to reinstate an elementary school on this site. City staff has no indication that VUSD plans to relocate the Muzetta M. Thrower Alternative Education Center and its uses.

- ◆ **Alternative A and C.** Consider changing the General Plan designation from Elementary School to High School to reflect the current use.
- ◆ **Alternative B.** Consider changing the designation to allow mixed-use commercial/high density residential, including the potential for a day care center and recreation commercial uses. This alternative reflects VUSD’s request; however, it is inconsistent with the current use.
- ◆ **Alternative C.** ~~Consider changing the General Plan designation from Elementary School to High School to reflect the current use, with a Public Park Overlay. The Public Park Overlay designation would indicate that the City may be interested in purchasing this property for a park use if VUSD were to sell the property.~~

~~Under this overlay designation, the City would not permit a different land use until it had made a decision about whether to purchase the property for a park use.~~

2. **Brown Street Center**

Prior to relocating to the Muzzetta M. Trower Alternative Education Center, Country High School was located at 343 Brown Street. As such, the southern portion of this site was given the General Plan designation of High School, while the northern parcel was designated for Public/Institutional. The southern site now operates VUSD's Transportation, Maintenance, and Operations facility and the northern portion houses the offices for VUSD's Facilities Department. City staff believes that it is appropriate to consider changing the designation in the 3.5-acre southern portion to be consistent with the current use of the site. It should be noted that VUSD has not requested that the current General Plan designation of High School be changed. Potential land use alternatives for this southern portion of the site include:

- ◆ **Alternative A.** Maintain the existing General Plan designation of High School.
- ◆ **Alternatives B and C.** Consider changing the designation to Public/Institutional. This alternative would be consistent with the existing use and the adjacent property, which houses offices for VUSD's Facilities Department.

3. **Rice McMurtry Properties**

VUSD identifies these sites as "Elementary School Site No. 2 Remnant" and "Elementary School Site No. 2 School Site" in their letter to the City. VUSD owns two contiguous parcels within the Rice McMurtry development area, located in northwest Vacaville, north of McMurtry Lane and west of Browns Valley Road. Both sites currently have a General Plan designation of Junior High School. VUSD is proposing that the larger of the two parcels (approximately 13 acres) be given the designation of Elementary School, and the smaller parcel (8 acres) be designated for Residential Estates, which is consistent with the surrounding properties. Potential land use alternatives include:

- ◆ **Alternative A.** Maintain the existing General Plan designation of School for both properties.
- ◆ **Alternative B and C.** Consider changing the designation to Estate Residential on the smaller parcel and Elementary School on the larger parcel. This alternative reflects VUSD's request.
- ◆ ~~**Alternative C.** Maintain the existing General Plan designation of School for both properties, but add a Public Park Overlay. The Public Park Overlay designation would indicate that the City may be interested in purchasing this property for a park use if VUSD were to sell the property. Under this overlay designation, the City would not permit a different land use until it had made a decision about whether to purchase the property for a park use.~~

4. **Elm School Site**

The Elm School Site is located 129 Elm Street, at the intersection of Elm Street and Walnut Avenue, south of downtown Vacaville, and is approximately 8 acres in size. The site is no longer used as an elementary school. VUSD is currently using the site for administrative purposes, and the site houses the Vacaville Community Prep School, an alternative high school serving approximately 25 students. VUSD has requested that the designation be changed to permit Medium Density Residential. Potential land use alternatives include:

- ◆ **Alternative A.** Maintain the existing General Plan designation of Elementary School. This would allow the current VUSD uses to remain on site. Later, VUSD could submit a request for development, and submit a General Plan Amendment at that time.

- ◆ **Alternative B.** Consider changing the designation to Low Density Residential, which is consistent with the surrounding land uses.
- ◆ **Alternative C.** Consider changing the designation to permit Medium Density Residential and a small public park on the property. The residential development would be clustered to allow for the public a park.

5. Jepson Middle School

Jepson Middle School is located at 580 Elder Street in northwest Vacaville. The site is appropriately designated for a junior high school. The site is approximately 29 acres in size. Approximately 4 acres located in the southwest portion of the site remains undeveloped. VUSD has requested that this remnant acreage be considered for low density residential uses. Potential land use alternatives for this remnant acreage include:

- ◆ **Alternative A.** Maintain the existing General Plan designation of Junior High School.
- ◆ **Alternative B and C.** Consider changing the designation to Low Density Residential. This alternative reflects VUSD's request.
- ◆ ~~**Alternative C.** Maintain the existing General Plan designation of Junior High School, but add a Public Park Overlay. The Public Park Overlay designation would indicate that the City may be interested in purchasing this property for a park use if VUSD were to sell the property. Under this overlay designation, the City would not permit a different land use until it had made a decision about whether to purchase the property for a park use.~~

6. Existing School Sites with Park Designations

Portions of several existing schools sites within the VUSD are designated for public parks: Jepson Middle School, Alamo Elementary School, Fairmont Elementary School, and Hemlock Elementary School. This designation was assigned to these schools to reflect a Joint Facilities Use Agreement between the City and the VUSD that has since expired. Potential land use alternatives for these sites include:

- ◆ **Alternative A.** Maintain the existing General Plan designation of Public Park.
- ◆ **Alternatives B and C.** Consider changing the designation to Elementary or Junior High School to be consistent with the remainder of the parcel designation.