

**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0131500020	CS	CG
0131500030	CS	CG
0131500040	CS	CG
0131500050	CS	CG
0131500060	CS	CG

GROUP 01
WINCO SHOPPING PLAZA

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384

 CITY LIMITS



PROPOSED GENERAL PLAN MAP CHANGES

APN	OLD GP	NEW GP
0127090130	CH	CO
0127090250	CH	CO
0127090260	CH	CO

GROUP 02

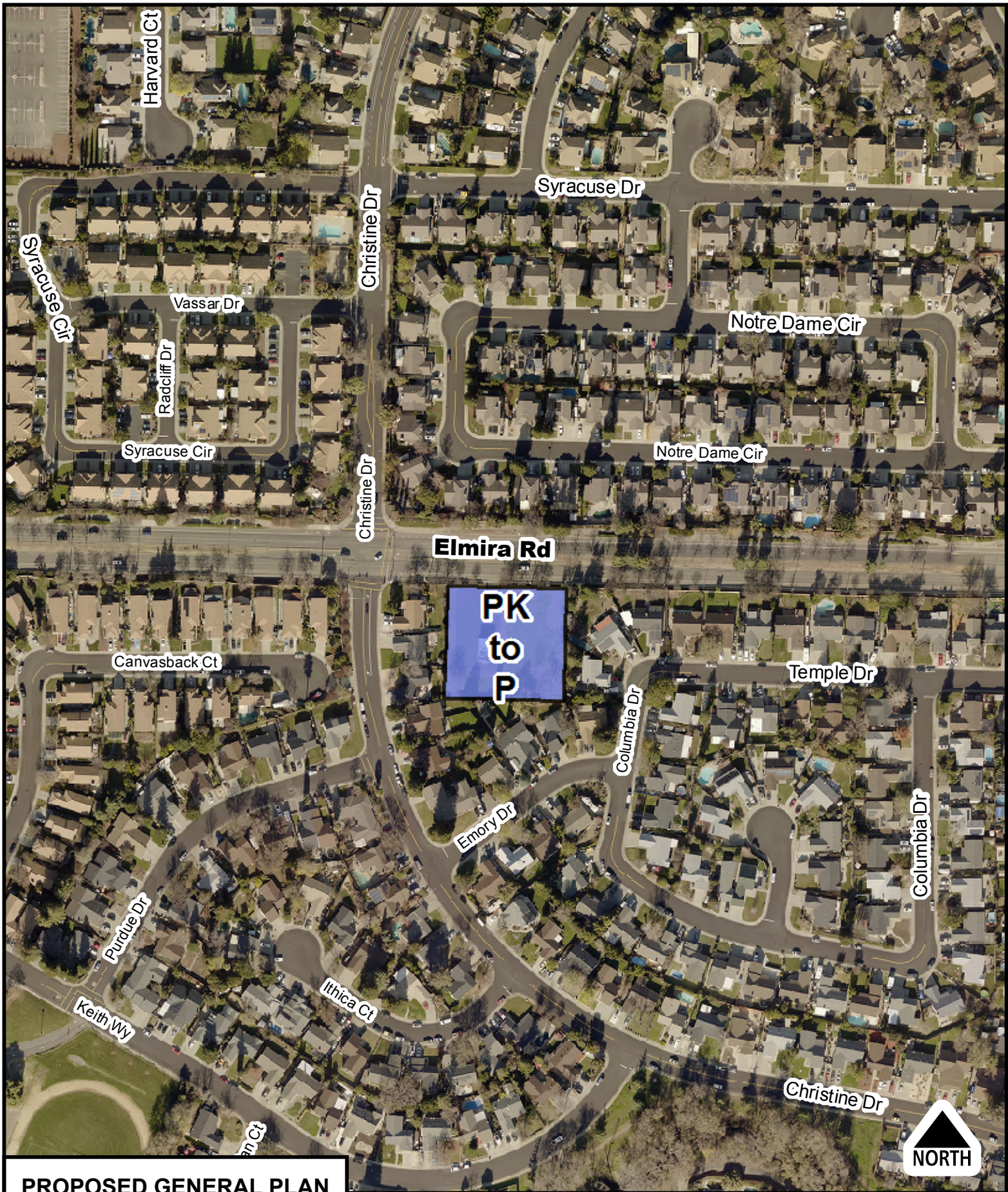
ALAMO COMMERCIAL AREA

GENERAL PLAN MAP AMENDMENTS

FILE NO. 18-384



CITY LIMITS



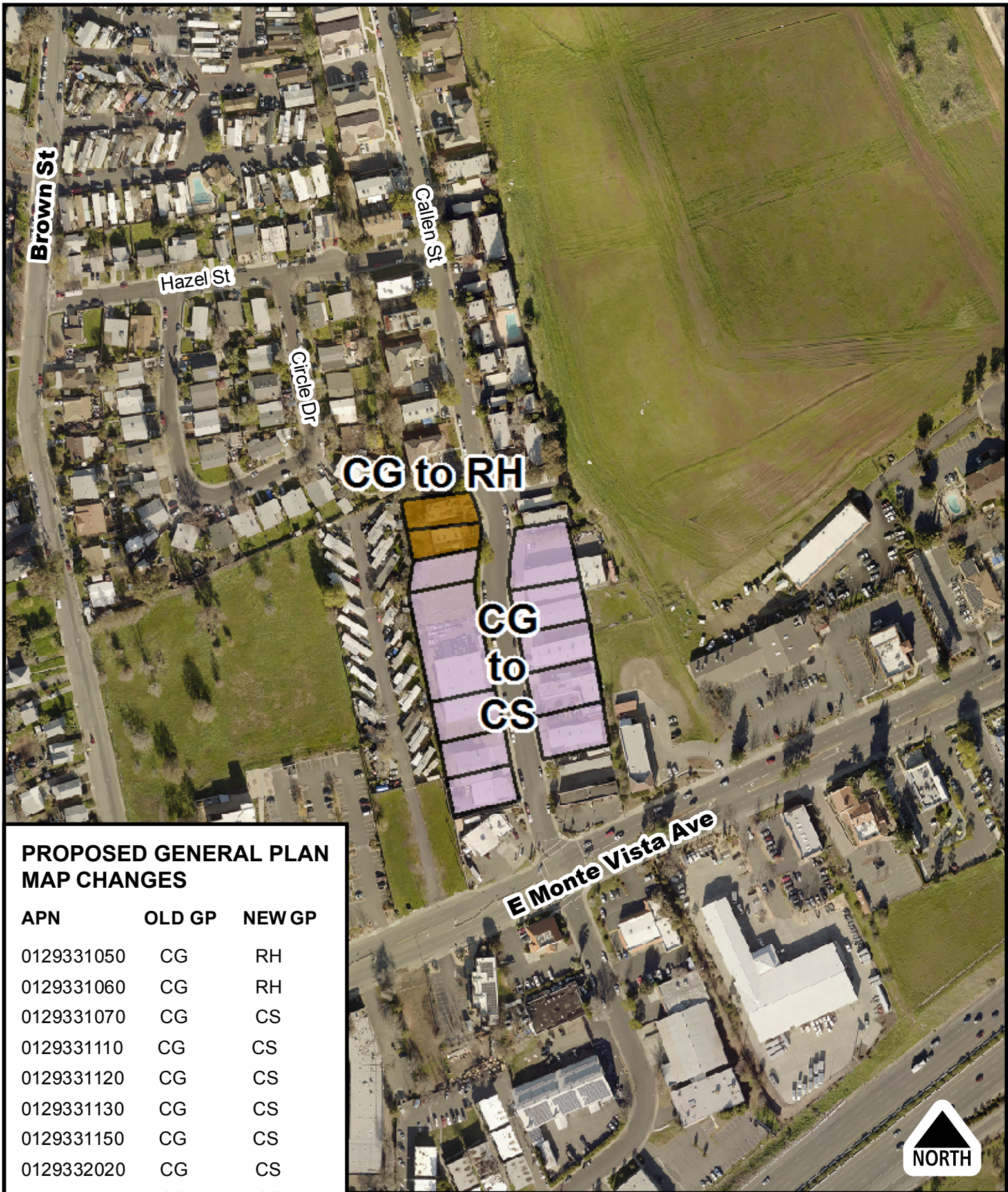
PROPOSED GENERAL PLAN MAP CHANGES

APN	OLD GP	NEW GP
0135414360	PK	P

GROUP 03 **ELMIRA ROAD WELL SITE**

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384





PROPOSED GENERAL PLAN MAP CHANGES

APN	OLD GP	NEW GP
0129331050	CG	RH
0129331060	CG	RH
0129331070	CG	CS
0129331110	CG	CS
0129331120	CG	CS
0129331130	CG	CS
0129331150	CG	CS
0129332020	CG	CS
0129332030	CG	CS
0129332040	CG	CS
0129332050	CG	CS
0129332060	CG	CS

GROUP 04

CalLEN STREET COMMERCIAL AREA

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384





**PROPOSED GENERAL PLAN
MAP CHANGES**

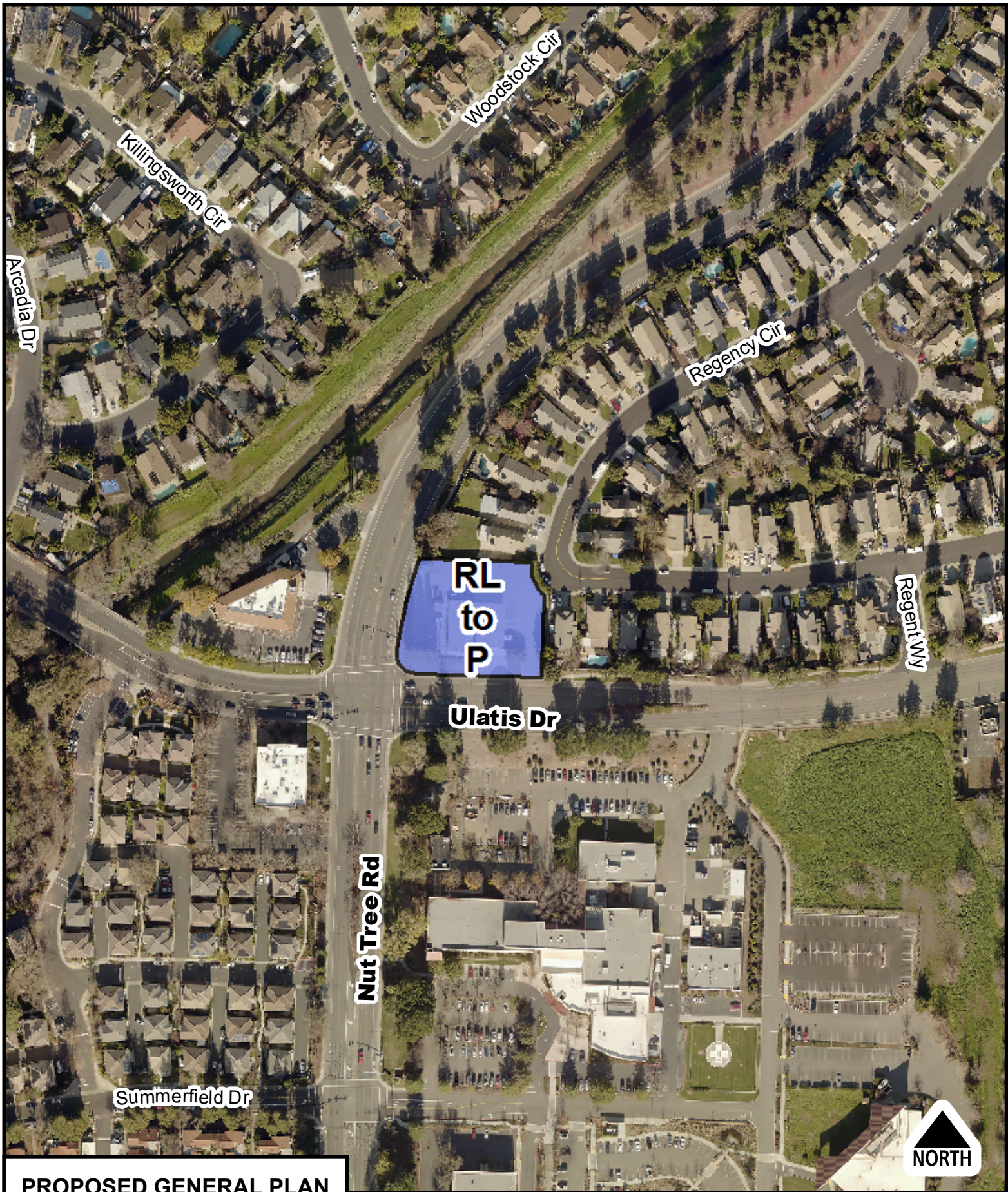
APN	OLD GP	NEW GP
0131020470	CO	POS
0131020490	CO	POS

GROUP 05

TRAVIS CREDIT UNION HILLSIDE

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384





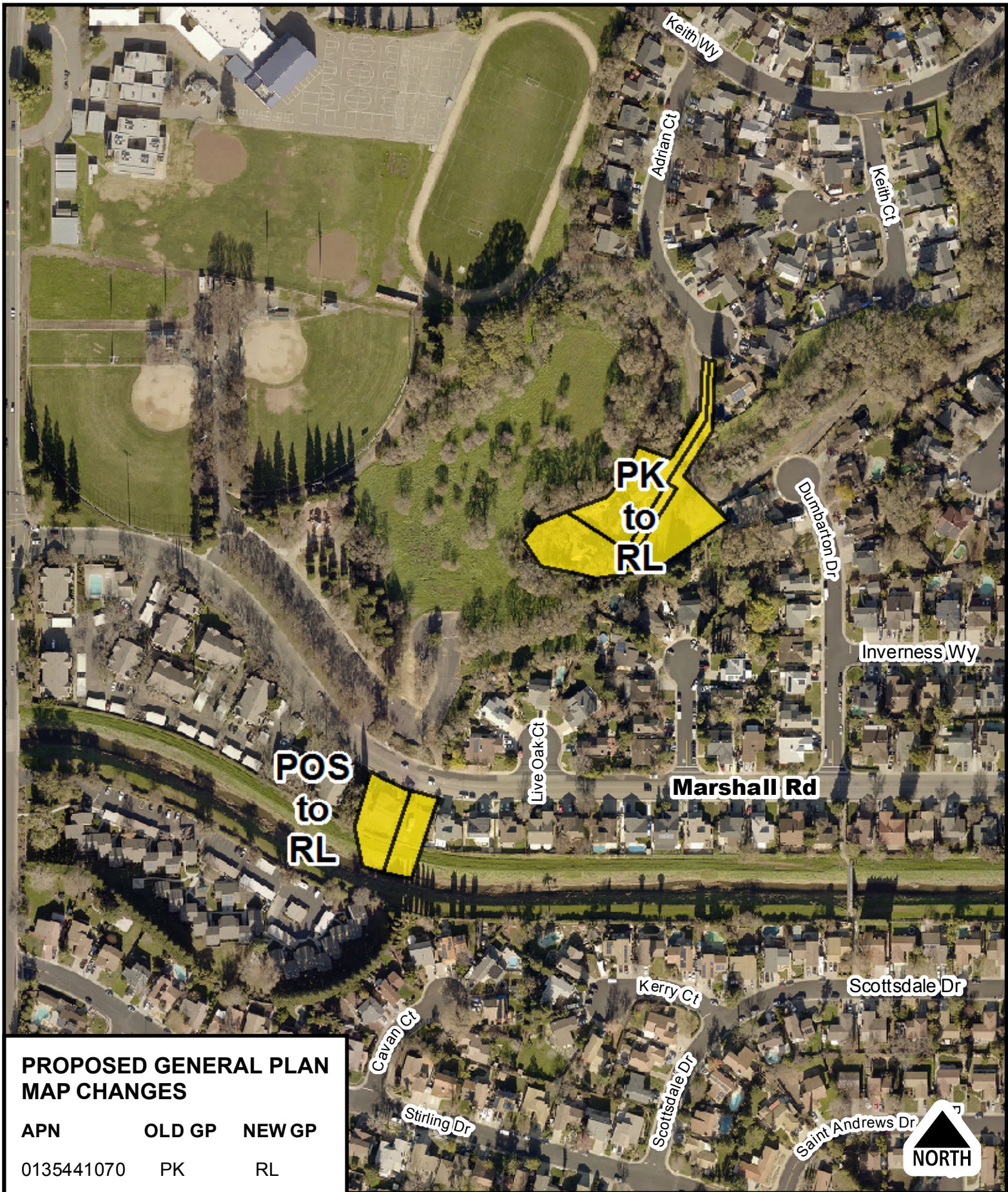
**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0135641170	RL	P

GROUP 06
FIRE STATION 72

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384





**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0135441070	PK	RL
0135441080	PK	RL
0135441090	PK	RL
0135610020	POS	RL
0135610030	POS	RL

**GROUP 07
ADRIAN COURT SITES**

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384

 CITY LIMITS



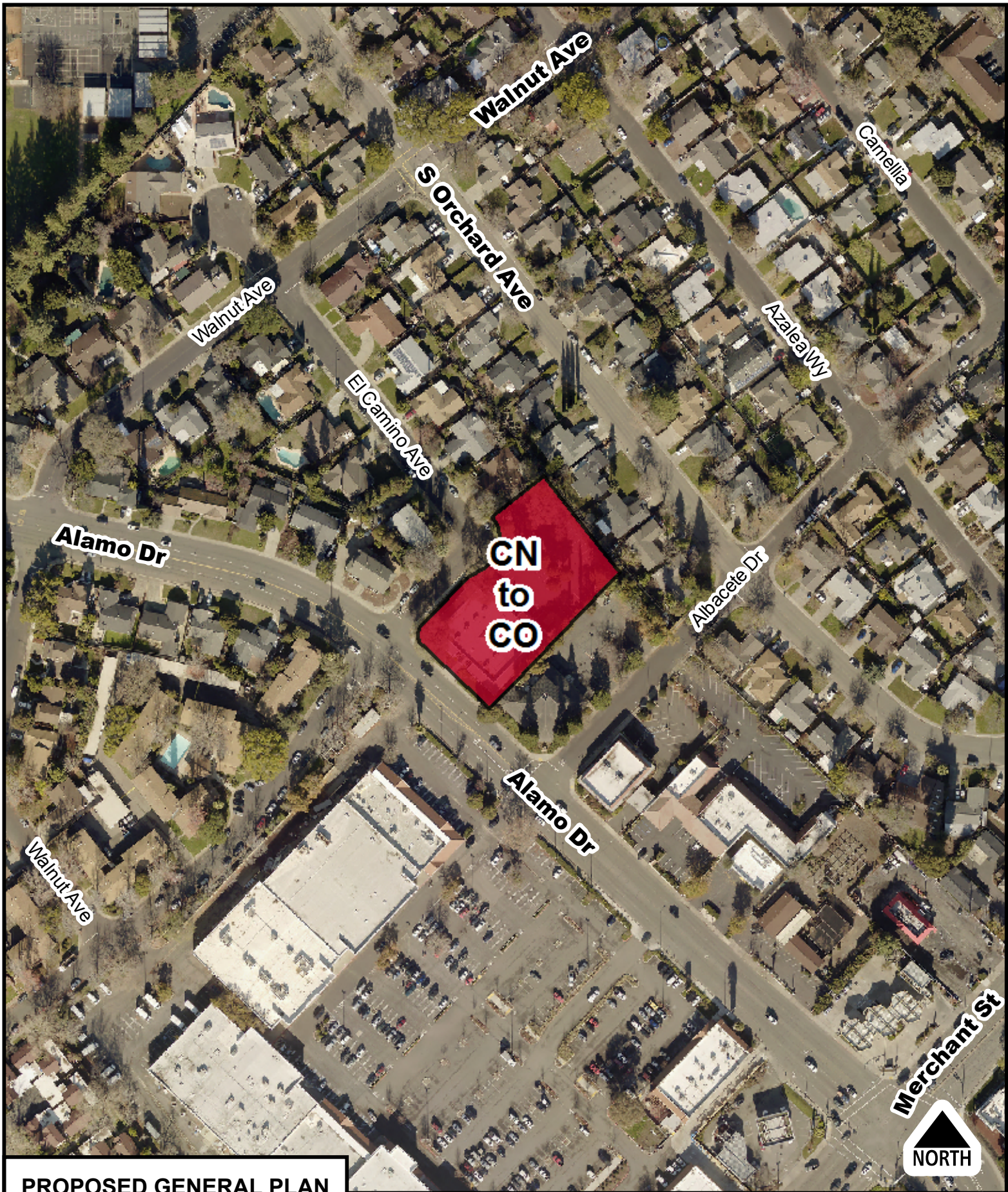
**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0129181170	PK	RH

**GROUP 08
MARKHAM AVENUE SITE**

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384





**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0126301130	CN	CO

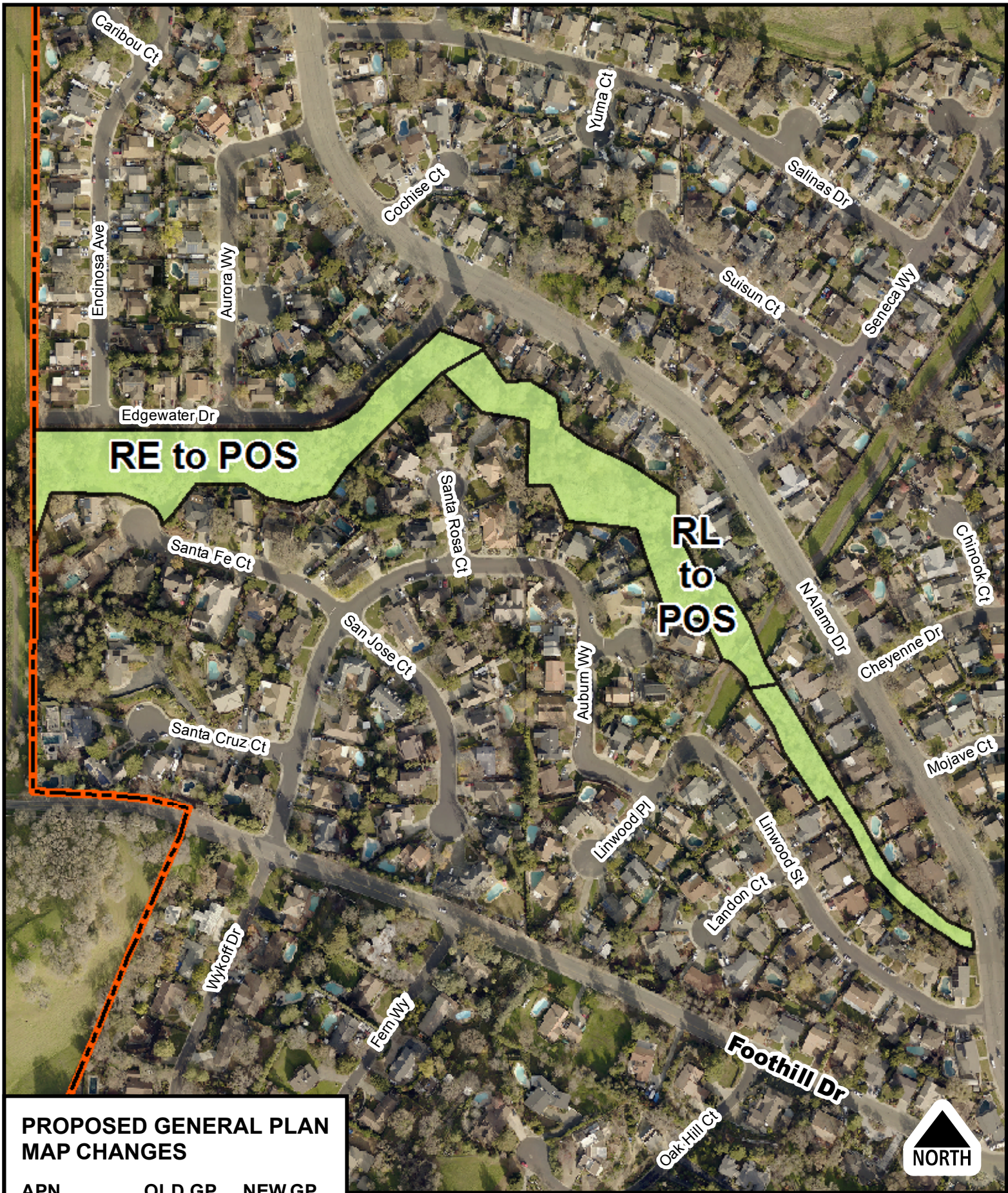
GROUP 09

TWIN OAKS PLAZA

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384



CITY LIMITS



PROPOSED GENERAL PLAN MAP CHANGES

APN	OLD GP	NEW GP
012521000C	RL	POS
012530000A	RL	POS
012535000B	RE	POS

GROUP 10 ENCINOSA CREEK AREA

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384

 CITY LIMITS



PROPOSED GENERAL PLAN MAP CHANGES

APN	OLD GP	NEW GP
012521000B	RL	POS
012529200A	RL	POS

GROUP 11 **NORTH ALAMO CREEK AREA**

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384





**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0125011070	RL	POS

**GROUP 12
NORTHWEST VACAVILLE**

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384

 CITY LIMITS



**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0133180150	CG	P
0133180160	BP	P

GROUP 13

NORTH VILLAGE CLEAN-UP

GENERAL PLAN MAP AMENDMENTS

FILE NO. 18-384



CITY LIMITS



**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0126350130	CO	CG
0126350140	CO	CG

**GROUP 14
ORCHARD'S END**

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384

 CITY LIMITS



**PROPOSED GENERAL PLAN
MAP CHANGES**

APN	OLD GP	NEW GP
0136130020	POS	P
0136130030	POS	P

GROUP 15

PEABODY DETENTION BASIN

GENERAL PLAN MAP AMENDMENTS
FILE NO. 18-384



CITY LIMITS

TABLE
GENERAL PLAN MAP CHANGES

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GENERAL PLAN MAPS CHANGES

APN	OWNER & ADDRESS	EXISTING USES	EXISTING GENERAL PLAN AND ZONING	PROPOSED GP DESIGNATION	REASON
GROUP 1 – WINCO SHOPPING PLAZA					
0131500060	WINCO FOODS LLC 919 DAVIS STREET	Grocery Store	CS (Commercial Service) CG (General Commercial)	CG (Commercial General)	The zoning was changed to General Commercial in the 90's, the General Plan should have been amended at the same time.
0131500050	WINCO FOODS LLC 919 DAVIS STREET	Grocery Store	CS (Commercial Service) CG (General Commercial)	CG (Commercial General)	
0131500040	WINCO FOODS LLC 919 DAVIS STREET	Grocery Store	CS (Commercial Service) CG (General Commercial)	CG (Commercial General)	
0131500020	WINCO FOODS LLC 919 DAVIS STREET	Grocery Store	CS (Commercial Service) CG (General Commercial)	CG (Commercial General)	
0131500030	WINCO FOODS LLC 919 DAVIS STREET	Grocery Store	CS (Commercial Service) CG (General Commercial)	CG (Commercial General)	
GROUP 2 – ALAMO COMMERCIAL AREA					
0127090250	SUPERSPINE INC 1251 ALAMO DRIVE	Vacant	CH (Commercial Highway) CO (Office Commercial)	CO (Commercial Office)	The zoning was changed to Commercial Office in the 90's, the General Plan should have been amended at the same time.
0127090260	FIELD FAMILY PARTNERSHIP 1241 ALAMO DRIVE	Offices	CH (Commercial Highway) CO (Office Commercial)	CO (Commercial Office)	
0127090130	BARBARA CRUNCLETON 1271-1293 ALAMO DRIVE	Single-family homes	CH (Commercial Highway) CO (Office Commercial)	CO (Commercial Office)	
GROUP 3 – ELMIRA ROAD WELL SITE					
0135414360	CITY OF VACAVILLE WELL NO. 13 - ELMIRA ROAD	City Well Site	PK (Public Park) RL-6 (Residential Low)	P (Public/Institutional)	This is a City-owned parcel with a public facility. Mapping the site for park use appears to be an error.

GROUP 4 – CALLEN STREET COMMERCIAL AREA

0129332020	JOSEPH MAGARUH 1306 CALLEN STREET	Auto Body Repair	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	These are privately owned parcels with service commercial land uses, not retail uses. Mapping them for general commercial appears to be an error.
0129331130	MOHAMMED IQBAL 1307 CALLEN STREET	Tire Repair Services	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129332030	JOSEPH MAGARUH 1312 CALLEN STREET	Auto Smog Services	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129331120	PAUL AVAKIA 1313 CALLEN STREET	Printing & Publishing	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129332040	ROBERT MARSHALL 1318 CALLEN STREET	Motorcycle Repair Services	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129331110	MOHAMMED IQBAL 1319 CALLEN STREET	Vacant	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129332050	SALVATORE & SUE DERENZI 1324 CALLEN STREET	Auto Repair Services	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129331150	ELAINE FOOTE 1325 & 1331 CALLEN STREET	Auto Repair Services	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129332060	PAUL & LAURA TROUTNER 1336 CALLEN STREET	Auto Repair Services	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129331070	AMY KUO 1343 CALLEN STREET	Vacant	CG (Commercial General) CS (Service Commercial)	CS (Commercial Service)	
0129331060	AMY KUO 1349 CALLEN STREET	Vacant	CG (Commercial General) RHD (Residential High)	RH (Residential High)	
0129331050	CALLEN STREET INVESTORS 1355 CALLEN STREET	Apartments	CG (Commercial General) RHD (Residential High)	RH (Residential High)	

GROUP 5 – TRAVIS CREDIT UNION HILLSIDE

0131020470	VACAVILLE CITY I-80 AND SHARP ROAD	Vacant	CO (Commercial Office) OS (Open Space)	POS (Public Open Space)	The Allison Business Park Policy Plan designates this area as open space.
0131020490	VACAVILLE CITY I-80 AND SHARP ROAD	Vacant	CO (Commercial Office) OS (Open Space)	POS (Public Open Space)	

GROUP 6 – FIRE STATION 72

0135641170	VACAVILLE CITY 2001 ULATIS DRIVE	Fire Station 72	RL (Residential Low) CF (Community Facility)	P (Public/Institutional)	This is a City-owned property with a public facility. Mapping the site for residential use appears to be an error.
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GROUP 7 – ADRIAN COURT SITES

0135441080	JAY YERKES 152 ADRIAN COURT	Single-family home	PK (Public Park) RL-6 (Residential Low)	RL (Residential Low)	These are privately owned parcels with residential uses and residential zoning. Mapping them for park use appears to be an error.
0135441090	JAMES & BROOKS SCOTT 156 ADRIAN COURT	Vacant	PK (Public Park) RL-6 (Residential Low)	RL (Residential Low)	
0135441070	DAVID & DONNA PATTERSON 146 ADRIAN COURT	Single-family Home	PK (Public Park) RL-6 (Residential Low)	RL (Residential Low)	
0135610020	WILL GRAYSON 1895 MARSHALL ROAD	Single-family Home	POS (Public Open Space) RL-6 (Residential Low)	RL (Residential Low)	
0135610030	WILL GRAYSON 1895 MARSHALL ROAD	Vacant	POS (Public Open Space) RL-6 (Residential Low)	RL (Residential Low)	

GROUP 8 – MARKHAM AVENUE SITE

0129181170	EDEN VCH LLC 545 MARKHAM AVENUE	Parking lot	PK (Public Park) RHD (Residential High)	RH (Residential High)	This is a privately owned parcel with a parking lot used by abutting apartments. Mapping the site for park use appears to be an error.
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GROUP 9 – TWIN OAKS PLAZA

0126301130	ALAMO-EL CAMINO PARTNERS 785 ALAMO DRIVE	Offices	CN (Commercial Neighborhood) CO (Office Commercial)	CO (Commercial Office)	The zoning was changed to Office Commercial in the 90's, the General Plan should have been amended at the same time.
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GROUP 10 – ENCINOSA CREEK AREA

012521000C	CITY OF VACAVILLE ENCINOSA CREEK	City Creek	RL (Residential Low) CF (Community Facility)	POS (Public Open Space)	These areas are city creeks that cannot be developed with residential uses.
012535000B	CITY OF VACAVILLE ENCINOSA CREEK	City Creek	RE (Residential Estates) CF (Community Facility)	POS (Public Open Space)	
012530000A	CITY OF VACAVILLE ENCINOSA CREEK	City Creek	RL (Residential Low) CF (Community Facility)	POS (Public Open Space)	

GROUP 11 – NORTH ALAMO CREEK AREA

012521000B	CITY OF VACAVILLE NORTH ALAMO CREEK	City Creek	RL (Residential Low) CF (Community Facility)	POS (Public Open Space)	These areas are city creeks that cannot be developed with residential uses.
012529200A	CITY OF VACAVILLE NORTH ALAMO CREEK	City Creek	RL (Residential Low) CF (Community Facility)	POS (Public Open Space)	

GROUP 12 – NORTHWEST VACAVILLE

0125011070	CITY OF VACAVILLE FRUITVALE RD & DUNSMUIR ST	Vacant & Creek	RL (Residential Low) OS (Open Space)	POS (Public Open Space)	The zoning was changed to Open Space in the 90's, the General Plan should have been amended at the same time. The site has limited potential for development because Alamo Creek crossing through the site.
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GROUP 13 – NORTH VILLAGE CLEAN-UP

0133180150	SOLANO COMMUNITY COLLEGE NORTH VILLAGE PARKWAY	Parking lot	CG (Commercial General) NVSP-CF (Community Facility)	P (Public/Institutional)	Proposed changes are consistent with the North Village Specific Plan. One is used for parking. The other vacant parcel is planned for school expansion. Neither are commercial or business park uses.
0133180160	SOLANO COMMUNITY COLLEGE CRESCENT DRIVE	Vacant	BP (Business Park) NVSP-CF (Community Facility)	P (Public/Institutional)	

GROUP 14 – ORCHARD'S END

0126350130	ORCHARD'S END LLC 915 MERCHANT STREET	Vacant Buildings	CO (Commercial Office) CO (Office Commercial)	CG (Commercial General)	Existing, prior, and contemplated uses are commercial, not office. Recommend change to make the site marketable for future projects.
0126350140	ORCHARD'S END LLC 909 MERCHANT STREET	Vacant Buildings	CO (Commercial Office) CO (Office Commercial)	CG (Commercial General)	

GROUP 15 – PEABODY DETENTION BASIN

0136130020	CITY OF VACAVILLE PEABODY DETENTION BASIN	Detention Basin	POS (Public Open Space) CF (Community Facility)	P (Public/Institutional)	This is a City-owned property with a public facility.
0136130030	CITY OF VACAVILLE PEABODY DETENTION BASIN	Detention Basin	POS (Public Open Space) CF (Community Facility)	P (Public/Institutional)	Mapping the site for open space appears to be an error.
