

## FEATURED SITE #17 VACAVILLE, CA

<b>Site Name</b>	<b>Interchange Business Park - Vacaville</b>		
Moving Solano Forward Tier <sup>1</sup>	2		
Site Location (street address, intersection or location coordinates)	Midway Road and Eubanks Drive		
City, County	Solano County (Vacaville)		
APN	0106-23-0560	0106-23-0570	0106-23-0600
	0106-23-0610	0106-23-0620	0106-23-0630
	0106-23-0640	0106-23-0730	0106-26-0820
	0106-26-0830	0106-26-0840	
Unincorporated area	No		
If in incorporated area, name of city	Vacaville, California		
Publicly/Privatey Owned	Private		
Number of Owners	1		
List owner (s) names	Sierra Bay Properties		
If appropriate, Real Estate representative (contact information)			
City Contact	Donald Burrus, Economic Development Manager, 650 Merchant Street, Vacaville, CA 95688, (707) 449-5165, donald.burrus@cityofvacaville.com		
Is site located in an industrial park?	Yes		
Former Use (s)	None		
Neighboring Uses	Mariano Packing		
Total Site Acreage	158.8		
Developable Acreage (estimate)			
Site Dimensions			
Additional Acreage Available (specify acreage)			
Acreage within flood plain/floodway			

### LEGEND TIERS:

<sup>1</sup>Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

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Reported Asking Price	Unknown
Reported Lease Rate/Terms (if applicable)	Unknown
Current Zoning Designation	Industrial Park
Zoning Authority	City of Vacaville Community Development Dept.
Restrictive Covenants	No
Name of Road directly serving the Site	Eubanks Drive
Number of lanes of road directly serving site	2
Nearest Interstate or Limited Access Highway	Interstate 505
Distance	2.9 miles
Is Rail adjacent to the site?	No
If yes, name of rail provider serving site	
Nearest Rail Transload Facility	Elmira
Distance	8 miles
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	<1 mile
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Vacaville
Line Size	Dead end 18" / Dead end 12"
Distance to site	Approximately 1,000'
Static and residual line pressure (PSI)	<b>Static:</b> 75 PSI <b>Residual:</b> 25 PSI for 18"
Flow in gallons per minute	3,350 (for 18")

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Water treatment plant capacity (MGD)	
<ul style="list-style-type: none"> <li>total (design) capacity</li> </ul>	32.0 MGD
<ul style="list-style-type: none"> <li>annual average daily use</li> </ul>	14.2 MGD
<ul style="list-style-type: none"> <li>peak demand</li> </ul>	20.0 MGD
<ul style="list-style-type: none"> <li>excess (available) capacity</li> </ul>	12.0 MGD
Name of Waste Water Provider	City of Vacaville
Line Size	8" / 8" and 4" Combo
Distance to site	Services are generally stubbed to back of sidewalk
Specify if service is gravity or force main	Gravity to force main then back to gravity
Wastewater treatment plant capacity (MGD)	
<ul style="list-style-type: none"> <li>total (design) capacity</li> </ul>	15.0 MGD
<ul style="list-style-type: none"> <li>annual average daily use</li> </ul>	7.0 MGD
<ul style="list-style-type: none"> <li>peak wet weather capacity</li> </ul>	55.0 MGD
<ul style="list-style-type: none"> <li>excess (available) capacity</li> </ul>	8.0 MGD
Telecommunication Provider (s)	Unknown
Describe known service at site	
Fire Insurance Rating at Site	3
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	Water pipe needs to be looped to reach fire code standards
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	N/A

Featured Site: **Interchange Business Park**

Location: Eubanks Drive and Midway Road, Vacaville, California

