

# CHAPTER 5 - PUBLIC FACILITIES, INSTITUTIONS AND UTILITIES

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Public Facilities, institutions and utilities are the services and physical structures which enable local residents to live safe and healthful lives. Their character and quality provide important criteria by which existing and new residents judge the community. Physical facilities such as schools and community centers occupy significant amounts of space in the community and can affect surrounding land uses. This section of the plan addresses utilities and public services, community services, cultural facilities and historic resources and school needs and policies and standards for locating new schools.

Since the General Plan was adopted in 1990, the City has seen improvements and expansions in a number of services and facilities. Water supply sources were expanded through the Master Water Agreement with the Solano Irrigation District. Water treatment capacity expansion occurred when the North Bay Regional Water Treatment Plant came on line and regional sewage treatment plant expansion was begun. Programs were implemented to reduce the amount of waste going to landfills and to separate and properly dispose of household hazardous wastes. The City's Cultural Center, containing the performing arts theater, library and community center, was built and new schools and parks were opened. The City also adopted the Land Use and Development Code to help guide the installation and reuse of public facilities.

## 5.1 UTILITIES AND PUBLIC SERVICES

### Water

Vacaville's water system will need improvements to serve buildout under the General Plan. The concepts, sizes, and locations of improvements illustrated in Figure 5-1 are intended only to provide a broad overview at the type of improvements needed to serve buildout development.

**Water Demand.** Under General Plan buildout, average and maximum day water demands are approximated between 34 mgd (million gallons per day) and 64 mgd, respectively. By contrast, average and maximum day water demands in 1998 were 14 mgd and 28 mgd, respectively. The City has water entitlements to serve a population of 90,000. To serve General Plan buildout, additional water entitlements are required.

**Water Supplies.** The City can provide water to its distribution system from three major sources: Solano Project, North Bay Aqueduct and groundwater supply wells.

The Solano Project consists of surface water supplied to the City of Vacaville by the Solano County Water Agency. The surface water is of good quality, which is treated by diatomaceous earth filters at the City's DE Water Treatment Plant on Elmira Road.

The North Bay Regional Water Treatment Plant (NBR Plant) treats surface water from the Solano Project and the North Bay Aqueduct and delivers water to the City of Fairfield and the City of Vacaville. The NBR Plant currently has a capacity of 40 mgd and has a total buildout capacity of 90 mgd. The current maximum day allocation to the City of Vacaville from the NBR Plant is 13.3 mgd. The NBR Plant is designed for future expansion of capacity from 40 mgd to 90 mgd. The City of Vacaville maximum day allocation from the NBR Plant at buildout is estimated at 30 mgd.

Groundwater supply to the City of Vacaville consists of municipal wells largely located on the east side of the City. Currently ten (10) wells are on line with the distribution system, and they augment the surface water supply. Wells typically last from 30 to 50 years, depending upon construction and operating characteristics. Some of the municipal wells in the City of Vacaville were constructed in the 1950's. Thus, existing wells will need to be replaced as they become older. Well No. 14 is the most recent well added to the system. Four (4) additional well sites have been identified for construction of new wells to augment the total water supply.

The City of Vacaville and the Solano Irrigation District (SID) executed the 1995 Master Water Agreement, which will supply additional water to the City of Vacaville.

**Pressure Zones.** The City of Vacaville water system consists of one main pressure zone with various upper zones. The main zone is designed to serve development with pad elevations below 220 feet and above 120 feet (currently these limits are exceeded at a few areas within the City). The upper zones vary in design elevations due to the wide range of building pad elevations throughout the City. Currently the City of Vacaville has a total of four (4) upper zones: Vine Street, Wykoff, Hidden Valley, and Tranquility Lane.

The Lagoon Valley area is at a higher elevation than the main zone, thus an upper pressure zone will be necessary to provide adequate service to this area. This proposed upper zone would require a booster pump station, pipelines and adequate storage to establish pressures and meet emergency and operational requirements.

In the existing northwest area of Vacaville, in the vicinity of Alamo Drive, Fruitvale Avenue and North Orchard Avenue, low water pressures are currently experienced due to building pad elevations, which are above the main zone limits. An upper zone will be considered in this area to mitigate this deficiency of the water system.

**Pumping Stations.** Currently each individual upper zone includes a booster pump station, which draws water from the main zone (except Tranquility Lane, which draws water from the Wykoff system). Booster pump stations will be necessary for the proposed upper

zone in the Lagoon Valley area and in the northwest portion of the existing City limits, as discussed above.

**Storage Reservoirs.** The main zone includes a total of 4 storage reservoirs for a nominal storage capacity of 13 million gallons (MG). As the water demand increases within the main zone, additional storage reservoirs will be needed to maintain the level of service currently provided by the existing reservoirs. The storage capacity is designed to provide operational, fire, and emergency storage for the main zone. At the 1990 General Plan buildout, an estimated 32 MG of additional storage will be required in the main zone. The City of Vacaville is currently investigating sites for new reservoirs. New storage reservoirs will also be necessary for the proposed upper zone as discussed above, and any other pressure zones, which may be established in the future.

**Pipelines.** Adequate service to all users at the General Plan buildout condition is also dependent upon the construction of adequate pipeline improvements. The pipeline improvements will not only convey water to future areas of development but will also maintain a level of service to existing service areas. The proposed pipeline improvements, as well as, all other facility improvements (reservoirs, wells, pump stations, etc.) are documented in the *City of Vacaville Water and Sewer Facilities Development Impact Fee Study*, dated February 1992.

### **Sewer**

The City's wastewater collection and treatment system will need improvements to serve buildout under the General Plan. Figure 5-2 illustrates where new collection system pipelines are planned, or where existing pipelines will need to be replaced to increase capacity. Two lift station upgrades and several major trunk sewer upgrades were completed in recent years, creating capacity for growth. A third major lift station and trunk sewer upgrade on East Monte Vista Avenue will be completed in 2001. Since the 1990 General Plan was adopted, sewer master planning has been conducted for a number of areas in Vacaville, including Lower Lagoon Valley, North Village and the Northeast Sector, as well as for Easterly Wastewater Treatment Plant. An updated city-wide wastewater collection system master plan will be completed in 2000 to incorporate recent planning in these areas, and to identify further collection system upgrades necessary to accommodate growth as defined by the adopted General Plan.

Easterly Wastewater Treatment Plant is currently undergoing an expansion to increase its capacity to 15 million gallons per day (mgd). Construction is scheduled to begin in 2000 and end in 2003. This expansion will accommodate growth anticipated over the next 12 to 15 years and will prepare the plant for expansions to accommodate average flows up to 22 mgd. Additional area is available at the existing City-owned plant site for facilities to treat higher flows and/or meet future regulatory requirements.

### **Solid Waste**

The waste stream generated by General Plan buildout will be approximately 225,450 tons per year. In response to the AB939 mandate of diverting 50% of the waste stream from landfills by the year 2000, Vacaville has implemented various recycling and diversion

programs, including curbside recycling and yard waste composting. Efforts will continue to expand these programs and participation, as well as to implement commercial and construction/demolition diversion programs. Public education and information remain key components of these efforts.

### **Fire, Rescue and Emergency Medical Services (EMS)**

Fire services and emergency paramedic response in the City are provided by the Vacaville Fire Department. The Department currently operates out of 4 stations (Orchard Drive, Eubanks Court, Ulatis Drive, Alamo Drive west of Peabody Road). A fifth station may be required to accommodate City growth and meet established performance standards. The Fire Department is equipped with six engines and one aerial ladder tower. An engine capable of wildland and municipal firefighting will be ordered in 1999. The Department also operates six ambulances and a heavy rescue squad for EMS. A mutual aid agreement is maintained with the Vacaville Fire Protection District, which services the unincorporated areas adjacent to the City and with other Solano County fire agencies and the State of California. The Fire Department has a ratio of .74 fire and rescue personnel per 1,000 population. In addition to fire suppression, the Fire Department is involved in fire prevention activities including code compliance inspections, plan review and construction inspections, fire investigations and fire and life safety education. In addition to fire rescue and EMS services, the Department also provides a full range of non-emergency, community outreach activities, including business and industry partnership, neighborhood services and youth involvement..

### **Law Enforcement.**

The Vacaville Police Department serves areas within the City limits, with the Solano County Sheriff's Office serving surrounding areas. The Police Department has a ratio of 1.2 sworn officers per 1,000 population. The area of Solano County from Dixon to Lagoon Valley is covered by two patrol vehicles. The rural nature of the Sheriff's office makes responses to calls for service difficult.

### ***Guiding Policies***

Policies relating to the extension of utilities and public services to unserved areas are in Section 2.2, Growth Strategy. Policies relating to water conservation are in Section 8.4, Water Conservation.

- 5.1-G 1      Assess the adequacy of utilities in existing developed areas, and program any needed improvements to coordinate with providing facilities to serve developing portions of the Planning Area.
  
- 5.1-G 2      Develop a plan and standards for the provision of public services, including fire and police services.

- 5.1-G 3      Require buffer landscaping and multiple use, where feasible, of utility sites and rights-of-way to harmonize with adjoining uses.
- 5.1-G 4      Plan for public safety facilities for new areas. Maintain comprehensive Hazardous Materials and Emergency Response plans.
- 5.1-G 6      Improve upon and expand waste disposal programs and methods in order to divert a minimum 50 percent of the waste stream from the landfill by the year 2000.
- 5.1-G 7      Strive for a minimum 90 percent of City residents to participate in waste diversion programs.
- 5.1-G 8      Do not extend utility services into the Upper Lagoon Valley that would promote its urban development.

***Implementing Policies***

- 5.1-I 1      Continue to update the five-year Capital Improvement Plan to provide for the facilities determined to be needed in relation to the City's financial resources and develop a long-range strategic capital development plan consistent with the General Plan.
- 5.1-I 2      Revise and update the Water Master Plan. The Water Master Plan provides the city a guide to plan for adequate water supplies, storage facilities, pipeline improvements and pump stations to meet existing and projected water demands. The Water Master Plan shall set standards for storage and supply capacity to meet the General Plan buildout condition.
- 5.1-I 3      Replace existing water mains with larger mains, as necessary, to serve intensified land use in developed areas.
- 5.1-I 4      Prepare a Sewer Master Plan to provide for a level of wastewater treatment meeting anticipated State discharge requirements and to provide a plan for upgrading and expanding the wastewater collection system, consistent with anticipated needs. The Sewer Master Plan shall set standards for sewer pipeline and treatment capacity.
- 5.1.I 5      Replace existing sewer pipelines and lift stations with with larger facilities as necessary to serve intensified land use in developed areas.
- 5.1-I 6      Develop a Public Safety facilities plan. Include the following elements in the Plan:
  - An Analysis of current facilities and equipment, and their adequacy to service the existing planning area.

- Projections of the impacts of new development on the provision of public safety services to the existing and new areas of the community. These projections should include the adequacy of facilities and equipment, response times, communications systems and the adequacy of the water system for fire fighting needs.
- Implement response times which have been established for police, fire and emergency medical services, and provide personnel, and facilities to meet the established standards.
- Establish hazardous materials use, storage and disposal standards.
- Development of a detailed Wildland Fire Hazard Area map for areas of local responsibility.

5.1-I 7 Maintain an adequate level of disaster response preparedness through careful review of proposed developments and through staff training in and exercise of the Emergency Operations Plan.

5.1-I 8 Ensure that new development provides funding for adequate facilities services.

5.1-I 9 Work with PG&E to develop transmission line corridors for attractive, community-serving, compatible uses.

5.1-I 10 Designate service corridor easements or routes when tentative maps or specific plans are approved.

5.1-I 11 Require the undergrounding of all utility lines adjacent to new residential and commercial construction as a condition of development.

5.1-I 12 Do not approve any development that will not, even with identified mitigation measures, maintain standards for water, sewer, police, and fire service unless there are overriding findings of special circumstances or economic or social benefits and the service standards will be achieved at the time of project occupancy.

*Some flexibility may be warranted, particularly if in-lieu fees are collected or the CIP provides for staged construction which may delay compliance.*

5.1-I 13 Evaluate the feasibility of using wastewater for irrigation. Whenever possible, use non-treated water for irrigation in large landscaped areas.

5.1-I 14 (Policy was deleted)

- 5.1-I 15 Do not allow development in the Zone 1 water system to exceed an elevation of 220 feet unless and until an Upper Zone water storage and distribution system has been constructed.
- 5.1-I 16 Implement the Master Water Agreement with the Solano Irrigation District, and pursue other potential sources, to obtain an additional water supply for the build-out of the General Plan.
- 5.1-I 18 Implement the City's approved Source Reduction and Recycling Element.
- 5.1-I 19 Maintain and expand the citywide curbside recycling program, adopted in 1999.
- 5.1-I 20 Maintain and expand the citywide household hazardous waste collection program.  
*Two permanent household hazardous waste drop-off facilities have been established.*
- 5.1-I 21 Maintain and expand the citywide separate yard waste collection and composting program, implemented in 1997.
- 5.1-I 22 Continue to emphasize public education about the City's various waste reduction and diversion programs to increase participation and diversion quantities.
- 5.1-I 23 Consider adopting a procurement ordinance to purchase recycled goods, thereby creating a market for recycled materials.

## 5.2 COMMUNITY SERVICES, CULTURAL FACILITIES AND HISTORIC RESOURCES

As the City grows and, between 1990 and buildout, nearly doubles in size, there will be an increasing demand and increasing support for community services and cultural facilities. The policies in this section recognize the opportunity to enhance and develop services and facilities. In contrast to a land use control approach to siting services and facilities (found in the Section 2, Land Use Element) or a conservation-oriented approach to preserving resources (found in the Section 8, Conservation Element), the policies in this section focus on programs, emphasizing specific actions which, taken together, establish an approach to civic design and the creation and continuing redefinition of civic identity.

Most services which enhance the quality of life within the City, such as health or child-care, and cultural and community facilities, such as theaters, galleries, places of worship, and historic buildings, are provided by private businesses or public agencies other than the City. However, the City is becoming more involved in the planning, coordination and provision of such facilities (i.e., Cultural Center, child care programs). The General Plan establishes policies which facilitate the availability of these services, facilities and resources.

Since adoption of the General Plan construction of the cultural center, with a performing arts facility and library has been completed at the southeast corner of Ulatis and Allison Drives. The City will continue to preserve and enhance historic resources through design review and historic preservation districts: Further discussion of historic resources may be found in Section 8.5, Historic and Archaeologic Resources.

### *Guiding Policies*

- 5.2-G 1 Encourage development of public and institutional uses, including, educational, cultural, health-care and day-care facilities in Vacaville. Day-care facilities provide services to children, seniors and handicapped individuals.
- 5.2-G 2 Encourage participation by the private sector in funding public or nonprofit facilities and services, that will be used by Vacaville residents and jobholders.
- 5.2-G 3 Preserve and enhance the City's historic resources.
- 5.2-G 4 Design public buildings and facilities to maintain and improve the beauty of the Vacaville Planning Area.
- 5.2-G 5 Design public buildings to fit into and complement their ultimate surroundings; buffer public buildings from their surroundings so as to shield unsightly areas from public view.
- 5.2-G 6 Provide adequate landscaping for all public buildings and installations.

### ***Implementing Policies***

5.2-I 2 Locate public facilities and private community facilities such as churches near residential areas on arterial or collector streets.

5.2-I 3 Encourage designation of sites for religious assembly on development plans.

*By inviting religious organizations to make their site needs known, the City can facilitate negotiation between potential users and developers during the early stages of project design.*

5.2-I 4 Encourage day-care facilities in residential areas if there is sufficient available space for outdoor activity, and traffic, parking and noise are mitigated. Determine need for and, where applicable, location of day-care facilities at the time a specific plan, tentative map or development plan is approved.

5.2-I 5 Implement zoning designation(s) that will clearly delineate major institutions and public facilities and their use.

*This designation, approved as part of the Land Use and Development Code update, will allow the Planning Commission and City Council to evaluate the appropriate reuse of a site if the public use is discontinued. It also will ensure compatibility with adjacent uses if the development standards at the periphery of a public or institutional use pertaining to setbacks and landscaping are to conform to the adjacent zoning district.*

5.2-I 6 Continue to provide historic preservation by delineating historic preservation districts and requiring design review of proposals affecting historic buildings.

*See also Policy 8.5-I2.*

## **5.3 SCHOOLS**

Schools are a necessary public facility which play a central role in the daily life of the City. New families contemplating a home in Vacaville look at the quality of local schools as part of their evaluation of whether to settle in town. Long-time residents are concerned about schools that are overcrowded due to rapid residential growth. And school children, the prime users of schools, require an environment that excites and stimulates learning.

The General Plan provides a forecast of future population growth and evaluates this growth in terms of its effect upon the local school system. The greatest impacts identified are increased enrollment and, consequently, the need for new schools. Secondly, the General Plan evaluates the relationship between building new schools and building new neighborhoods. Policies in this section address these concerns.

## **School Districts**

The City of Vacaville is served by three school districts; Vacaville Unified School District (VUSD), Travis Unified School District (TUSD), and Dixon Unified School District (DUSD). In addition, a small portion of the City's Planning Area, located in the Lower Lagoon Valley, falls within the jurisdiction of the Fairfield-Suisun Unified School District (FSUSD).

Figure 5-3, Existing and Proposed Schools, illustrates the current boundaries of the four school districts serving the City of Vacaville and its Planning Area and shows the location of existing and proposed school sites.

## **Relationship Between the General Plan and the School Districts**

Legally, the school districts are under no requirement to follow the policies of the General Plan. In practice, close cooperation and understanding between the districts and the City are essential if new schools are going to be sited and built. The General Plan addresses future school needs in terms of basic land use decisions and demographics. While appropriate for the General Plan, this treatment is intentionally less detailed than a specific plan that focuses exclusively on school issues. Because siting and building new schools and educational facilities is a complex process, General Plan policy proposes a joint City/School Districts Master Plan as the most effective vehicle for achieving mutual educational goals.

## **Existing Schools: Permanent and Operating Capacity**

The school districts in Vacaville use two related variables, permanent capacity and operating capacity, to assess classroom space. Permanent capacity measures built classroom space; operating capacity adds the number of seats provided by portable classrooms to this total. In 1998, all Vacaville school children within the Vacaville Unified and Travis Unified school districts attended schools in which portable classrooms were in use. In the 1990's, the need to use portables can be linked to the statewide measures to reduce class size and difficulty of the school districts to obtain funding to provide permanent classroom space and acquire new school sites.

Table 5-1 presents an inventory of schools within the two principal districts serving the City of Vacaville in 1999. Operating capacity, enrollment (as of February 1998), and permanent capacity are shown. School district master plans should be consulted for current enrollment and operating capacity information. To summarize:

**Vacaville Unified School District:** The VUSD operates thirteen elementary schools (grades K-6), two junior high schools (grades 7-8, also known as middle or intermediate schools), and two standard high schools (grades 9-12). The district also operates one continuation high school, Country High, with a permanent capacity of 135 seats and one charter school (K-12) with an enrollment of 900 (September 1999). Since 1990 the district has opened three new elementary schools with a total capacity of 2,979 students: Jean Callison (September 1990), Browns Valley (September 1991), and Cooper (September 1991).

**Travis Unified School District:** The TUSD operates two elementary schools, Cambridge and Foxboro, within City boundaries. TUSD junior and high school students living in Vacaville attend Golden West (6-8) and Vanden High (9-12). In total, the district operates five elementary schools, one junior high school, one high school and one continuation high school. Two new schools and one middle school are planned to accommodate residential development approved in the General Plan.

**Dixon Unified School District:** In 1999, an estimated 13 students from the City of Vacaville attended Dixon schools. No district schools are located within City boundaries. The DUSD operates three elementary schools, one junior high school and one standard and one continuation high school. One new elementary school is planned and both the junior and senior high schools will be expanded. A new, 70-student continuation high school is also planned.

**Fairfield-Suisun Unified School District:** In 1999, 8 Vacaville school children (K-8) were reported attending FSUSD schools. No district schools were located within the Planning Area.

**Solano County Department of Education (SCDE):** One elementary school is operated by the SCDE for children with multiple disabilities.

**TABLE 5-1 SCHOOL FACILITIES, FEBRUARY 1998 <sup>a</sup>**

<b>School<sup>b</sup></b>	<b>Grade</b>	<b>Operating Capacity<sup>c</sup></b>	<b>Enrollment</b>	<b>Permanent Capacity</b>
<b><u>Vacaville Unified School District</u></b>				
Alamo(12)	K-6	564	551	389
Browns Valley(20)	K-6	1,110	1,076	610
Jean Callison(15)	K-6	809	781	497
Cooper(18)	K-6	1,060	1,033	623
Elm(9)	K-6	426	372	289
Elmira(21)	K-5	329	294	5
Fairmont(11)	K-5	645	548	470
Hemlock(9)	K-6	446	408	334
Markham(22)	K-6	675	648	275
Orchard(7)	K-6	329	337	175
Padan(19)	K-6	783	754	446
Sierra Vista(17)	K-5	484	453	222
Ulati(8)	K-6	328	310	241
Vaca Peña(16)	7-8	1,251	1,230	787
Willis Jepson(3)	7-8	1,089	1,020	1,031
Will C. Wood(20)	9-12	2,262	2,168	1,745
Vacaville High(23)	9-12	2,001	1,898	1,484
Country High(13)	9-12	135	195	15
Buckingham Charter (0)	K-12	776	776	776
Alternative Education (0)	7-12	40	40	40
<b>Subtotal (263)</b>	<b>K-12</b>	<b>15,550</b>	<b>14,892</b>	<b>10,454</b>
<b><u>Travis Unified School District</u></b>				
Cambridge(13)	K-6	604	574	394
Center(1)	K-6	514	440	494
Scandia(5)	K-5	514	430	414
Travis	K-6	576	552	570
Golden West(5)	6-8	818	796	718
Foxboro Elementary(8)	K-6	704	722	544
Vanden(7)	9-12	1,269	1,162	1,129
North Campus(3)	9-12	100	67	0
<b>Subtotal</b>	<b>K-12</b>	<b>5,099</b>	<b>4,743</b>	<b>4,219</b>

Notes: <sup>a</sup> School Districts will need to be consulted for current enrollment and capacity information.  
<sup>b</sup> Numbers in parentheses indicate number of portables in use.  
<sup>c</sup> Includes students in portables or other temporary facilities.

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**TABLE 5-2 PROJECTED STUDENTS UNDER GENERAL PLAN BUILDOUT**

<b>District</b>	<b>K-6</b>	<b>7-8</b>	<b>9-12</b>	<b>Total</b>
Vacaville	12,365	3,125	6,250	21,740
Travis	2,675	670	1,340	4,685
Fairfield-Suisun	107	27	53	187
<b>TOTAL</b>	<b>15,120</b>	<b>3,780</b>	<b>7,560</b>	<b>26,460</b>

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### **Future School Need**

The General Plan foresees a continuation of residential development in Vacaville and growth to a buildout population of approximately 111,600 residents living in 41,086 housing units. To plan for new schools, each housing unit (with the exception of units for senior citizens) is assumed to generate an average of .7 students (.4 elementary, .1 junior high and .2 senior high).

Table 5-2 presents a projection of public school students at buildout by school district. Senior units and projected private school students (estimated at 5.7 percent) have not been counted in this total.

Future school need is determined by comparing the operating capacity of the schools by district in 1990 against the total projected public school students. At buildout, Vacaville will need classroom space for approximately 26,500 students in all grade levels. Counting operating capacity in 1990 and assuming an average school size for each school type, the General Plan forecasts a need for eight new schools within the Planning Area. All schools would be located within the Vacaville Unified and Travis Unified school districts. The General Plan does not designate residential development within the jurisdiction of the Dixon Unified School District. Further, no new schools are proposed for that part of the Planning Area lying within the jurisdiction of the Fairfield-Suisun Unified School District. Children living within the Fairfield-Suisun Unified School District will be bussed to schools.

## **Siting of New Schools**

Locating new school sites takes several spatial variables into account: the proposed location of new residential growth, travel distance to and from school, the location of other existing or planned public facilities, especially neighborhood parks, and the City's circulation (streets and paths) system. Other land use variables considered are: constraints on development (airport safety zones, traffic congestion) which prevent siting of new schools, or the presence of natural or man-made resources (creeks, parks, power lines, buffer areas) which can enhance the new school's setting.

All elementary schools are proposed as school/park combinations of approximately 16 acres. Elementary schools are to be located within residential neighborhoods and off major or minor arterial roads to promote safety. The selection of sites for future middle and senior high schools is based upon a consideration of transportation access, proximity to growing residential areas and natural features. All school sites proposed as part of the General Plan are considered preliminary selections. In the case of the junior and senior high school, several alternative sites have also been selected.

Proposed school sites are summarized in Table 5-3, and existing and proposed school sites are illustrated in Figure 5-3. The General Plan Diagram shows all existing school sites and first alternative selections for proposed school sites.

## **School District Transfer Areas**

The General Plan identifies three areas within the Planning Area which present school district jurisdiction questions. These are shown as shaded areas on Figure 5-3. Two small parcels remain within the Vacaville Unified School District south of Alamo Drive in the Peabody Road and Leisure Town Road area. The General Plan designates Alamo Drive as a major arterial in Chapter 6, the Transportation Element. The General Plan calls for additional residential development on a portion of the site at Leisure Town Road and Alamo. Residential development is not proposed at the Peabody Road/Alamo parcel. However, because Alamo Drive is a distinct boundary and some children would need to cross Alamo Drive, consideration should be given to including these two sites in the Travis Unified School District.

A third site is a portion of the Fairfield-Suisun Unified School District located within Lower Lagoon Valley. The majority of the Lower Lagoon Valley is within the Vacaville Unified School District and consideration should be given to transferring this area to the Vacaville Unified School District.

Within the Lower Lagoon Valley, residential land use in the form of a golf course residential development is proposed for an area lying within the jurisdiction of the Fairfield-Suisun Unified School District (FSUSD). About 540 dwelling units would be built in the FSUSD, generating an estimated 380 students in all grades. This total is not large enough to warrant siting a new school in the Lower Lagoon Valley. School children from this area would attend schools elsewhere within the Fairfield-Suisun Unified School District. Transferring jurisdiction of this area to the Vacaville Unified School District would eliminate the need to bus

school children into Fairfield. However, school children would still need to travel by bus to attend schools located in other areas of the City.

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**TABLE 5-3 PROPOSED NEW SCHOOLS**

<b>School</b>	<b>Grade</b>	<b>Sector</b>
<b>Vacaville Unified School District</b>		
Ridgeview	K-6	North
Akerly-North Village	K-6	Northeast
Fry Road	K-6	East
McMurtry Middle	7-8	North
Willow High	9-12	East
<b>Travis Unified School District</b>		
Vanden East	K-6	South
Vanden West	K-6	South
Noonan Middle	7-8	South

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**School Funding**

As of November 1998, State law (SB-50, Section 65995 of the Government Code) allows school districts to levy development fees directly, at a rate of up to \$1.93 per square foot of new residential development, and \$0.31 of commercial and industrial, subject to increase every two years at the rate of inflation.

A statewide formula determines the required 50% local contribution or "match" to State funds for the construction of new permanent school facilities and 20% local match for renovation of older schools.

In addition to the use of developer fees which are applicable citywide, school districts may acquire funds to provide school services in specific areas through the creation of a Community Facilities District. The Mello-Roos Community Facilities Act of 1982 allows the City Council to create such a district with a two-thirds vote by area landowners, and may authorize a special tax and sell bonds to meet service costs. School districts also may initiate formation of a Community Facilities District.

Vacaville is facing a serious crisis in the availability of adequate school facilities for new residential development. Current funding sources, developer fees and State funding, for new permanent facilities to accommodate future growth are inadequate.

Excellence in education requires elementary schools which have capacity to accommodate children in neighborhood schools and intermediate and high schools which are adequately sized to provide opportunities for excellence. Continuation of historic rates of residential, industrial and commercial growth in Vacaville will not always allow this component of high quality education to be fulfilled. Vacaville's land use policies must reflect the City's commitment to high quality public school education through mechanisms insuring that the rate of growth and the rate of school construction are compatible.

In order to insure that the rate of growth and the rate of school construction remained compatible the City adopted the Planned Growth Ordinance in 1992 which allocated the issuance of building permits for new residential developments based upon availability of public services including availability of school district facilities necessary to serve the new development. A School Impact Mitigation Ordinance was adopted which allowed developers to mitigate the impacts of development on the availability of public services and facilities through such mechanisms as payment of fees or land dedication as an alternative to the allocation of building permits. This mechanism was pre-empted with the passage of SB-50 which prohibits local governments from denying development projects because of inadequate school facilities.

In the coming years it will be important to work with the opportunities and constraints posed by the SB-50 funding mechanism in order to acquire the local funding to construct needed new school facilities. Funding sources may include state funding, local bond issues, new community facility districts and development agreements and other voluntary agreements between the City and developers which provide for funds in addition or as a replacement to the per square foot development fee.

The City of Vacaville should work closely with all school districts that have jurisdiction within the planned urban area to devise a permanent means of financing school construction within the districts to accommodate the residential, industrial and commercial growth policies of Vacaville. As a part of a School Facilities Mitigation Plan, the school districts should continue to participate in the State Building Program. A permanent means of financing school construction must recognize that adequate school facilities are in the best interests of the public and private sectors and that only through the cooperation of all parties can a permanent solution be devised. The solution must address cost effectiveness, timeliness of funding, its flexibility, cash flow needs of the districts and acceptability to the decision makers who establish the policies.

### ***Guiding Policies***

- 5.3-G 1 Recognize that high quality education for Vacaville's school children is a community priority.
- 5.3-G 2 Promote the construction of school buildings and facilities which will be a source of civic pride, visual pleasure, and community identity.
- 5.3-G 3 Support the principle that school children deserve to attend schools that are housed in permanent facilities and located within close proximity to their homes.
- 5.3-G 4 Work towards close cooperation and coordination between the City of Vacaville and the school districts.
- 5.3-G 5 Inform the school districts of policies and projects that may affect the provision of educational facilities and services.
- 5.3-G 6 Plan educational facilities with sufficient permanent capacity to meet the needs of current (1999) and projected future enrollment and ensure that there are mechanisms to provide for the timely construction of the facilities.
- 5.3-G 7 Cooperate with school districts in planning school parks as a means of meeting neighborhood recreation, child care, and open space needs.

*(See also Policy 4.6-II2)*

### ***Implementing Policies***

- 5.3-I 1 Encourage the school districts to implement and update, as needed, facility master plans. Such a plan is a means of providing greater detail and timing on specific school sites, buildings and educational facilities; and, to provide a mitigation plan to ensure the financing and the provision of new school facilities financing mechanisms.

*Mello-Roos Community Facilities Districts and other funding mechanisms can help fund school construction; the City has already undertaken and initiated a Mello-Roos District within a portion of the area served by the Travis Unified School District. These Districts may be initiated by the City or the school districts, independently or jointly. Other options that should be considered include mitigation measures negotiated through development agreements where a developer might pay mitigation fees, provide classroom space or even a new school in lieu of paying the square foot mitigation amount set by state law. School Facilities Master Plans adopted by the Vacaville and Travis Unified School Districts include components that investigate all available funding options and*

*provide the greatest flexibility in ensuring the provision of adequate school facilities.*

5.3-I 2 If proposed school sites are not required or are needed in an alternate location, as determined by the school districts, the land use of the site will automatically revert to the predominant land use in the area.

5.3-I 3 In conjunction with the approval of residential development, cooperate with local school districts to provide sufficient school facilities to serve the enrollment generated by the new development. (See Policy 2.2-I 8)

5.3-I 4 Reserve school sites as shown on the General Plan Diagram, (appropriately-located or alternative sites).

*All site designations will be included in policy plans or specific plans which are required for new areas of development. (See Policy 2.2-I 9)*

5.3-I 5 Encourage neighboring school districts to propose changes in jurisdictional boundaries where such change would benefit the safety of school children and reduce their travel time to school.

5.3-I 6 Encourage school districts to promote innovative and high-quality design in school building architecture, landscaping, and campus layout.

*Schools and adjacent parks are the focus of life for young residents of Vacaville. School buildings constitute important landmarks in the image that children form of their community.*

5.3-I 7 The City shall strongly urge the school districts to aggressively continue active participation in the State Building Program for school funding. The School Facilities Mitigation Plan shall include provisions that require the school districts to continue active participation in the State Building Program.

*As a part of the annual review of the General Plan, the City can monitor this by obtaining a report which addresses the participation of each school district.*

## **Amendments and Corrections to Public Facilities, Institutions and Utilities Element**

October 16, 1990	Resolution No. 1991 - G - 8. Amendments to implement the West Valleys North Referendum.
March 26, 1991	Text of policy 5.2-I 4 was corrected. (GP-1-91)
March 10, 1992	Resolution No. 1992 - I - 2. Text and policies related to schools were amended. (GP-2-92)
January 24, 1995	Resolution No. 1995-18. Figure 5-3 was revised to remove the proposed Gibson Creek Elementary School, and alternative sites for the proposed McMurtry Middle School and Willow High School in the North Village area. (GP-1-95)
November 9, 1999	Resolution 1999-143; Technical update to the General Plan: text added to reflect public utilities and facilities built since 1990, utilities and facilities policies updated and changed in response to implementation actions taken (5.1-I 2, 5.1-I 4, 5.1-I 5, 5.1-I 6, 5.1-I 14, 5.1-I 16), Solid waste policies updated to conform to City's source reduction program activities (5.1-G 5, 5.1-I 17, 5.1-I 18, 5.1-I 19, 5.1-I 20, 5.1-I 21, 5.1-I 22); school text amended to reflect status of schools, future need and passage of SB-50. School policies updated and amended to reflect adoption of facilities plans (5.3-G 6, 5.3-I 1) and conform to the adoption of SB-50 (5.3-I 1, 5.3-I 3). (GP-1-99).
April 27, 2004	Resolution No. 2004-39, Policy 5.1-I15 amended for Rice-McMurtry Area
June 8, 2004/Dec. 7, 2004	Resolution No. 2004-49. Approving General Plan Amendments to the Lower Lagoon Valley Project Area./Resolution 2004-125 later rescinded that prior action

- WELLS**
- △ PROPOSED
  - ▲ EXISTING
- RESERVOIRS**
- PROPOSED
  - EXISTING
- BOOSTER PUMP STATIONS (BPS)**
- PROPOSED
  - EXISTING
- WATER LINES**
- - - PROPOSED
  - EXISTING 12" AND LARGER (ONLY)
  - - - - CITY LIMITS

LLV = Lower Lagoon Valley

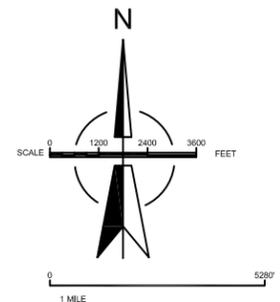
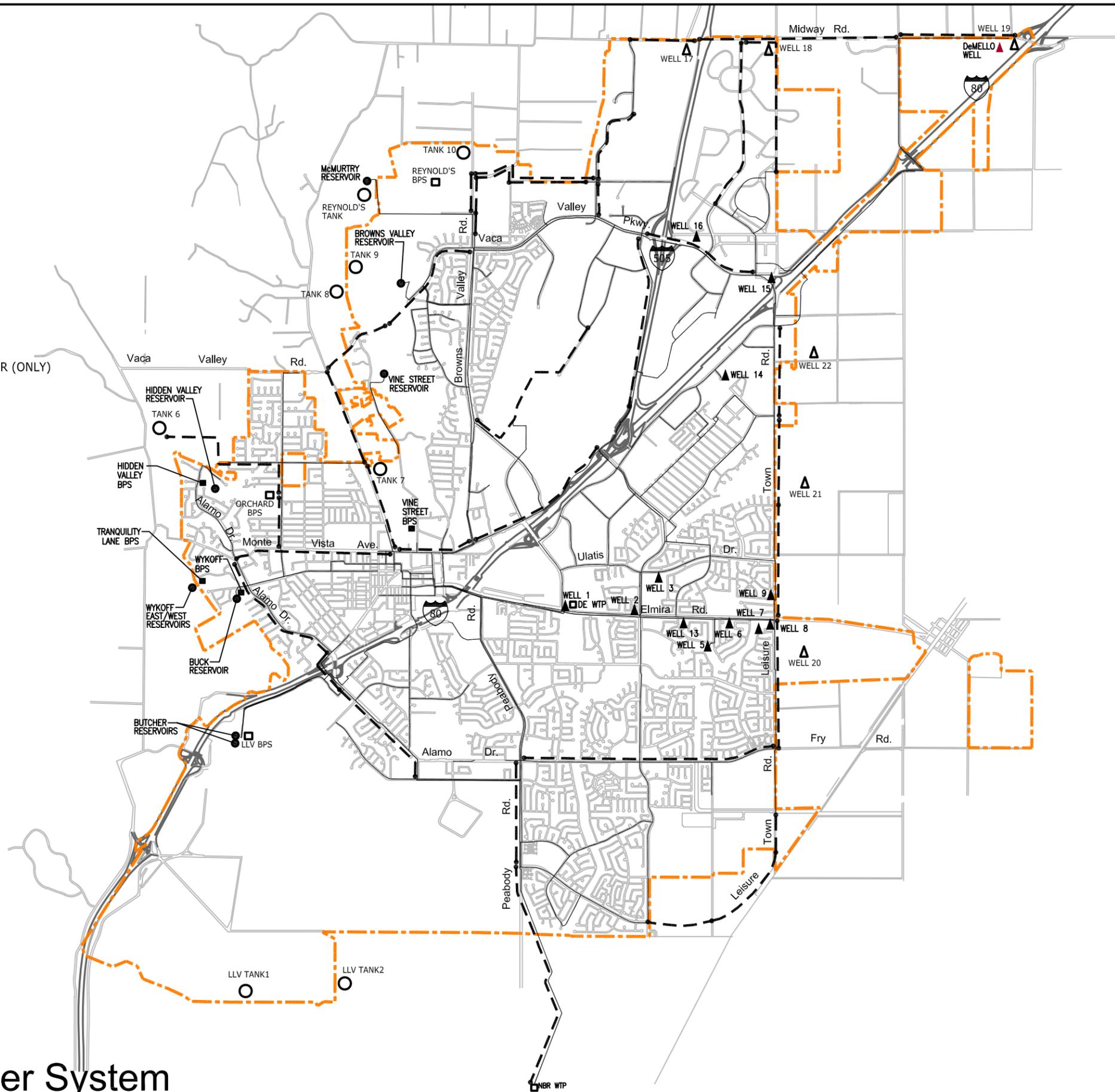


Fig. 5-1  
**Conceptual Water System  
 Improvements**

- City Limits
- 
- SEWER LINES**
- Existing Trunk Line
  - - - Proposed Trunk Line
  - ..... Trunk Sewer Lines - requiring replacement or relief
- 
- LIFT STATIONS**
- Wastewater Treatment Plant
  - Existing Lift Station
  - Proposed Lift Station
  - ⊗ Lift Station - requiring replacement or improvements

Note: A Sewer Master Plan may identify additional new trunk lines/lift stations and trunk lines/lift stations requiring replacement/upsizing or relief.

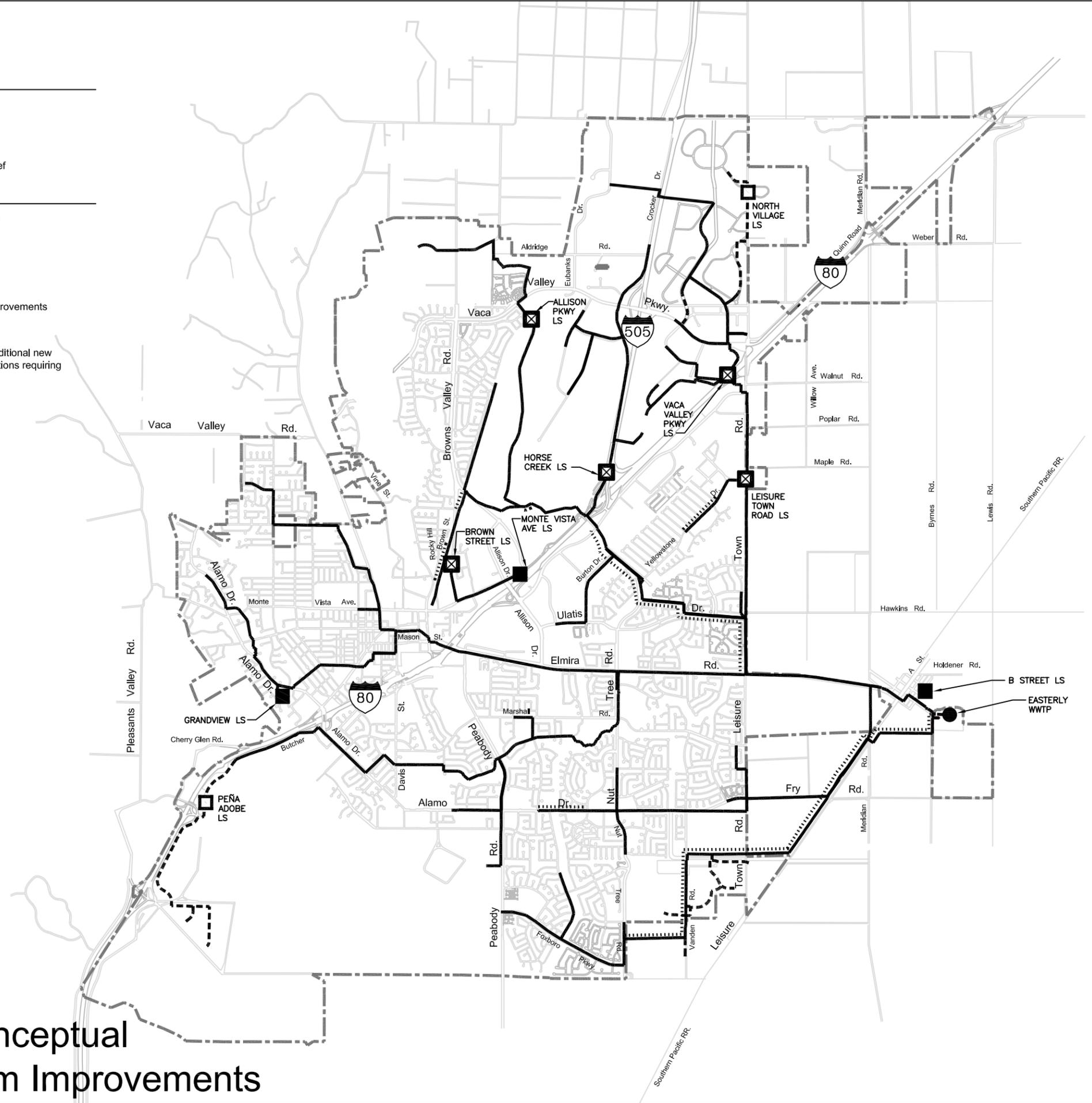
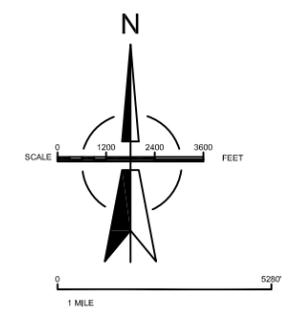


Fig. 5-2  
Vacaville-Conceptual  
Sewer System Improvements



**EXISTING**      **PROPOSED**

- E      e
- JH      jh
- HS      hs
- 
- \*
- 

Elementary School  
 Junior High School  
 High School  
 Park (Located next to school)  
 Alternate Sites  
 Potential District Transfer Area

**Note:**  
 Exact location of proposed school sites shall be determined as part of Policy Plan and Development Review in coordination with school districts.

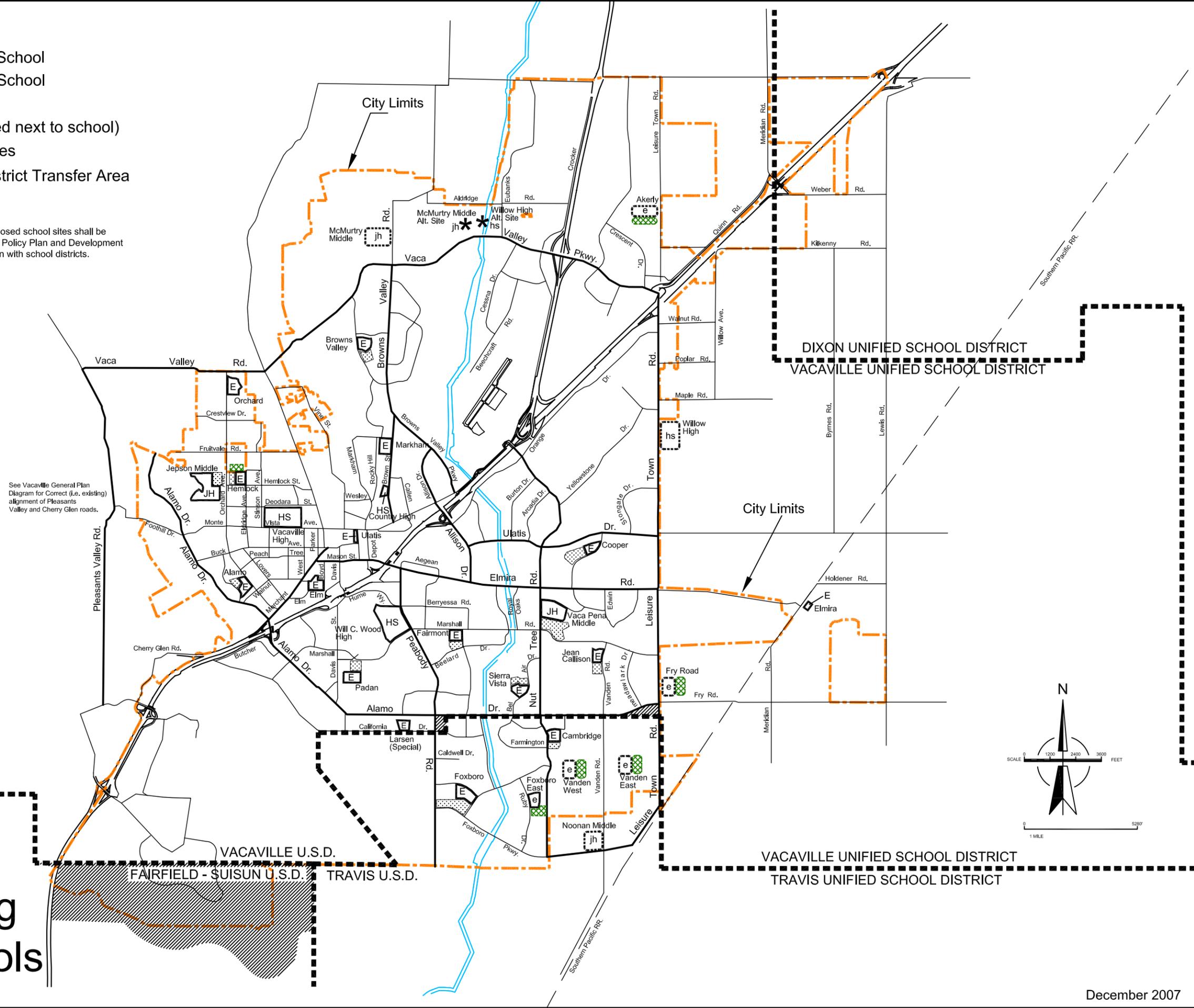


Fig. 5-3  
**Vacaville - Existing & Proposed Schools**