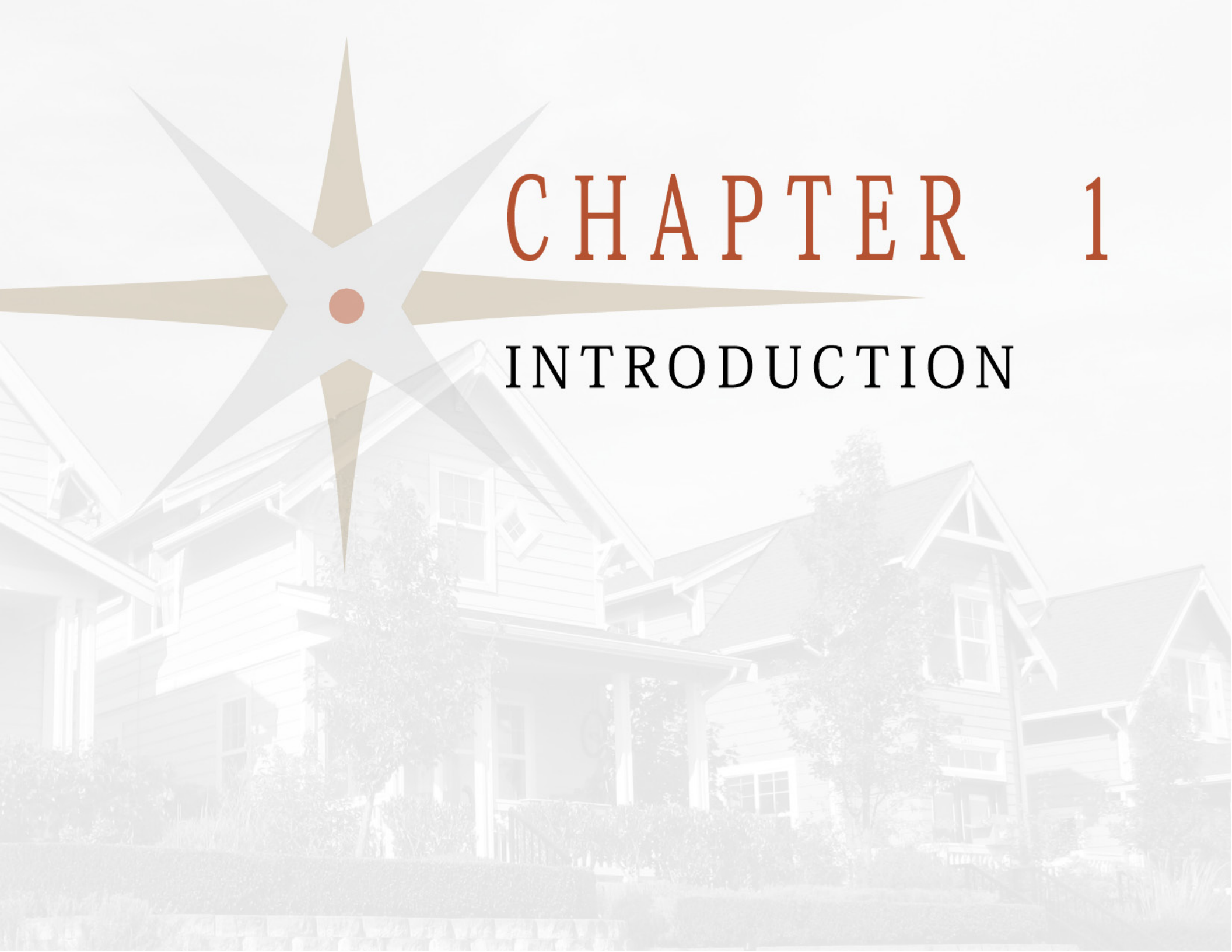
CHAPTER 1

INTRODUCTION



1.1 Introduction

Roberts' Ranch is a 248 acre master planned community within the East of Leisure Town Growth Area in the City of Vacaville. This community will offer a variety of housing choices within a planned system of parks and trails providing connections throughout the project, with a buffer sensitive to nearby agriculture. Roberts' Ranch intends to set the standard for high quality community design and livability for the City of Vacaville.

The purpose of this Specific Plan is to guide the development of the community to ensure the vision of this project, the goals of the General Plan, and the needs of the City are carried out through all aspects of planning and design. This document will serve as the regulatory tool for the long-term development of the project. This Specific Plan is organized into ten chapters:

1.0 Introduction: *project vision, project background, legal context*

2.0 Land Use Plan: *physical land use plan and project statistics*

3.0 Development Standards: *zoning regulations and building standards*

4.0 Mobility: *circulation, street sections, and trails*

5.0 Landscape Guidelines: *conceptual park designs, trail sections, and open space*

6.0 Design Guidelines: *guidelines to achieve high quality, cohesive design*

7.0 Public Facilities: *proposed development of infrastructure for the community*

8.0 Community Services and Facilities: *implementation of community services*

9.0 Implementation: *administration, project phasing, and funding mechanisms*

10.0 General Plan Consistency: *consistency with the objectives of the General Plan*

GENERAL NOTE:

All photos and graphics within this document are illustrative in nature, and are meant to show the intent and vision of the Specific Plan. Captions and notes are used to point out specific details of photos and graphics that are applicable to the Project.

1.2 Project Vision

The following vision statements lay the foundation for all design decisions related to Roberts' Ranch. These four statements are intertwined with the goals and objectives set forth in the General Plan.

Sense of Community

Consistently themed monumentation, landscaping, and street design throughout the entire project will give Roberts' Ranch a sense of community to its residents and visitors. Within this overall context of community, a collection of individual neighborhoods will be thoughtfully planned with appropriately scaled small parks and trails, to provide opportunities to cultivate meaningful connections with friends and neighbors.

Connectivity

Safe and inviting pedestrian connection opportunities will be available throughout the community. Street sections will have enhanced parkways and sidewalks in strategic locations to create a linked network of parks and open space at a local level, with further connections to trail systems throughout the City of Vacaville. Children will have safe routes to walk to school. Properly designed and scaled streets will move vehicular traffic efficiently, while providing for the needs of pedestrians and cyclists as well. Connections to future transit opportunities will be easily accommodated within the community mobility network.

Variety of Housing Choices

A range of product types, sizes, and densities within the Low Density and Low Medium Density General Plan land use designations proposed for this site, will provide housing opportunities to accommodate a broad range of lifestyle choices and income levels, from young professionals to empty nesters. This also provides an opportunity for buyers to move up or move down, without leaving their community, as their needs change over time. A range of housing choices creates economic viability for the project by offering flexibility to adapt to changing markets. The style and character of the housing will reflect the history and culture of the City of Vacaville, and use those archetypes as influences to create new styles with a fresh take on historical themes.

Healthy Community and Sustainability

Environmental responsibility will be achieved with a 'whole systems approach,' from a community plan level down to the individual home. Two examples of community-wide green infrastructure include integrating open swales into the landscape design of large open space areas to provide a place for storm water to naturally recharge, and planting a layered tree canopy to reduce heat gain along streets. Environmentally responsible building materials, recycling programs, and encouraging water-efficient landscaping are examples of ways to be environmentally friendly at an individual level. The community trail system and spaces for uses that may include community gardens encourages healthy living, giving residents an opportunity to enjoy the outdoors and be active. These and other responsible choices will make Roberts' Ranch a healthy, sustainable community.

1.3 Project Site

1.3.1 Existing Context

Roberts' Ranch is located in northern Solano County in the southeastern corner of the City of Vacaville as shown in Figure 1-1. The City of Vacaville is at the midpoint between San Francisco and Sacramento along Interstate 80, which serves as the main transportation link between these two growing urban areas.

The site is bounded by Leisure Town Road on the west, Alamo Drive extension and Fry Road on the South, the Southern Pacific Railroad right of way on the east, and the approved Brighton Landing project to the north as shown in Figure 1-2.

The current project site is primarily used for agriculture. The areas east of the site will remain in agricultural use for the foreseeable future, due to the City of Vacaville's Urban Growth Boundary. Directly west of the project across Leisure Town Road are single family residential uses. Roberts' Ranch will tie directly into Brighton Landing to the north, using the same circulation network, and completing the recommended circulation system as proposed in the General Plan. Additional urban reserve and commercial services uses are identified for the area south of the project site.

Figure 1-1 Regional Context

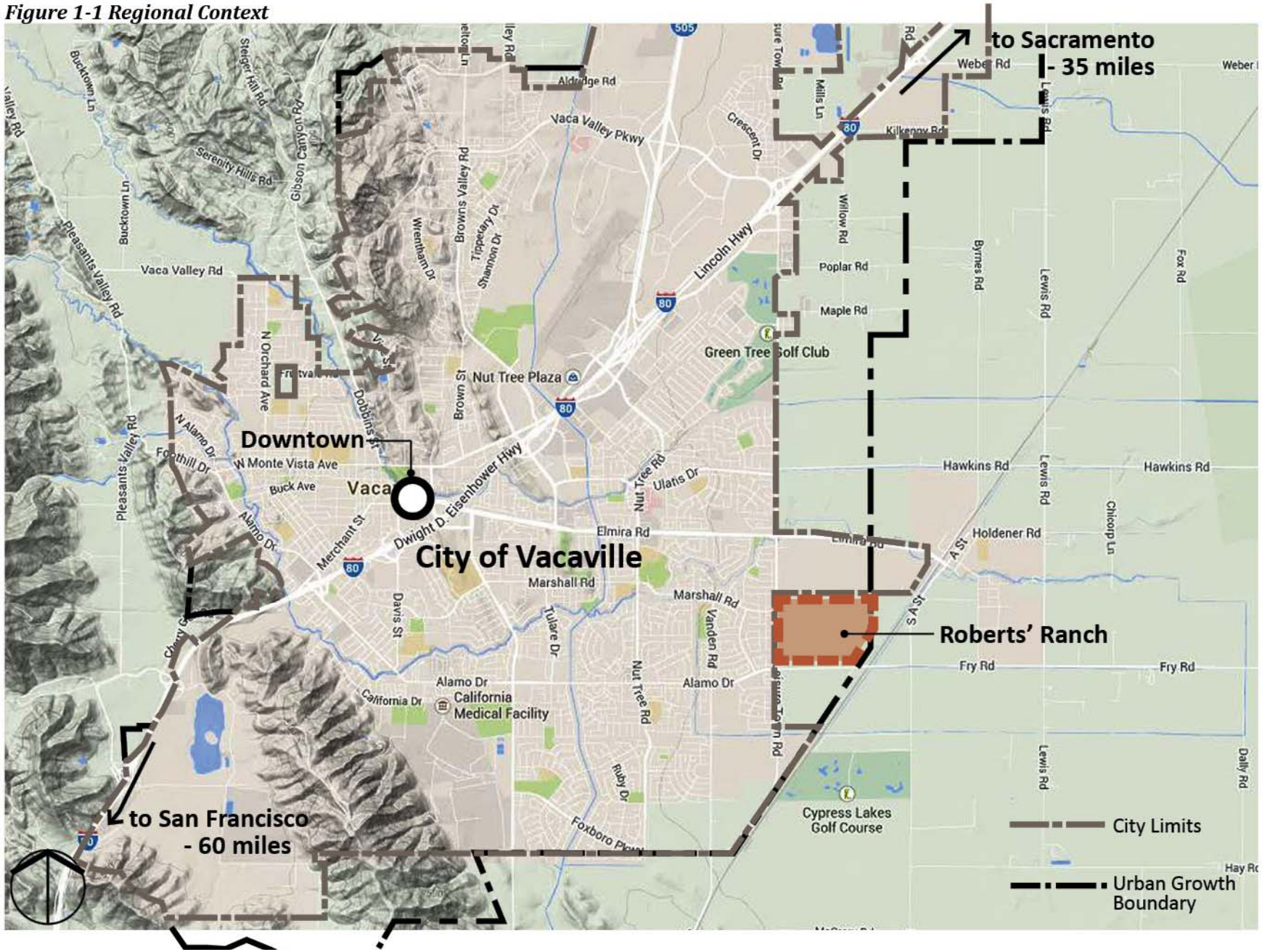
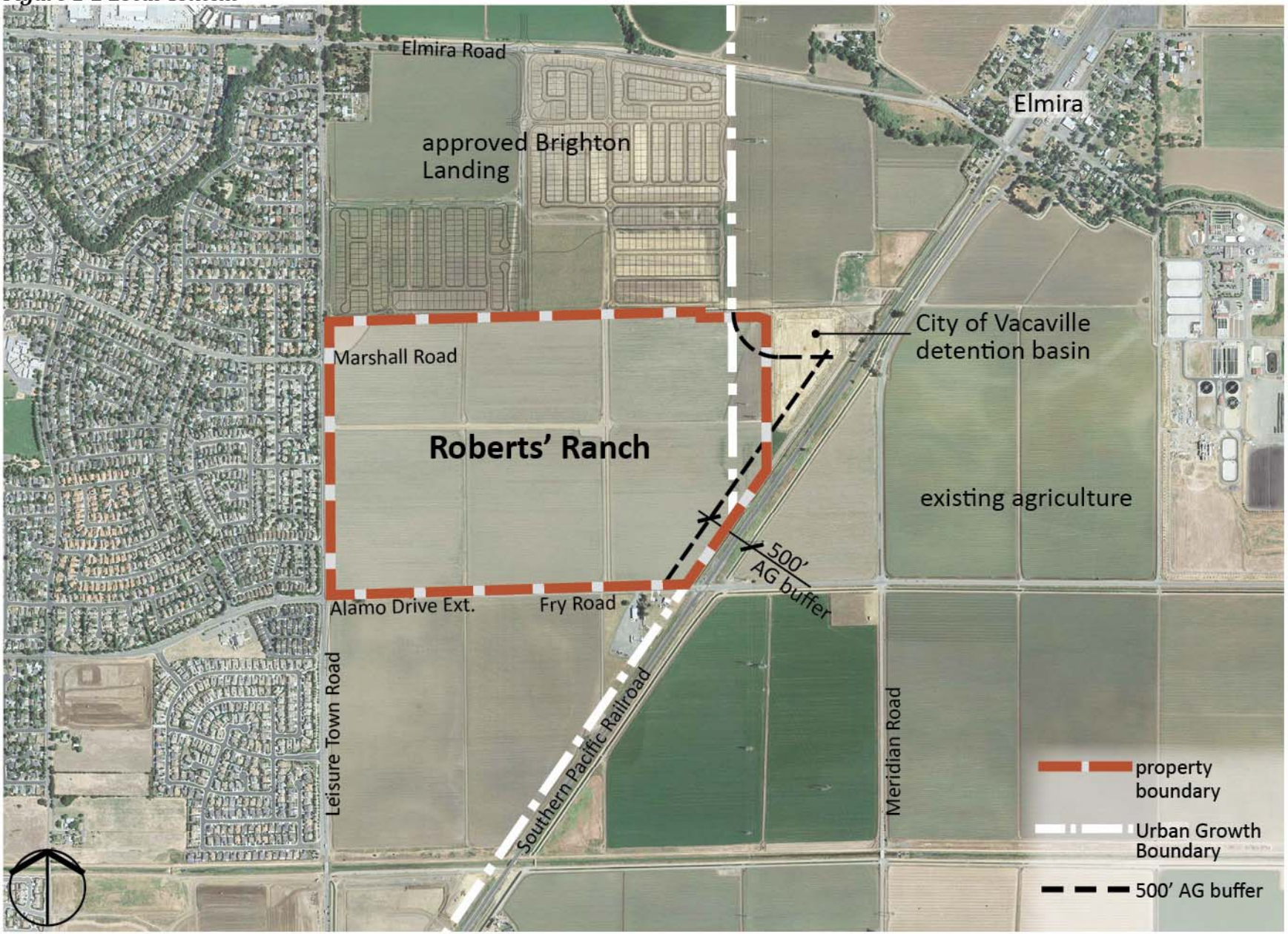


Figure 1-2 Local Context



1.3.2 Land Use Background

Roberts' Ranch is part of the East of Leisure Town Growth Area as defined in the General Plan. This is one of two Growth Areas identified in the General Plan, that are recognized as the ideal locations for future development within the city. The East of Leisure Town Road Growth Area is within the 2008 adopted Urban Growth Boundary (as shown on Figure 1-2), which limits the amount of urban development within the City until 2028. Consequently, the area east of the project site is currently set aside for continued long term agriculture use, and is protected by a 500 foot buffer zone to abate the incompatibility between agriculture and residential uses. The General Plan calls for low and low-medium residential uses on the project site, as well as a school site. The northeast area of the site is identified as an agricultural buffer area, and contains the 500 foot buffer zone, and a detention basin the will serve the storm water detention needs of both Roberts' Ranch and the approved Brighton Landing as shown in Figure 1-2. Figure 1-3 shows the proposed General Plan land uses for the project site and surrounding areas.

1.3.3 Property Ownership

The majority of the site is owned by Batch Vacaville Land and Development L.P. A few easements and access parcels exist throughout the site. See Figure 1-4.

Table 1-1 Property Ownership

APN	Owner	Land Area (acres)
0138-030-090	Batch Vacaville Land and Development, LP.	60.09
0138-030-100	Batch Vacaville Land and Development, LP.	54.46
0138-030-110	Batch Vacaville Land and Development, LP.	37.93
0138-030-120	Batch Vacaville Land and Development, LP.	82.09
—	Solano Irrigation District	7.11±
Total Area		**241.77±**

Figure 1-3 Proposed General Plan Land Uses

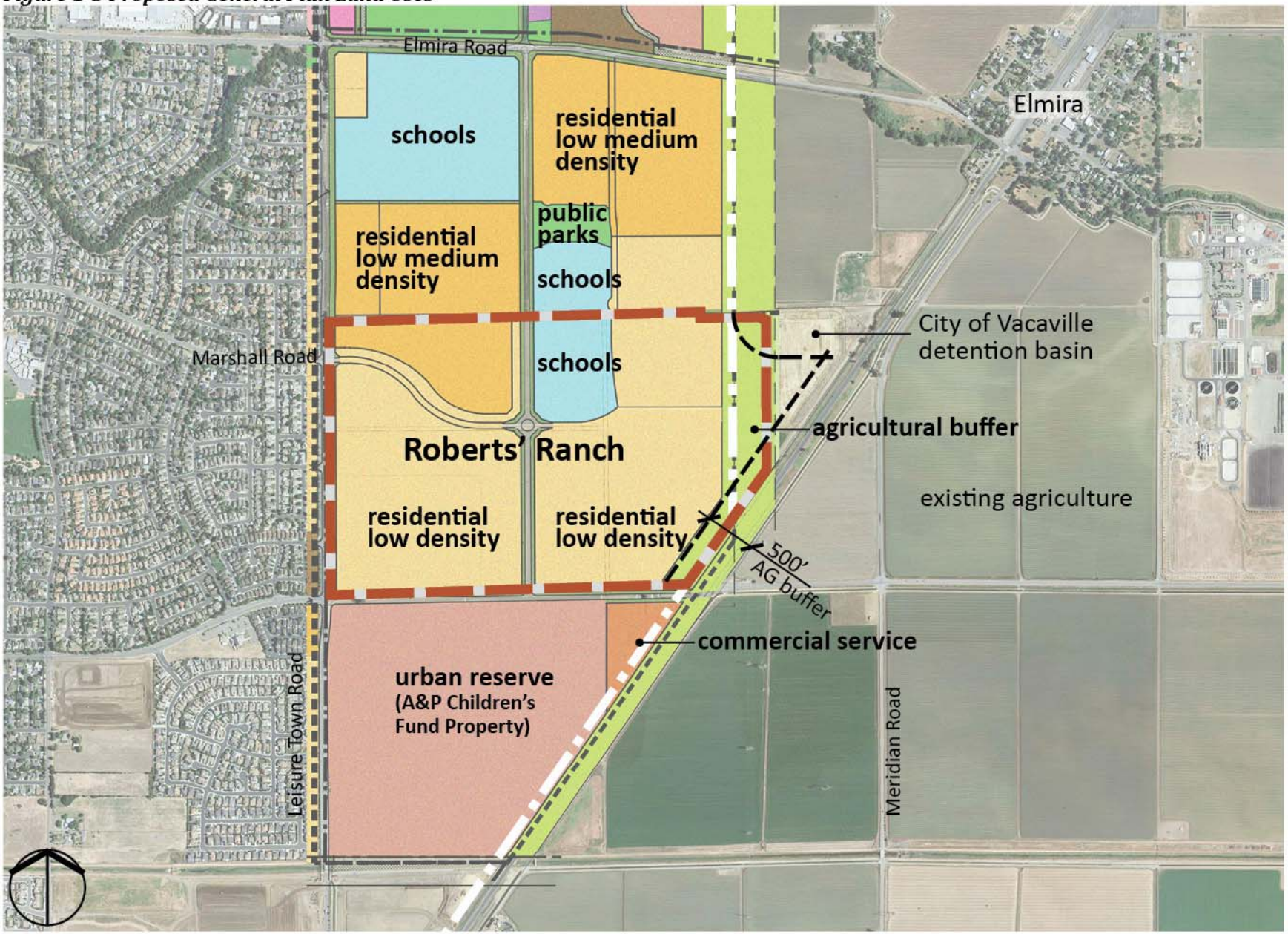
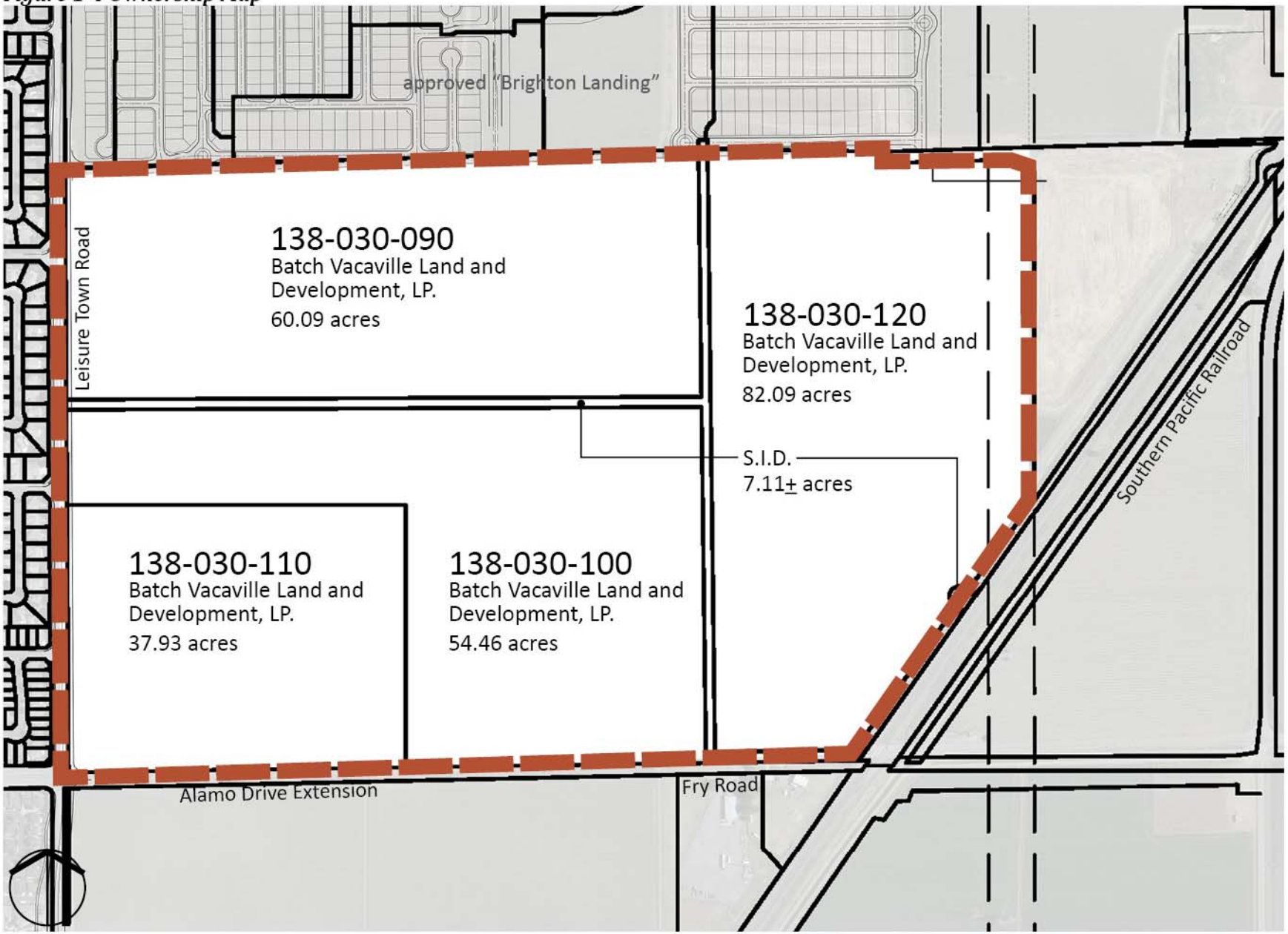


Figure 1-4 Ownership Map



1.4 Legal Context

1.4.1 Authority to Prepare

The Roberts' Ranch Specific Plan provides the regulatory tools necessary to enable the development of land uses and building standards specific to this site, and will serve as the zoning controls for the property regulated by the Specific Plan.

The authority to prepare and adopt Specific Plans is set forth in the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. This Code authorizes cities to adopt specific plans either by resolution as policy or by ordinance as regulation. This Specific Plan will be adopted by ordinance and will be recommended by the Planning Commission and approved by the City Council. Therefore, all proposed development within the Specific Plan area shall be consistent with the standards and regulations in this document and all relevant City regulations.

1.4.2 Relationship to the General Plan

The California Government Code requires specific plans to be consistent with the City's General Plan goals and objectives. Chapter 10 of this document addresses the consistency of the Roberts' Ranch Specific Plan to the General Plan.

State law also requires the General Plan and Zoning Code to be consistent. Because the Roberts' Ranch Specific Plan will serve as zoning for the property, regulated by the Specific Plan, such zoning controls have been drafted to be consistent with the Roberts' Ranch Specific Plan, as well as consistent with the General Plan. The Specific Plan's consistency with the General Plan is discussed in Chapter 10.0.

1.4.3 Environmental Review

The California Environmental Quality Act (CEQA) was adopted to ensure that the quality of California's environment is respected and maintained. The environmental review conducted pursuant to CEQA informs designers, city staff, and the public of the potential environmental impacts a development may impose. The Specific Plan's environmental review recommends the mitigating steps that may be taken to help reduce or avoid negative environmental effects of the project, and will also include a statement of unavoidable impacts and the overriding considerations explaining why the benefit of the Project outweighs the adverse impacts.

The environmental review prepared for the Roberts' Ranch Specific Plan Project takes into consideration other project-related actions, including the proposed Development Agreement and any related actions by other public agencies. This review identifies specific mitigation measures to be considered and implemented as proposed projects within the Specific Plan area move to construction. Compliance with necessary mitigation measures will be included in the conditions of approval for each tentative map submittal. A Mitigation Monitoring Plan included as part of the environmental review for the Specific Plan will also be in place to ensure compliance with mitigation measures. Additional mitigation measures have been identified in the General Plan Environmental Impact Report and Energy Conservation Action Strategy (ECAS). A Mitigation Monitoring Report Program (MMRP) has been adopted by the City to ensure implementation of mitigation measures and is attached in Appendix C. Activities within Roberts' Ranch will need to comply with the mitigation measures set forth in the MMRP to the extent applicable of the Specific Plan area.

1.4.4 Development Agreement

A Development Agreement (DA) will be entered into between the Master Developer and the City of Vacaville. This agreement will focus on items such as the Community Benefit Contribution (CBC), the Community Facilities Districts (CFD), timing of recreation improvements, and phasing of infrastructure improvements. The specific details of the DA and how they are implemented in the Project are further described in Chapter 9 Implementation.

1.4.5 Master Water Agreement Amendment

The City of Vacaville currently has a Master Water Agreement with the Solano Irrigation District to provide potable water to the City. This Specific Plan recognizes that development will be required to comply with the terms of the Master Water Agreement as it may be amended from time to time.

1.4.6 Airport Land Use Compatibility

The Specific Plan area falls within the Travis Air Force Base Land Use Compatibility Zone. There are no structures proposed within Roberts' Ranch exceeding 200 feet in height. If such a structure were to be proposed in the future, a conditional use permit would be required. Any land uses determined to be in conflict with the Travis Air Force Base Airport Land Use Commission will be prohibited.

1.4.7 Annexation Process

The Specific Plan area falls within the Urban Growth Boundary (UGB) adopted by the City Council in 2008. The Specific Plan has been designed to be consistent with the City's 2035 General Plan Update. Following adoption of the General Plan, the City has amended Vacaville's Sphere of Influence (SOI), which delineates the project area as being within the City's planned future boundary and service areas. The intent of these actions is to allow the Roberts' Ranch Specific Plan area to be annexed into the City of Vacaville.