



CHAPTER 8

COMMUNITY SERVICES & FACILITIES

8.1 Fire Protection

Adequate fire protection shall be provided in the Roberts' Ranch Specific Plan area that is consistent with the standards maintained throughout the City. The existing fire protection covering the Roberts' Ranch area does meet current City of Vacaville Fire Department Standards for response times. The annexation of the project into the Community Facilities District (CFD) will ensure Station 75 will be provided with adequate staffing.

To make certain adequate fire access is maintained for each phase of development, the developer shall prepare and file with the fire department an Emergency Access and Evacuation Plan for each phase. This plan shall be approved by the fire department prior to construction of homes within the phase for which the plan has been prepared.

Roberts' Ranch is bounded on the south and west by arterial roads which allow for adequate fire protection along these boundaries. The north is bounded by future Brighton Landing which is an approved urban development for which fire issues have been adequately provided for. However, because of the potential for wild land fires to the east, the Roberts' Ranch site plan has been designed to facilitate a 100 foot defensible fire protection from the edge of houses along the eastern boundary. A large portion of this buffer will be satisfied with the side yard requirement of the homes and the minor collector street section running north and south along that edge. The remaining width will be accommodated by providing appropriate landscaping and watering as further clarified in Chapter 5. Trails within the agricultural buffer have been sized at 12 feet wide (10 feet plus a 1 foot apron on each side) to accommodate a fire truck vehicle in case of emergency.

The Roberts' Ranch project will be constructed in phases. One hundred foot fire breaks will be provided at the boundary of developed and undeveloped lands at all phases of construction, and will be required to comply with Fire Department fire break standards. Emergency secondary access to the first phases of the project from Leisure Town Road will also be provided.

Per the adopted City Building Code all houses shall be equipped with residential fire sprinkler systems.

8.2 Police

The Roberts' Ranch Specific Plan area will be served by the Vacaville Police Department. Police protection will be consistent with the standards maintained throughout the City. As with fire protection, the developers of Roberts' Ranch will pay its fair share of Police Impact fees along with creating or annexing into the CFD for Roberts' Ranch to ensure adequate staffing for the area. Emergency secondary access shall be provided as noted in Section 8.1 above.

8.3 Parks and Recreation

The proposed stroller parks, trails, and open space areas within the Roberts' Ranch Specific Plan area shall be provided in addition to the City of Vacaville requirements for neighborhood parks in a development area of this size. This system of parks, trails, and open space will provide numerous outdoor recreational opportunities for the future residents of Roberts' Ranch and adjacent neighborhoods by providing accessible open space in the agricultural buffer area to all residents of the City of Vacaville.

The stroller parks and each section of trail will be constructed by the developer responsible for that portion of the project. The costs associated with dedication of the land may be spread among all Roberts' Ranch developers through establishment of a Benefit District. The amenities within the agriculture buffer and active open space area will be constructed as specified in the Development Agreement.

8.3.1 Parks and Recreation Funding

Prior to the approval of the first small lot final map that creates individual residential lots for the Roberts' Ranch area, the City and the Master Developer shall establish funding mechanisms as described in Chapter 9.10, to provide for the design and construction of the Roberts' Ranch neighborhood park and trail system. The Development Agreement will specify how costs for parks, trails, and open space will be fairly spread among the developers within the project and the City.



8.3.2 Park Dedication

The parks, trails, and open space areas shall be dedicated to the City of Vacaville with each respective development phase as a public amenity, unless otherwise dedicated with the first Final Map.

8.3.3 Park Design Package

The Master Developer will work with the City's Community Services Department to create a Park Design Package for Roberts' Ranch. The City's Community Services Department shall oversee the park design package approval as specified by the City's park planning process, to ensure that recreational opportunities meet the needs of the community. The park design package will be completed as part of the tentative map process as further described in Chapter 9.3.2, and will include the overall design concepts of the stroller parks and accessible open space areas within the Project. The Park Design Package shall be subject to Design Review approval by the Planning Commission and Community Development Director.

8.3.4 Parks and Open Space Requirement

The developers of the Roberts' Ranch Specific Plan area shall incorporate parks and trail facilities in addition to the Brighton Landing Park acreage, which service area includes Roberts' Ranch. The neighborhood park standards shall be met as specified in the City of Vacaville General Plan for new developments as listed below:

1. Ensure as part of the approval process, that each new development provides its share of planned park and trail facilities within the Community.
2. The acreage of these park and trail areas shall meet or exceed the minimum total neighborhood park acreage as specified in the City of Vacaville General Plan for new land use areas.
3. Open Space areas on the eastern edge of Roberts' Ranch shall be considered accessible open space as defined by the Vacaville General Plan, Parks and Recreation Element.
4. Stroller parks and open space are provided in addition to park impact fee requirements.

8.4 Schools

The Roberts' Ranch Specific Plan area is within the Vacaville Unified School District boundaries. The District will need to complete a master plan for the east of Leisure Town area to determine the need for new school facilities. As specified in Section 9.3.4, the Specific Plan limits the permitted uses on the school site for a period of time to facilitate the construction of a new intermediate school to complement the proposed K-6 school site set aside within Brighton Landing directly to the north. It is anticipated the District will enter into an agreement with the Roberts' Ranch Master Developer regarding the acquisition/disposition of the proposed school site.

8.5 Solid Waste

All development approvals within Roberts' Ranch shall provide adequate access for waste haulers and recycling. The City's current contracted provider will have the exclusive right to provide collection and hauling services for solid waste, recyclables, yard waste, and street sweeping services in the City of Vacaville through a franchise agreement, subject to limited exceptions stated in the Vacaville Municipal Code.

All development within the Roberts' Ranch Specific Plan shall provide adequate areas for the placement of refuse bins and totes within their respective development areas.



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