



CHAPTER 10

GENERAL PLAN CONSISTENCY

10.1 Introduction

The Roberts' Ranch Specific Plan is in direct relationship with the goals, policies, and land uses of the City's General Plan. This Chapter will analyze how the portions of the General Plan applying to Roberts' Ranch are consistent with the overall theme and objectives of the Specific Plan.

10.2 Land Use

10.2.1 Community Character and Design

Goal LU-1: Preserve, promote, and protect the existing character and quality of life within Vacaville.

Specific Plan Response:

A variety of single family housing at several different price points is provided within the project to serve a wide range of buyers from families, young professionals, and empty-nesters. The development standards and design guidelines will ensure a high quality project is built, true to the character of the City of Vacaville.

10.2.2 Responsible and Well-Planned Growth

Goal LU-2: Carefully plan for new development in undeveloped portions of Vacaville.

Goal LU-3: Coordinate land development with the provision of services and infrastructure.

Goal LU-5: Maintain the City's Urban Growth Boundary.

Specific Plan Response:

The Specific Plan, as a policy mechanism, provides a cohesive means to coordinate land use, public facilities, and public services for large development areas. This will ensure the vision and quality of Roberts' Ranch will be carried out for the entire community as opposed to a piecemeal approach. The zoning designations proposed within the community follow the same land use designations as approved in the General Plan.

Roberts' Ranch is within the Urban Growth Boundary as shown in the General Plan. The land east of the Urban Growth Boundary is designated as agricultural in the Solano County general plan. The area designated as "active open space" in Figure 2-1 of Chapter 2 will provide a permanent open space amenity for residents of Roberts' Ranch and the City of Vacaville. This open space will be deeded to the City as a condition of the tentative map and in the terms of the Development Agreement.

This project is within the assumed development projections for the City of Vacaville, and is accounted for in the General Plan EIR. Infrastructure and public services needs have been assessed to ensure adequate funding is in place to provide the necessary improvements without overburdening the current infrastructure and services. As part of the Specific Plan implementation process, the Master Utility Plan for the project will be reviewed with the submission of each phase to make sure the required infrastructure improvements are provided.

10.2.3 Infrastructure and Services for New Development

Goal LU-6: All development shall pay its own way and not result in a financial burden to existing development or services.

Specific Plan Response:

The Specific Plan provides for its own mitigation measures, financing strategies, and maintenance districts to ensure all impact fees and fair cost allocation are provided.

10.2.4 Residential Neighborhoods

Goal LU-11: Preserve and enhance the existing character and sense of place in residential neighborhoods.

Goal LU-12: Provide high-quality housing in a range of residential densities and types.

Specific Plan Response:

One of the vision statements for Roberts' Ranch is to provide a sense of community within the project. This will be achieved through high-quality planning, architecture, and landscape design, while providing a consistent character throughout the project. The



design guidelines will facilitate the design review process by requiring projects to adhere to the standards set for this project.

The Roberts' Ranch project area falls within two residential General Plan land use designations: residential low density and residential low medium density. A variety of housing sizes and architectural character options are provided within these two designations.

10.2.5 Growth Areas

Goal LU-17: Provide for orderly, well-planned, and balanced growth in the East of Leisure Town Road Growth Area.

Goal LU-19: Comprehensively plan for future development in the East of Leisure Town Road and Northeast Growth Areas.

Specific Plan Response:

A total of 785 units for Roberts' Ranch have been accounted for in the General Plan as stated in Policy LU-P17.1. Roberts' Ranch will provide equal to or less than this total number to provide balanced growth in the East of Leisure Town Road Growth Area.

The Specific Plan ensures orderly, well-planned growth by detailing proposed land uses and mechanisms to achieve those land uses, while taking into consideration the relationship of the Project to the surrounding community. An Appendix is provided within the document listing permitted and conditionally permitted uses.

Roberts' Ranch is immediately adjacent to the already approved and under construction Brighton Landing community which is building infrastructure sized to accommodate Roberts' Ranch. Roberts' Ranch will also complete the connections between Elmira and Fry Roads started in Brighton Landing. The provided homes and infrastructure comply with the projections in both the General Plan and General Plan EIR. No new shopping centers are planned for Roberts' Ranch so as not to compete with existing commercial within the City.

10.3 Transportation

10.3.1 Well-Planned and Integrated Transportation

Goal TR-1: Work with other agencies to plan for an integrated transportation network that responds to regional and local transportation needs while maintaining Vacaville as a safe and pleasant place to live and work.

Goal TR-4: Mitigate traffic impacts from new development.

Goal TR-5: Design and maintain arterial roadways that meet circulation and access needs.

Goal TR-6: Protect residential neighborhoods from through-traffic.

Specific Plan Response:

All street sections within Roberts' Ranch comply with the proposed circulation plan in the General Plan. This includes expanding the arterial roads adjacent to the property, and providing a two lane arterial to run north and south through the property connecting to other projects within the East of Leisure Town Growth Area. All roads meet or exceed the City's roadway standards. A traffic study will be completed to make certain the proposed road system will meet or exceed traffic demands.

Additional right of way will be dedicated along the east side of Leisure Town Road in accordance with the Jepson Parkway Concept Plan.

Roundabouts and traffic circles are provided within the plan to allow traffic to move safely.

The two lane arterial and major collector sections have been designed to have homes front onto their rights of way to create a more pedestrian friendly environment, but access to the garages will be from the neighborhood streets at the rear of the houses, to eliminate driveway cuts on major collectors and two lane arterials, allowing a free-flowing traffic pattern.



The street sections within Roberts' Ranch have been sized to allow for appropriate levels of service to be met, but without making roads too wide which often encourages cut-through traffic and higher speeds.

10.3.2 Complete Streets

Goal TR-7: Provide a balanced, multimodal transportation network that meets the needs of all users.

Goal TR-8: Increase bicycling by improving the network of bikeway and support facilities.

Goal TR-9: Ensure safe, pleasant, and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.

Specific Plan Response:

Connectivity is one of the vision statements for Roberts' Ranch. Providing a safe network of pedestrian and cycling trails is a major component of the design of the community. Both the arterials and major collectors within or adjacent to the project have been sized to include a 10 foot multipurpose trail. Sidewalks are included in all other street sections. In addition, a detached sidewalk section has been created for roads that connect the stroller parks located throughout the community.

Stamped asphalt and/or other appropriate markings will be provided at selected locations to designate safe pedestrian crossings. The trail, sidewalk, and crossing system will comply with ADA requirements.

Bikeways are provided in the arterial and major collector sections, which will integrate with the existing bike lane network throughout the City. The Specific Plan also requires bike parking to be provided at park and open space destinations to encourage the use of bicycles.

10.3.3 Public Transit

Goal TR-11: Support a comprehensive, convenient, and efficient transit system.

Specific Plan Response:

The project has provided three suggested locations for future transit options. Trails are provided along the entire length of the arterials bordering the site, so any future transit location as suggested by the City and Solano Transportation Authority will be accessible by pedestrians and cyclists.

10.4 Conservation and Open Space

10.4.1 Agricultural Lands

Goal COS-3: Support Solano County efforts to preserve existing agricultural lands located in the Planning Area.

Goal COS-4: Minimize conflicts between agricultural and urban uses.

Specific Plan Response:

Roberts' Ranch is within the Urban Growth Boundary for the City. A 500 foot wide agricultural buffer as required by the City has been provided along the eastern edge of the site to minimize impacts between residential uses and agriculture uses.

10.4.2 Greenhouse Gases, Energy Conservation, Air Quality

Goal COS-9: Reduce greenhouse gas emissions and improve the sustainability of actions by City government, residents, and businesses in Vacaville.

Goal COS-10: Promote a sustainable energy supply.

Goal COS-11: Conserve energy and fuel resources by increasing energy efficiency.

Goal COS-12: Maintain and improve air quality.

Specific Plan Response:

The Specific Plan encourages sustainable design practices to be utilized in site design, architectural design, construction, materials, and landscaping. These include minimal water use landscaping, enhanced low carbon footprint house designs, energy-efficient



appliances, and access to trails and transit to minimize trips. The Energy and Conservation Action Strategy Plan is referenced in the document to provide additional guidance for sustainable strategies.

The traffic circles located throughout the project will help improve air quality by minimizing idling traffic at intersections.

10.4.3 Water Resources

Goal COS-13: Promote water conservation as an important part of a long-term and sustainable water supply.

Specific Plan Response:

The Specific Plan encourages best management practices for water use and water efficiency. A non-potable water utility system is planned for the community to irrigate public landscaped areas. Water efficient landscaping is proposed throughout the project.

10.5 Parks and Recreation

Goal PR-1: Develop and maintain a high-quality public park system that provides varied recreational opportunities for city residents, workers, and visitors.

Goal PR-2: Ensure that new development is responsible for providing new parks and recreation facilities in accordance with the City's park and recreation standards and for providing its fair share of neighborhood park maintenance costs.

Goal PR-3: Locate new parks to maximize safety, site efficiency, public safety, and convenient public access.

Goal PR-4: Provide and maintain parks that reflect, preserve, and respect Vacaville's natural setting and the public's investment in each facility.

Goal PR-5: Engage in coordinated and cooperative park planning efforts.

Goal PR-6: Provide parks and recreation programs that promote and support a healthy lifestyle in Vacaville.

Specific Plan Response:

In addition to the neighborhood park requirement as required in the General Plan, Roberts' Ranch is proposing a system of small parks appealing to younger children, each with their own design and theme. A trail system will connect these parks creating one cohesive network. An active use open space area within the Open Space area will contain a series of trails and gathering areas that will connect to similar uses to the north of the Project, creating an extensive community trail system within a designated open space area. Roberts' Ranch is also proposing to provide a dog park, accessible off of Fry Road, within the Open Space area. The parks and trails will incorporate clear signage to provide safety information, directions and points of interest. The entire parks system with Roberts' Ranch is comprised of ±28 acres.

Roberts' Ranch meets the City's park requirement by providing park fees to the City and by participating in the maintenance funding mechanism for their fair share to the Brighton Landing neighborhood park. A Lighting and Landscape District will be created to pay the maintenance costs for the proposed parks, trails, and open space areas within the community. The Development Agreement will specify how costs for parks, trails, and open space will be fairly spread among the developers within the project.

A Parks Design Package will be created to provide the overall design concepts for the parks, trails, and open space areas within Roberts' Ranch. The appropriate City departments and advisory commissions will be involved in this process to provide a coordinated design effort.



10.6 Public Facilities and Services

10.6.1 Fire, Rescue, and Emergency Medical Services

Goal PUB-1: Provide adequate fire, rescue, and emergency medical services to existing and new development.

Specific Plan Response:

Fire services has been consulted as part of the design process. The necessary precautions for fire safety have been taken into account in both the ultimate plan buildout and the construction phases.

The construction of a new Fire Station within the Southtown project, will ensure the Roberts' Ranch area response times meet the required standards. The annexation of the project into the Community Facilities District (CFD) will ensure the station will be provided with adequate staffing and funding.

10.6.2 Law Enforcement

Goal PUB-2: Maintain a safe environment in Vacaville through the enforcement of the law.

Specific Plan Response:

Police protection will be consistent with the standards maintained throughout the City. The developers of Roberts' Ranch will pay its fair share of Police Impact fees along with creation of or annexing into the CFD for Roberts' Ranch to ensure adequate staffing for the area.

10.6.3 Schools

Goal PUB-3: Support high quality education for Vacaville's school children as a community priority.

Specific Plan Response:

An intermediate school site is provided within Roberts' Ranch to serve the community. Safe and convenient pedestrian and bicycle access is incorporated into the plan to provide pedestrian friendly routes to schools.

10.6.4 Solid Waste

Goal PUB-9: Reduce the volume of solid waste generated in Vacaville through recycling and resource conservation.

Specific Plan Response:

Roberts' Ranch will participate with the City's current contracted waste management provider to provide solid waste, recycling, and yard waste management services. The Specific Plan encourages bins to be stored out of public view. Roberts' Ranch will comply with State and City requirements to minimize waste and provide for recycling during construction.

10.6.5 Utilities

Goal PUB-12: Promote coordination between land use planning and water facilities and service.

Goal PUB-13: Collect, transmit, treat, and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.

Specific Plan Response:

Adequate and reliable utility systems will be provided for Roberts' Ranch. A Master Utility Plan will be created to ensure the proper phasing of utilities and fair share cost distribution will occur throughout the construction process which may be funded through the formation of a Benefit District or Assessment District.

Low-flow fixtures will be implemented in Roberts' Ranch to comply with the City of Vacaville water conservation ordinance.



10.7 Safety

Goal SAF-2: Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for existing and future development, and address applicable environmental concerns.

Goal SAF-3: Provide effective storm drainage facilities for development projects.

Goal SAF-4: Protect people and property from flood risk.

Specific Plan Response:

The detention basin east of the Roberts' Ranch property has been designed to convey stormwater from both Brighton Landing and Roberts' Ranch. The location of this basin will ensure agricultural lands to the east will not be negatively impacted by urban runoff.

Best Management Practices (BMPs) will be instituted for the project including Source Control, Treatment Control, and Post-Construction BMPs.

Roberts' Ranch will be constructed in such a way that it will remain outside the floodplain area in accordance with FEMA standards. This will be achieved by making sure the final grade of the project remains above the floodplain elevation.