

**PROJECT DESCRIPTION**  
**A&P Children Investments LLC**  
**April 15, 2024**

A&P Children Investments LLC, property owner and project applicant, SN Management Corp, respectfully request the initiation of a Specific Plan, rezone and Development Agreement for a 127-acre site located on the Southeast corner of Leisure Town and Fry Roads, within the East of Leisure Town Road Growth Area. The request is to change the General Plan land use designation from Urban Reserve to various commercial, residential, and park designations outlined below and shown on Exhibit I. The property, APN 137-020-030, lies directly to the South of the Roberts Ranch Specific Plan Area and to the North of the Vanden Ranch community, within the Sphere of Influence so will require annexation into the City of Vacaville.

LAND USE	ACRES	UNIT COUNT	DENSITY
SF Residential Medium	62.00	620	8.1-14 du/ac
SF Residential Medium High (for sale & for rent)	11.70	175	14.1-20.9 du/ac
SF Residential Low Medium	30.00	210	5.1-8du/ac
<b>Total Residential</b>	<b>103.70</b>	<b>1,005</b>	
Commercial Mixed Use	3.9		
Parks/Open Space/Trails	7.9		
Detention Basin	4.2		
Backbone and ROW dedication	7.7		
<b>Total Non-Residential</b>	<b>23.7</b>		
<b>TOTAL</b>	<b>127.4</b>		

This proposal is to create a Master Planned Community providing a range of missing middle housing types including duplexes, townhomes, micro-lot single family detached and bungalow courts to provide options along a spectrum of affordability. These house scale buildings will fit seamlessly into existing residential neighborhoods to the north and south of the project and support walkability, locally serving retail, parks, and trails. The master plan will include a 3.9 acre commercial mixed use neighborhood serving center on the corner of Fry Road and Leisure Town Road bringing much needed local services to the area, two 1.5 acre neighborhood parks, 4.9 acres of additional activated park and open space with trails and a 4.2 acre detention facility. The preliminary land plan on Exhibit I reflects the continuation of Carroll Way from the Roberts Ranch community with a central roundabout and connectivity back to Leisure Town Road. Based on conversations with Vacaville Unified School District, a new school will likely be needed to support this growth area but will be situated on the larger parcels to the north.

Given the property is surrounded by existing development, it greatly benefits from completed utility systems which will fast track development and allow for the introduction of missing middle housing choices in a shorter time horizon. Water and non-potable water pipelines will be utilized from Roberts Ranch water system installed in Fry Road and the existing CSPA trunk sewer line and joint trench will serve the Project from Leisure Town and Fry Road. Storm drain will be collected on-site, held in an on-site 4.2 acre detention facility and discharged following existing drainage patterns. The class 1 path through Roberts Ranch will be continued with the implementation of this project to increase walkability through surrounding projects.

With regard to Public Health, Safety and Welfare, the project will be designed so as not to be detrimental to public health and safety, designed to City standards related to roadways, infrastructure and fire safety. The project will include recreational amenities, walkable neighborhood serving retail and pedestrian/bike trails encouraging a healthy living environment. The project will also participate in City wide police and fire assessments providing financial support to these services for the project. A CEQA analysis will be prepared for the project which will include mitigation measures that will ensure impacts will be reduced to a less than significant level.