

Exhibit A to Farm at Alamo Creek Development Agreement Ordinance: Findings

Code sections referenced below are from Vacaville Land Use and Development Code (LUDC), unless otherwise specified.

SUMMARY OF EVIDENCE

The City Council bases its decision on the following information: (1) the project application, including attachments and related studies; (2) the staff reports, City files, records and other documents prepared for and/or submitted to the City relating to the environmental review and the project itself; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) The Vacaville General Plan, the Vacaville Land Use and Development Code and other applicable plans, codes and resolutions of the City of Vacaville; (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City during the comment period relating to the project or the environmental review; (6) the minutes and recordings of the Planning Commission and City Council hearings; and (7) all other matters of common knowledge to the to the City, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City and its surrounding areas.

DEVELOPMENT AGREEMENT FINDINGS

LUDC 14.17.214.030(B) Findings Required for Approval

1. That the development agreement is consistent with the goals, objectives, and policies of the General Plan, and any applicable specific plan or policy plan;

Finding: The development agreement is consistent with the goals, objectives, and policies of the General Plan for those reasons stated in Appendix A of the Specific Plan. The development agreement is consistent with The Farm at Alamo Creek Specific Plan because it facilitates construction of the plan's housing, commercial uses, parks, and other uses, and provides for provision of utilities and services consistent with the plan.

2. That the development agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use districts in which the real property is or will be located;

Finding: The development agreement would not change the uses, densities, or land use controls that are otherwise applicable through the General Plan, Specific Plan, or Zoning Ordinance. It facilitates the construction of the plan's housing, commercial uses, parks, and other uses, and provides for provision of utilities and services consistent with the plan. It is therefore compatible with the land use districts.

3. That the development agreement would not be detrimental to the public health, safety, or welfare of the community; for example,

Finding: The development agreement would maintain public health, safety, and welfare of the community by requiring that public facilities are provided in conjunction with each phase

of development. It would implement the Farm at Alamo Creek Specific Plan. The Specific Plan provides a diversity of single-family lot sizes and duet lots. The Specific Plan assists with the implementation of the City's General Plan Land Use Plan and Land Use policies that support the orderly development of the East of Leisure Town Growth Area. The Specific Plan fulfills pressing land use needs in the City, namely the provision of additional housing and additionally the provision of appropriate environments for moderate- and above-moderate-income housing and including housing designed to attract business executives and professionals. The plan includes parks and trails to promote healthy recreational activities. The plan includes two neighborhood commercial sites to allow close shopping opportunities so residents can access basic services with minimal travel, promoting healthy lifestyles and reducing needs for vehicle trips. The development agreement is being done in conjunction with a specific plan, tentative map, and EIR that address the provision of utilities, public safety services, street layouts, and emergency access to ensure public health and safety are maintained in the project development.

4. That the development agreement would promote the public convenience, general welfare, and good land use practices, and is in the best interest of the community;

Finding: The project provides a diversity of single-family lot sizes and attached housing. The Specific Plan assists with the implementation of the City's General Plan Land Use Plan and Land Use policies that support the orderly development of the East of Leisure Town Growth Area. The project fulfills pressing land use needs in the City, namely, the provision of additional housing and additionally, the provision of appropriate environments for moderate- and above-moderate-income housing and including housing designed to attract business executives and professionals. The agreement requires that adequate public facilities be provided for each phase of development. It facilitates conveyance of land for parks, roads, and needed utilities. All these promote public convenience, general welfare, and good land use practices, and is in the best interest of the community.

5. That the development agreement would not adversely affect the orderly development of property or the preservation of property values;

Finding: The project vested by the development agreement would be consistent with the General Plan's land use diagram as amended that the City has determined represents an appropriate balance of land uses, including providing sufficient land designated for residential uses to accommodate anticipated growth. The development agreement would provide certainty in the orderly development in the East of Leisure Town New Growth Area, and the development agreement's growth management provisions would address proper absorption rates of housing stock to avoid contributing to adverse impacts on property values.

6. That the development agreement would promote and encourage the development of the proposed project by providing a greater degree of requisite certainty,

Finding: Because buildout of the project would occur over multiple years, the development agreement will provide certainty that later phases of the project required to support major backbone infrastructure and open space development would have vested rights.

Development Agreement Conclusion

Based on the facts and findings above, the project meets the development agreement criteria and is in the best interest of the community.