

ORDINANCE NO. 1932

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VACAVILLE AMENDING THE MUNICIPAL CODE BY CHANGE OF ZONING MAP FOR THE FARM AT ALAMO CREEK SPECIFIC PLAN AND DEVELOPMENT PROJECT AREA

WHEREAS, the City Council of the City of Vacaville desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with the Section 56000 of the California Government Code, to prezone and annex the Farm at Alamo Creek Specific Plan area, bordered by Leisure Town Road on the west, Elmira Road on the south, Hawkins Road on the north, and City of Vacaville Agriculture Buffer on the east (APNs: 0138-010-010, -020, -030, -050 and -080); and

WHEREAS, the City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Exhibit B, are necessary to reflect the planned uses as shown in the General Plan and to be the most beneficial to the City as a whole; and

WHEREAS, the Farm at Alamo Creek Specific Plan area is located within the City of Vacaville planned Sphere of Influence (SOI) as identified on the City of Vacaville General Plan land use diagram and as adopted by the Solano Local Area Formation Commission; and

WHEREAS, the City Council certified the Farm at Alamo Creek Specific Plan and Development project Environmental Impact Report in accordance with the findings in City Council Resolution 2018-131.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

Section 1: The findings of fact shown in Exhibit A, which is attached to and incorporated herein, are hereby adopted.

Section 2: The Vacaville Zoning Map is hereby amended to prezone the Farm at Alamo Creek Specific Plan and Development project area as shown in Exhibit B, which is attached to an incorporated herein, with the following zoning districts:

- RL-6 (Residential Low Density – 6,000 sq. ft. minimum lot size)
- RL-5 (Residential Low Density – 5,000 sq. ft. minimum lot size)
- RLM-4.5 (Residential Low Medium Density - 4,500 sq. ft. minimum lot size)
- RLM-3.6 (Residential Low Medium Density – 3,600 sq. ft. minimum lot size)
- RMH (Residential Medium High Density – 14.1 to 20.0 du/gdac)
- CN (Neighborhood Commercial)
- CF (Community Facility – for park, well site, detention basin, roads)
- PARK (Special zoning for the public and private park sites within the Specific Plan)
- OS (Open Space)
- AB (Agricultural Buffer Overlay)

Section 3: The City Council has reviewed the rezoning request to establish the RL-6, RL-5, RLM-4.5, RLM-3.6, RMH, CN, CF, OS and AB-Overlay Zoning Districts on properties within the Farm at Alamo Creek Specific Plan and Development Area with findings hereto attached as Exhibit A and as shown on Exhibit B hereto attached.

Section 4: The City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Exhibit B, are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

Section 5: If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more section, subsection, phrases or clauses be declared unconstitutional.

Section 6: Effective Date.

This ordinance shall take effect thirty (30) days after passage thereof.

The rezoning shall become effective when the annexation of these properties becomes effective, except the rezoning of the CN-Neighborhood Commercial site at the northeast corner of Leisure Town Road and Elmira Road, shown as Area 12 on Exhibit B, shall further be effective when the property owner enters into an agreement as described in the Farm at Alamo Creek Specific Plan.

Section 7: Publication.

This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

I HEREBY CERTIFY that this ordinance was **INTRODUCED** at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of November, 2018, and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 11th day of December, 2018 by the following vote:

AYES: *Councilmembers Harris; Hunt; Rowlett; Vice Mayor Mashburn
Council Mayor Augustine*
NOES: *NONE*
ABSENT: *NONE*

ATTEST:

Michelle A. Thornbrugh
Michelle A. Thornbrugh, City Clerk

APPROVED:

Leonard J. Augustine
Leonard J. Augustine, Mayor

Date: *December 11, 2018*

Exhibit A – Findings

Exhibit B – The Farm at Alamo Creek Specific Plan and Development Area Rezoning Map