

## **Exhibit A to Farm at Alamo Creek Rezoning Ordinance: Findings**

### **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.

### **PREZONING FINDINGS**

Vacaville Land Use and Development Code 14.09.071.120(A) Findings Required for Approval

1. That the proposed amendment is internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

*Finding: The pre-zoning designations for the Farm at Alamo project are consistent with the planned land uses as designated by the City's General Plan Land Use Element, as amended by Resolution No. 2018-132. The General Plan land use diagram as modified is consistent with the goals and policies of the General Plan, including Goal LU-17 and policies LU-P17.2 requiring lands east of Leisure Town Road to include a mixture of housing densities. It includes the Agricultural Buffer designated in the General Plan. Appendix A of the Specific Plan contains findings addressing applicable land use policies.*

2. That the proposed zone change would not be detrimental to the public health, safety, or welfare of the community;

*Finding: The zone change would maintain public health, safety, and welfare of the community. The zone change provides a diversity of single-family lot sizes and duet lots. The zone change 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 zone change 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 zone change includes parks and trails to promote healthy recreational activities. The zone change 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 amendment is being done in conjunction with a specific plan, development agreement, 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.*

3. That the proposed zone change would maintain the appropriate balance of land uses within the City;

*Finding: The proposed zone change is in keeping with the total number of dwelling units allowed in General Plan policies. The zone change provides for a variety of housing types, including approximately 24 percent attached units in keeping with General Plan housing mix policies. The zone change is in keeping with the general percentage of each land use type shown in the General Plan. The amendment maintains neighborhood commercial land to serve the local area. These maintain the appropriate balance of land uses within the City.*

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

*Finding: Adjoining uses include crop farming across Hawkins Road within the Urban Growth Boundary to the north, crop farming outside the Urban Growth Boundary to the east, the developing Brighton Landing residential and school project to the south across Elmira Road, and single-family and industrial park uses to the west across Leisure Town Road. The zone change on the west side of the Farm at Alamo Creek is generally consistent with planned land uses in the current General Plan, so compatibility is not changed with the amendment. Collector or arterial streets separate the project site from adjoining land uses on the north, west, and south, which are currently in or planned for future urban uses. An agricultural buffer and power transmission line easement separate the project site from agricultural uses to the east. Deed notices are required to inform future residents of nearby agricultural operations. These provisions maintain the compatibility of the proposed land uses with existing and future adjoining uses.*

5. The potential impacts to the City's inventory of residential lands have been considered;

*Finding. The zone change and annexation would add 768 potential dwelling units to the City's inventory of residential lands. This number is consistent with the limits on residential dwelling units in the East of Leisure Town Growth Area established by the adopted General Plan and consistent with the anticipated dwelling units by the 2035 Horizon Year. The plan provides 24 percent attached dwelling units, which is consistent with the mix of single family and attached dwelling units established in the General Plan. The Planning Commission and City Council considered these impacts in adopting the pre-zoning.*

6. That the proposed zone change is consistent with the development related application that is being processed and approved concurrently with the Specific Plan and other project applications.

*Finding: The proposed zoning is consistent with the land uses and zonings identified in the Farm at Alamo Creek Specific Plan. The requested zone change is consistent with the Tentative Map application and consistent with the vision of the overall project under consideration by the City*

Prezoning Conclusion

Based on the facts and findings above, the project meets the pre-zoning criteria.