

RESOLUTION NO. 2018-131

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE FARM AT ALAMO CREEK SPECIFIC PLAN AND DEVELOPMENT PROJECT, ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPTING A MITIGATION MONITORING AND REPORTING PLAN (MMRP)

WHEREAS, the City of Vacaville received an application for the Farm at Alamo Creek Specific Plan and Development Project, which consists of 562 detached single-family homes, 184 Duet homes, 19.4 acres of community park including an 8.2 acre Play-4-All park, 7.4 acres of neighborhood commercial use, and public open spaces and trails, including a 300-foot agricultural buffer along a portion of the eastern boundary of the project. The project area is described as:

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

WHEREAS, the Planning Commission of the City of Vacaville has conducted a public hearing on October 2, 2018, regarding the proposed Environmental Impact Report (Exhibit B attached), Adoption of Findings of Fact and Statement of Overriding Considerations (Exhibit A, attached), Mitigation Monitoring and Reporting Plan (Exhibit C, attached), Annexation Request, Pre-zoning, Specific Plan, Development Agreement, and Tentative Map, and voted 5 – 0 – 2 to recommend that the City Council approve said actions; and

WHEREAS, the City Council conducted a public hearing on the EIR and project on November 13, 2018 and received testimony from staff, applicants and all interested persons, and reviewed the information contained in the Final EIR and project record; and

WHEREAS, the City Council conducted a public hearing on the EIR and project on November 13, 2018 and received testimony from staff, applicants and all interested persons, and reviewed the information contained in the Final EIR and project record and finds that:

1. Changes or alterations have been incorporated into the project which mitigate or avoid the significant effects on the environment and as incorporated into the Mitigation Monitoring and Reporting Plan to be adopted for the project; and
2. Those changes or alterations that are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; and
3. That specific economic, legal, social, technological, or other considerations identified in detail in the attached Exhibit A, Findings of Fact and Statement of Overriding Considerations, make infeasible certain mitigation measures or the alternatives identified in the Final EIR; and
4. The benefits of the proposed project outweigh the unavoidable adverse environmental effects; thus, the adverse effects of the project are found to be acceptable as detailed in the attached Exhibit A, Findings of Fact and Statement of Overriding Considerations; and;

5. Reasons why the significant effects which cannot be mitigated are found to be acceptable to support approval of the project are based upon information provided in the EIR and information in the project record as described in Exhibit A, Findings of Fact and Statement of Overriding Considerations; and

NOW, THEREFORE BE IT RESOLVED that the Vacaville City Council:

1. Adopts the Findings of Fact and Statement of Overriding Considerations as set forth in Exhibit A, which is attached and incorporated herein; and
2. Certifies that The Farm at Alamo Creek Specific Plan Project Final EIR, as set forth in Exhibit B, which is attached and incorporated herein, has been completed in compliance with CEQA; and
3. Certifies that The Farm at Alamo Creek Specific Plan Project Final EIR was presented to the City Council, and the City Council has reviewed and considered the information contained in the EIR prior to approving The Farm at Alamo Creek Specific Plan and Development Project and related approvals; and
4. Certifies the Final EIR for The Farm at Alamo Creek Specific Plan and Development Project reflects the independent judgment of the City of Vacaville acting as lead agency for the project; and
5. Adopts the Mitigation, Monitoring, and Reporting Program as set for in Exhibit C, which is attached and incorporated herein.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of November, 2018, by the following vote:

AYES: Council Members Harris, Hunt, Rowlett, Vice Mayor Mashburn and Mayor Augustine

NOES: None

ABSENT: None

ATTEST:


Michelle A. Thornbrugh, City Clerk

List of Exhibits:

- Exhibit A – The Farm at Alamo Creek Findings of Fact and Statement of Overriding Considerations
- Exhibit B – The Farm at Alamo Creek Draft and Final EIR
- Exhibit C – The Farm at Alamo Creek Mitigation Monitoring and Reporting Program