

Exhibit A to Farm at Alamo Creek General Plan Amendment and Specific Plan Adoption 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.

GENERAL PLAN AMENDMENT FINDINGS

LUDC 14.04.034.040 Findings Required for Approval

- A. The proposed amendment is internally consistent with the goals, objectives, and policies of the General Plan;

Finding: 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.

- B. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community;

Finding: The General Plan land use diagram amendment 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 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.

- C. The proposed amendment would maintain the appropriate balance of land uses within the City;

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

- D. The proposed amendment is consistent with the provisions of Division 1 of Title 7 of the California Government Code pertaining to the amendment, update, or adoption of General Plans;

Finding: This division requires several items as noted below:

Consideration of groundwater management plans: Groundwater management plans were considered as part of the recent adoption of the General Plan. This minor amendment is not large enough to require amendment of the existing plans.

Public involvement and agency coordination. This General Plan amendment will be subject to review at two public hearings. This General Plan Amendment has been referred to agencies and noticed for public hearing as required by state law and City code. In addition, the Planning Commission held a public scoping meeting on the EIR and a public hearing on the draft EIR. Staff held consultation with affected tribes and several public agencies, including SID, LAFCO staff, and ALUC.

No mandatory element of a general plan may amended more than four times in a calendar year. This amendment would represent the second General Plan amendment adopted in 2018.

With these actions, the City has complied with all requirements of Government Code Division 1 of Title 7.

- E. In case of an amendment affecting the General Plan Diagram, which designates land uses, the proposed use of the subject site is compatible with adjoining 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 plan amendment 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 adjoining uses.

General Plan Amendment Conclusion

Based on the facts and findings above, the project meets the general plan amendment criteria.

SPECIFIC PLAN FINDINGS

LUDC 14.09.112.130(A) Findings for Approval

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

Finding: Appendix A of the Specific Plan discusses the Specific Plan's conformance with the General Plan; the Specific Plan serves as the zoning controls for the Specific Plan area; and the Specific Plan has been prepared consistent with the policies found in Development Code Chapter 14.09.112.

2. That the Specific Plan would not be detrimental to the public health, safety, or welfare of the community;

Finding: The Specific Plan would maintain public health, safety, and welfare of the community. See General Amendment Findings under LUDC 14.04.034.040(B) above.

3. That the Specific Plan includes provisions which ensure that adequate public facilities will be available to serve the range of development described in the plan;

Finding: The Specific Plan's phasing plan has been designed to provide adequate public facilities for each phase of development and requires that each future design review confirm that adequate public facilities will be available for future development within the plan area. Also, the project will contribute to public facilities through impact fees and will join a community facilities district to support police and fire services. Infrastructure and public services needs have been assessed to ensure adequate funding is in place to provide the necessary improvements without overburdening the current infrastructure and services. As part of the Specific Plan implementation process, the Master Utility Plan for the project will be reviewed with the submission of each phase to make sure the required infrastructure improvements are provided.

4. That the Specific Plan would maintain an appropriate balance of land uses within the City;

Finding: The Specific Plan maintains an appropriate balance of land uses. See General Plan amendment findings for LUDC 14.04.034.040(C) above.

5. That the anticipated land uses on the subject site are compatible with existing and future surrounding uses.

Finding: The anticipated land uses on the project site are compatible with existing and future surrounding uses. See General Plan amendment findings for LUDC 14.04.034.040(E) above

Specific Plan Conclusion

Based on the facts and findings above, the project meets the specific plan criteria.