

Exhibit A to Farm at Alamo Subdivision Tentative Map Resolution: 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.

TENTATIVE SUBDIVISION MAP FINDINGS

LUDC 14.11.152.050(A) Findings Required for Approval or Denial.

1. That the design of the proposed tentative subdivision map is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;

Finding: Specific Plan Appendix A 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 and the Tentative Map has been designed to conform to the requirements of the Specific Plan.

2. That the site is physically suitable for the type and density of development;

Finding: The Tentative Subdivision Map has been designed to meet the development standards adopted by the City of Vacaville for subdivision improvements including extensive review and design of features unique to the project. The site is predominantly level. The map has been designed to conform to the existing topography and to accommodate storm drainage and wastewater conveyance from the site. The existing creek channel has been accommodated. The Specific Plan has been designed to accommodate the proposed type and density of development suitable for the site, and the tentative map is consistent with the Specific Plan.

3. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;

Finding: The project is subject to the mitigation measures incorporated into the environmental analysis as described in the Findings of Fact and Statement of Overriding Considerations adopted for the project. The project has incorporated required measures established by the Energy & Conservation Action Strategy designed to reduce the project's contribution to GHG emissions. Because of this the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. That the design of the subdivision or the types of improvements would not be detrimental to the public health, safety or welfare of the community;

Finding: The subdivision and improvements are consistent with The Farm at Alamo Creek Specific Plan. The tentative map provides a diversity of single-family lot sizes and duet lots. The tentative map 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 tentative map 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 a neighborhood commercial site to allow close shopping opportunities so residents can access basic services with minimal travel, promoting healthy lifestyles and reducing needs for vehicle trips. The tentative map is being done in conjunction with a specific plan, development agreement, 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.

5. That the design or the type of improvements of the proposed subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the boundary of the proposed subdivision;

Finding: The subdivision design accommodates all types of access needs for the public and for service agencies through the design and location of streets, trails, and land use limitations. No general public acquired easements have been identified that conflict with the tentative subdivision map.

6. That dedications and improvements associated with the proposed subdivision are consistent with the General Plan, Zoning Ordinance, and the Development Code;

Finding: The dedications and improvements proposed in the Tentative Subdivision Map or identified in conditions of approval have been reviewed by affected agencies and designed in conformance with the City's development standards.

7. That the Tentative Subdivision Map includes provisions which ensure that adequate public facilities, including water, sewer, parks, schools, and other facilities are or will be made available as a condition of approval to serve the proposed subdivision, without

adversely affecting the existing public facilities serving the surrounding neighborhoods, and;

Finding: The Tentative Subdivision Map is designed in compliance with all public facilities needs and is consistent with the requirements of the Specific Plan and subject to conditions of approval.

8. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan.

Finding: The subdivision design has been designed or conditioned to meet the City's design requirements. The project is subject to the transportation mitigation measures identified in the environmental analysis.

Tentative Subdivision Map Conclusion

Based on the facts and findings above, the project meets the tentative subdivision map criteria.