

Exhibit A to Farm at Alamo Creek Annexation 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.

ANNEXATION FINDINGS

LUDC 14.05.042.010 Processing of New Residential Development Applications.

The following limitations on the processing of new development applications shall apply.

A. Lands Outside the City Limits. Residential development applications for lands outside the City limits as of January 13, 2000 shall be accepted for processing with the following provisions:

1. A site requiring annexation to the City shall be identified as a near-term annexation area in the Vacaville Comprehensive Annexation Plan, or there shall be the initiation of an amendment to the Comprehensive Annexation Plan by the City Council to identify the site as a near-term annexation area in the Comprehensive Annexation Plan.

Finding: The Farm at Alamo Creek project site is identified as a near-term annexation area in the Vacaville Comprehensive Annexation Plan. The eastern 60 acres is being changed to a near-term annexation area with this resolution.

2. Any person seeking annexation to the City shall first submit a proposal for annexation in a format consistent with the administrative procedures established by the Director, and approved by the City Council;

3. Thereafter, the proposal shall be reviewed by the City Council within its sole discretion, and, if determined appropriate, may be allowed to proceed with a formal application to the Solano County Local Agency Formation Commission for annexation;

4. Approval by the City Council of an applicant's ability to proceed with a formal annexation application shall not constitute, nor shall it be, a limitation of the ability of the City Council to fully exercise its discretion to deny a proposed annexation.

Finding: The applicant, Vacaville S2 Investors, submitted the proposed annexation request. The City Council allows this annexation to proceed to the Solano County Local Agency Formation Commission for annexation;

5. Lands designated within the General Plan as required Specific Plan or Policy Plan areas shall be subject to residential Phasing Plans to regulate the rate of growth within the individual project.

6. Lands not designated within the General Plan as required Specific Plan or Policy Plan areas are subject to the allocation provisions of this Division, provided that as an alternative, a Phasing Plan may be proposed by the developer.

Finding: The project is subject to a phasing plan as outlined in the Farm at Alamo Creek Development Agreement.

Annexation Conclusion

Based on the facts and findings above, the project meets the applicable annexation criteria.