

ORDINANCE NO. 1851

**ORDINANCE AMENDING THE MUNICIPAL CODE BY CHANGE OF ZONING MAP
FOR THE BRIGHTON LANDING SPECIFIC PLAN AREA**

THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

SECTION ONE: The City Council certified the Brighton Landing Specific Plan Environmental Impact Report in accordance with the findings in City Council Resolution 2013-014. The District Zoning Map, a portion of the Zoning Ordinance of the City of Vacaville, being Ordinance No. 1552 is changed as follows:

The change of Zoning Map for the property from AG – Agriculture to:

- BL-RL-6 (Residential Low Density – 6,000 sq. ft. min. lots)
- BL-RLM 4.5 (Residential Low Medium Density – 4,500 sq. ft. lots)
- BL-RLM 3.6 (Residential Low Medium Density – 3,600 sq. ft. lots)
- BL-CF- (Community Facilities)

The change to the Zoning Map is more fully described in Exhibit A.

SECTION TWO: This change of zoning map is approved by the City Council in accordance with Chapter 14.09.071.120, Findings Required for Approval when approving a zoning map amendment, as follows:

1. The proposed zone change is internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Land Use and Development Code;
2. The proposed zone change would not be detrimental to the public health, safety, or welfare of the community;
3. The proposed zone change would maintain the appropriate balance of land uses within the City;
4. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses;
5. The potential impacts to the City's inventory of residential lands have been considered;
6. The proposed zone change is consistent with the development related application that is being processed and approved concurrently with the General Plan amendment other project applications.

SECTION THREE: The City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Exhibit A, are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

SECTION FOUR: If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more section, subsection, phrases or clauses be declared unconstitutional.

SECTION FIVE: This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

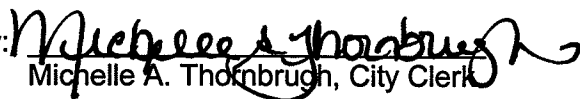
I HEREBY CERTIFY that this ordinance was **INTRODUCED** at a regular meeting of the City Council of the City of Vacaville held on the 26th day of February, 2013, and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 12th day of March, 2013 by the following vote:

AYES: Council members Hunt, Mashburn, Rowlett, Vice Mayor Harris and Mayor Hardy

NOES: None

ABSENT: None

ATTEST:

By: 
Michelle A. Thornbrugh, City Clerk

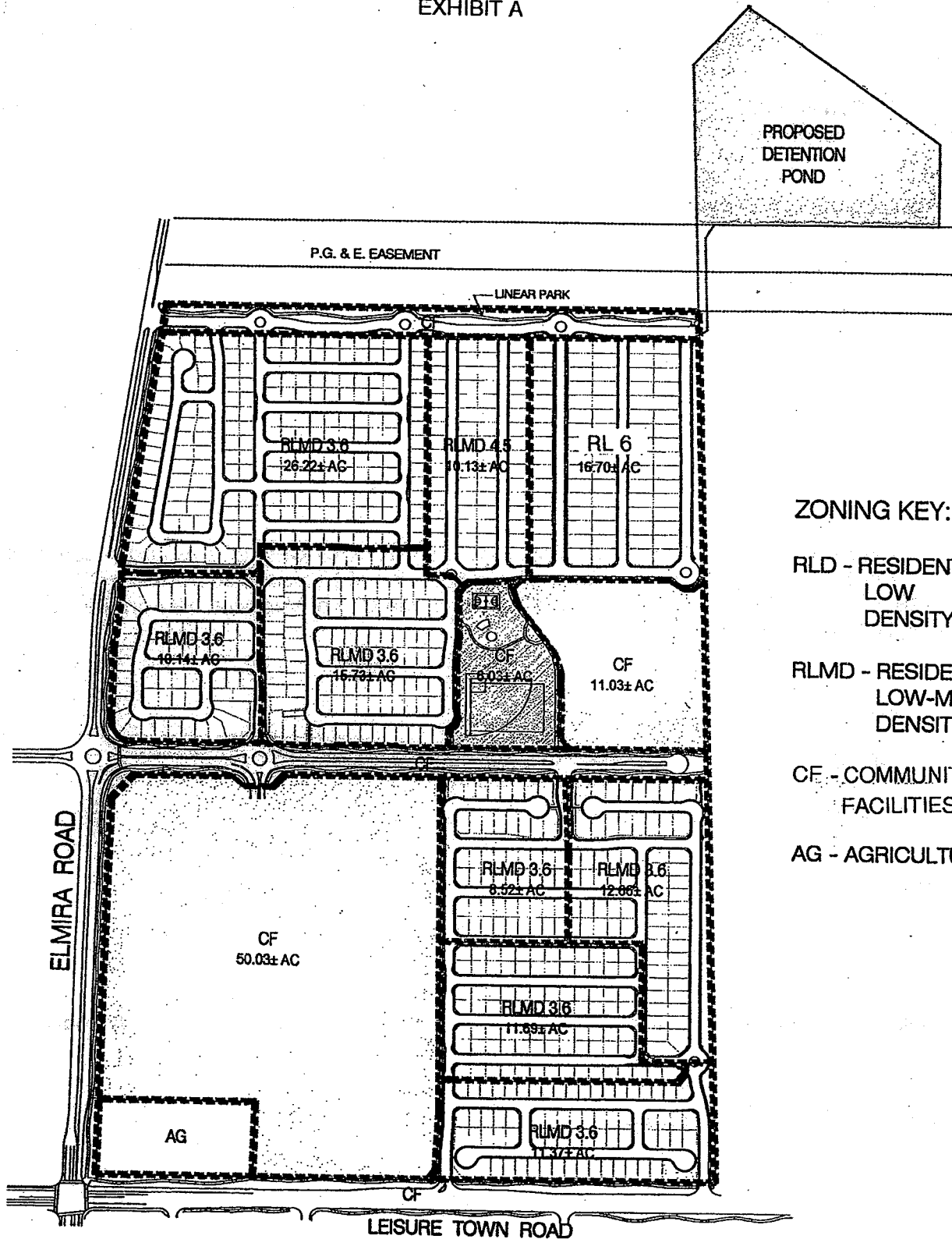
APPROVED:


Stephen M. Hardy, Mayor

Dated: March 21, 2013

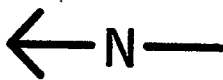
Exhibit A – Change of Zoning Map

EXHIBIT A



ZONING KEY:

- RLD - RESIDENTIAL LOW DENSITY
- RLMD - RESIDENTIAL LOW-MEDIUM DENSITY
- CF - COMMUNITY FACILITIES
- AG - AGRICULTURE



PROPOSED ZONING
BRIGHTON LANDING