

State of California)
County of Solano) ss
City of Vacaville)



I, Michelle A. Thornbrugh, City Clerk of the City of Vacaville, State of California, hereby certify that the foregoing Ordinance No. 1979 was published in accordance with the provisions of Government Code Section 36933 and **INTRODUCED** at a special meeting of the City Council of the City of Vacaville, held on the 15th day of November, 2022, by the following vote:

AYES: Councilmembers Ritchie, Silva, Stockton, Sullivan, Wylie, Vice Mayor Roberts and Mayor Rowlett

NOES: None

ABSENT: None

and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 13th day of December, 2022, by the following vote:

AYES: Councilmembers Ritchie, Silva, Stockton, Sullivan, Wylie, Vice Mayor Roberts and Mayor Rowlett

NOES: None

ABSENT: None


Michelle A. Thornbrugh, City Clerk



City Seal of the City of Vacaville



ORDINANCE NO. 1979

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VACAVILLE (1) APPROVING AND ADOPTING THE GREENTREE SPECIFIC PLAN, AND (2) AMENDING TITLE 14, CHAPTER 14.09.040 OF THE CITY OF VACAVILLE MUNICIPAL CODE BY AMENDING THE ZONING MAP TO CHANGE THE ZONING DISTRICT DESIGNATIONS FOR APPROXIMATELY 185 ACRES OF LAND COMMONLY KNOWN AS THE GREENTREE GOLF COURSE FROM PARKS AND RECREATION (PR) AND HIGHWAY COMMERCIAL (CH) TO GENERAL COMMERCIAL (CG), RESIDENTIAL MEDIUM (RM), RESIDENTIAL HIGH MEDIUM (RHM), RESIDENTIAL HIGH (RH), OPEN SPACE (OS), RESIDENTIAL LOW (RL) RESIDENTIAL LOW MEDIUM (RLM), PARKS AND RECREATION (PR), AND PUBLIC FACILITIES (PF). THE GREENTREE GOLF COURSE LAND IS GENERALLY BOUNDED BY LEISURE TOWN ROAD TO THE EAST; ORANGE DRIVE TO THE NORTH AND NORTHWEST; SEQUOIA DRIVE, AND YELLOWSTONE DRIVE TO THE WEST; AND GREEN TREE DRIVE TO THE SOUTHWEST AND BEARS ASSESSORS PARCEL NUMBERS 0133-120-190, 0133-120-340, 0134-020-180, 0134-020-240, 0134-020-290, 0134 020-300, 0134-020-310, 0134-020-320, 0134-020-330, 0134-020-340, 0134-020-350, 0134-020-360, 0134-020-380, 0134-020-450, 0134-020-460, 0134-033-010, 0134-033-370, 0134-033-380, 0134-033-400, 0134-180-030, 0134-180-040, 0134-181-130, 0134-181-140, 0134-183-140, 0134-183-150, 0134-310-010, 0134-332-100, 0134-332-180, 0134-480-110

WHEREAS, in early 2018, the Greentree Development Group (“Applicant”) initiated applications to the City of Vacaville (“City”) for various development permits and approvals to allow it to develop the approximately 185-acre site formerly used and operated as the Greentree Golf Course (hereafter, the “Property”) as a planned, mixed-use community to include residential and commercial uses, public parks, open space, and supporting public facilities including road and circulation infrastructure and public utility facilities; and

WHEREAS, the development project described by the Applicant would require the City to approve a General Plan amendment, the Greentree Specific Plan, amendments to the City’s Zoning Ordinance, a Vesting Tentative Subdivision Map, certain exceptions to the City’s existing Design Standards, and a Planned Development Permit. In addition, the Applicant requested that the City execute a Development Agreement with the Applicant to provide for and govern implementation of the project in accordance with the requested approvals. These approvals, including the Development Agreement, are referred to herein collectively as the “Project Approvals” and together constitute the “Project”; and

WHEREAS, to implement the Project, the City Council of the City desires to change the Vacaville Zoning Map by rezoning the Property comprising the former Green Tree Golf Club (APNS: 0133-120-190, 0133-120-340, 0134-020-180, 0134-020-240, 0134-020-290, 0134 020-300, 0134-020-310, 0134-020-320, 0134-020-330, 0134-020-340, 0134-020-350, 0134-020-360, 0134-020-380, 0134-020-450, 0134-020-460, 0134-033-010, 0134-033-370, 0134-033-380, 0134-033-400, 0134-180-030, 0134-180-040, 0134-181-130, 0134-181-140, 0134-183-140, 0134-183-150, 0134-310-010, 0134-332-100, 0134-332-180, 0134-480-110) from Parks and Recreation (PR) and Highway Commercial (CH) to General Commercial (CG), Residential Medium (RM), Residential High Medium (RHM), Residential High (RH), Open Space (OS), residential Low (RL), Residential Low Medium (RLM), Parks and Recreation (PR), and Public Facilities (PF) for the Greentree Project, as described in greater detail in Exhibit A hereto, which is hereby incorporated by this reference into this Ordinance as if fully set forth herein; and

WHEREAS, on August 30, 2022, the Planning Commission held a duly-noticed public hearing to consider the adequacy of the Greentree Project Environmental Impact Report (State Clearinghouse Number 2019049003 (the “EIR”) and develop a recommendation for the City Council on the Project, heard presentations by staff and the Project applicant, took public testimony, and following the close of the public hearing, voted 6-0 to recommend that the City Council certify the EIR and approve the Project, including the proposed Greentree Specific Plan and proposed Municipal Code zoning amendments; and

WHEREAS, on November 15, 2022, the City Council held a duly-noticed public hearing on the Project and the EIR, heard presentations by staff and the Applicant, took public testimony, and then closed the public hearing and considered the adequacy of the EIR, Project Approvals, and the applications and supporting materials for the Project, including the proposed Greentree Specific Plan and proposed Municipal Code zoning amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds that the facts set forth in the recitals to this Ordinance are true and correct and establish the factual basis for the City Council’s adoption of this Ordinance.

SECTION 2. Based on the certified EIR and the entire record for the Project, the City Council hereby makes the following findings with respect to the approval and adoption of the Greentree Specific Plan and the proposed Municipal Code zoning amendments (together, the “Proposed Actions”), which findings and supporting facts and evidence are set forth in detail in the Greentree Development Project Findings of Fact document attached hereto as Exhibit B, which is hereby incorporated by this reference into this Ordinance as if fully set forth herein:

1. The Proposed Actions are 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 Actions would not be detrimental to the public health, safety, or welfare of the community;
3. The Proposed Actions include provisions which ensure that adequate public facilities will be available to serve the range of development described in the specific plan;
4. The Proposed Actions would maintain the appropriate balance of land uses within the City;
5. The anticipated land uses on the Property would be compatible with existing and future surrounding uses;
6. The potential impacts to the City’s inventory of residential lands have been considered; and
7. The Proposed Actions are consistent with any development related application that is processed and approved concurrently with the amendment application.

SECTION 3: The City Council further finds that the proposed zoning changes, as shown in Exhibit A, are necessary to ensure that the Property is ultimately used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

SECTION 4: The City Council hereby approves and adopts the Greentree Specific Plan in the form attached hereto as Exhibit C, and further approves and adopts the proposed

amendments to the City of Vacaville Municipal Code zoning provisions as set forth in Exhibit A hereto, such zoning amendments being approved in accordance with Chapter 14.09.071 of the Municipal Code.

SECTION 5: 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 6: This ordinance shall be published in accordance with the provisions of Government Code Section 36033, and shall become effective thirty (30) days after its passage.

I HEREBY CERTIFY that this ordinance was **INTRODUCED** at a special meeting of the City Council of the City of Vacaville held on the 15th day of November 2022, and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 13th day of December 2022 by the following vote:

AYES: Councilmembers Ritchie, Silva, Roberts, Sullivan, Wylie, Vice Mayor Stockton, and Mayor Rowlett
NOES: None
ABSENT: None

APPROVED:



Ron Rowlett, Mayor

ATTEST:



Michelle Thornbrugh, City Clerk

List of Exhibits

- Exhibit A – Rezoning Map
- Exhibit B – Findings of Fact
- Exhibit C – Specific Plan (via electronic link)

ORDINANCE NO.

(First Reading)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING AND ADOPTING THE GREENTREE SPECIFIC PLAN, AND AMENDING TITLE 14, CHAPTER 14.09.040 OF THE CITY OF VACAVILLE MUNICIPAL CODE BY AMENDING THE ZONING MAP TO CHANGE THE ZONING DISTRICT DESIGNATIONS FROM PARKS AND RECREATION (PR) AND HIGHWAY COMMERCIAL (CH) TO GENERAL COMMERCIAL (CG), RESIDENTIAL MEDIUM (RM), RESIDENTIAL HIGH MEDIUM (RHM), RESIDENTIAL HIGH (RH), OPEN SPACE (OS), RESIDENTIAL LOW (RL) RESIDENTIAL LOW MEDIUM (RLM), MIXED USE OVERLAY (MX), PARKS AND RECREATION (PR) AND PUBLIC FACILITIES (PF) (APNS: 0133-120-190, 0133-120-340, 0134-020-180, 0134-020-240, 0134-020-290, 0134-020-300, 0134-020-310, 0134-020-320, 0134-020-330, 0134-020-340, 0134-020-350, 0134-020-360, 0134-020-380, 0134-020-450, 0134-020-460, 0134-033-010, 0134-033-370, 0134-033-380, 0134-033-400, 0134-180-030, 0134-180-040, 0134-181-130, 0134-181-140, 0134-183-140, 0134-183-150, 0134-310-010, 0134-332-100, 0134-332-180, 0134-480-110)

WHEREAS, in early 2018, the Greentree Development Group (“Applicant”) initiated applications to the City of Vacaville (“City”) for various development permits and approvals to allow it to develop the approximately 185-acre site formerly used and operated as the Greentree Golf Course (hereafter, the “Property”) as a planned, mixed-use community to include residential and commercial uses, public parks, open space, and supporting public facilities including road and circulation infrastructure and public utility facilities; and

WHEREAS, the development project described by the Applicant would require the City to approve a General Plan amendment, the Greentree Specific Plan, amendments to the City’s Zoning Ordinance, a Vesting Tentative Subdivision Map, certain exceptions to the City’s existing Design Standards, and a Planned Development Permit. In addition, the Applicant requested that the City execute a Development Agreement with the Applicant to provide for and govern implementation of the project in accordance with the requested approvals. These approvals, including the Development Agreement, are referred to herein collectively as the “Project Approvals” and together constitute the “Project”; and

WHEREAS, to implement the Project, the City Council of the City desires to change the Vacaville Zoning Map by rezoning the Property comprising the former Green Tree Golf Club (APNS: 0133-120-190, 0133-120-340, 0134-020-180, 0134-020-240, 0134-020-290, 0134-020-300, 0134-020-310, 0134-020-320, 0134-020-330, 0134-020-340, 0134-020-350, 0134-020-360, 0134-020-380, 0134-020-450, 0134-020-460, 0134-033-010, 0134-033-370, 0134-033-380, 0134-033-400, 0134-180-030, 0134-180-040, 0134-181-130, 0134-181-140, 0134-183-140, 0134-183-150, 0134-310-010, 0134-332-100, 0134-332-180, 0134-480-110) from Parks and Recreation (PR) and Highway Commercial (CH) to General Commercial (CG), Residential Medium (RM), Residential High Medium (RHM), Residential High (RH), Open Space (OS), Residential Low (RL), Residential Low Medium (RLM), Mixed Use Overlay (MX), and Parks and Recreation (PR) for the Greentree Project, as described in greater detail in Exhibit A hereto, which is hereby incorporated by this reference into this Ordinance as if fully set forth herein; and

WHEREAS, on August 30, 2022, the Planning Commission held a duly-noticed public hearing to consider the adequacy of the Greentree Project Environmental Impact Report (State Clearinghouse Number 2019049003 (the “EIR”) and develop a recommendation for the City Council on the Project, heard presentations by staff and the Project applicant, took public

testimony, and following the close of the public hearing, voted 6-0 to recommend that the City Council certify the EIR and approve the Project, including the proposed Greentree Specific Plan and proposed Municipal Code zoning amendments; and

WHEREAS, on October 25, 2022, the City Council held a duly-noticed public hearing on the Project and the EIR, heard presentations by staff and the Applicant, took public testimony, and then closed the public hearing and considered the adequacy of the EIR, Project Approvals, and the applications and supporting materials for the Project, including the proposed Greentree Specific Plan and proposed Municipal Code zoning amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds that the facts set forth in the recitals to this Ordinance are true and correct and establish the factual basis for the City Council's adoption of this Ordinance.

SECTION 2. Based on the certified EIR and the entire record for the Project, the City Council hereby makes the following findings with respect to the approval and adoption of the Greentree Specific Plan and the proposed Municipal Code zoning amendments (together, the "Proposed Actions"), which findings and supporting facts and evidence are set forth in detail in the Greentree Development Project Findings of Fact document attached hereto as Exhibit B, which is hereby incorporated by this reference into this Ordinance as if fully set forth herein:

1. The Proposed Actions are 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 Actions would not be detrimental to the public health, safety, or welfare of the community;
3. The Proposed Actions include provisions which ensure that adequate public facilities will be available to serve the range of development described in the specific plan;
4. The Proposed Actions would maintain the appropriate balance of land uses within the City;
5. The anticipated land uses on the Property would be compatible with existing and future surrounding uses;
6. The potential impacts to the City's inventory of residential lands have been considered; and
7. The Proposed Actions are consistent with any development related application that is processed and approved concurrently with the amendment application.

SECTION 3: The City Council further finds that the proposed zoning changes, as shown in Exhibit A, are necessary to ensure that the Property is ultimately used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

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SECTION 6: This ordinance shall be published in accordance with the provisions of Government Code Section 36033, and shall become effective thirty (30) days after its passage.

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AYES: Councilmembers Ritchie, Silva, Roberts, Wylie, Sullivan, Vice Mayor Stockton, Mayor Rowlett

NOES: None

ABSENT: None

ATTEST:

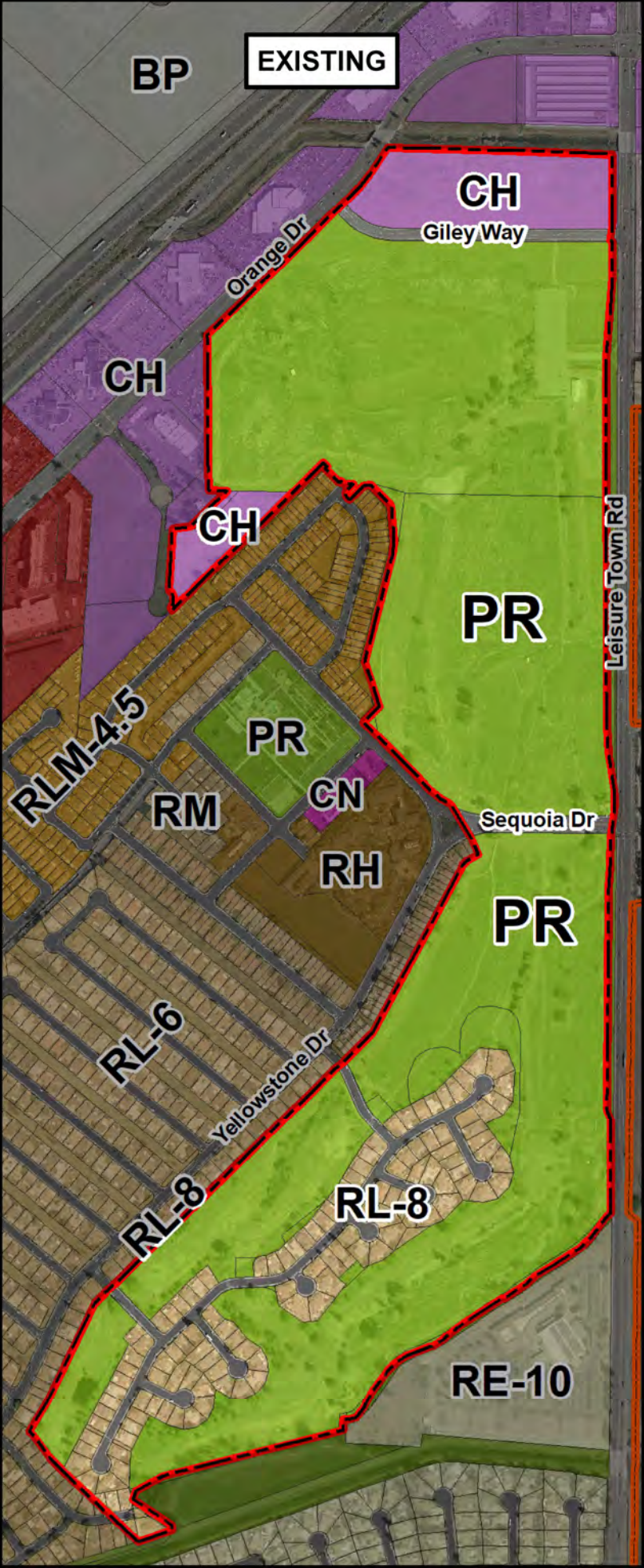

Michelle Thornbrugh, City Clerk

Exhibits:

- A. Rezoning Map
- B. The Greentree Project Findings of Fact
- C. Greentree Specific Plan (via electronic link)

BP

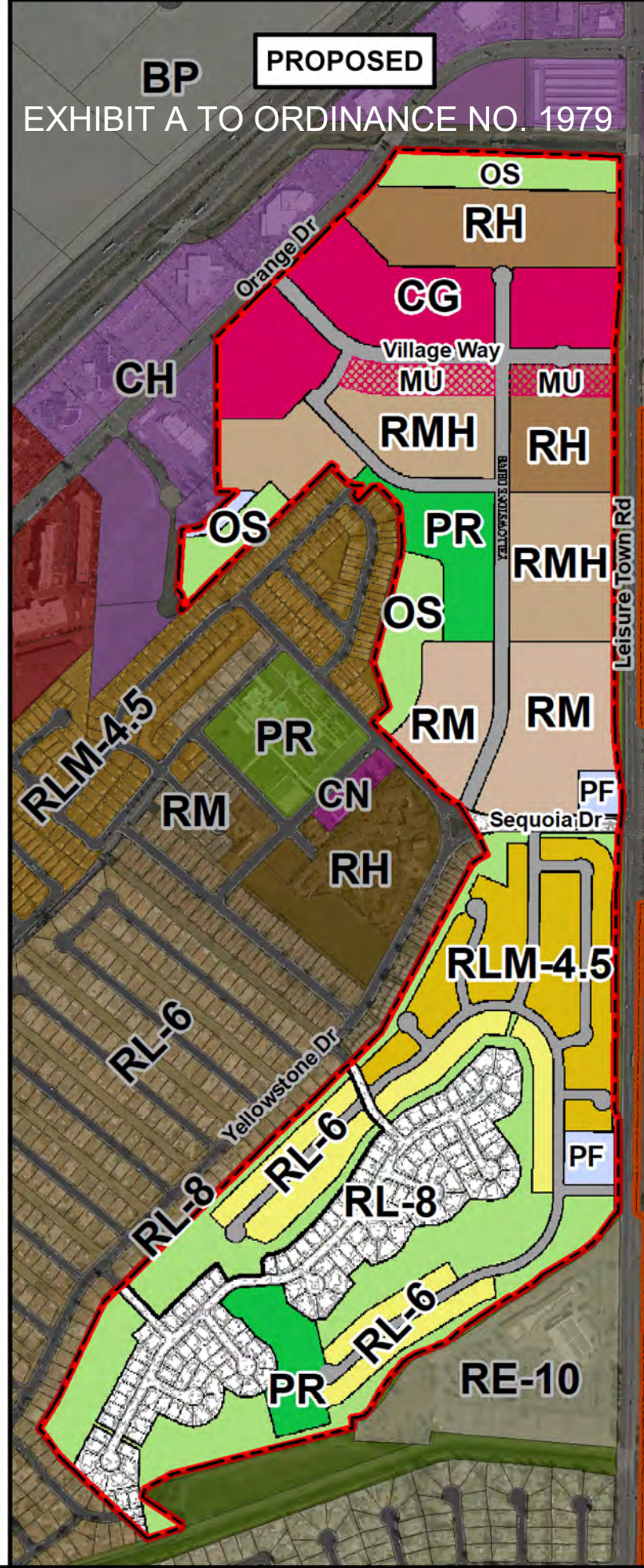
EXISTING



BP

PROPOSED

EXHIBIT A TO ORDINANCE NO. 1979



CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT
 DEPARTMENT

 PROJECT SITE

REZONE EXHIBIT

GREENTREE

W. OF LEISURE TOWN RD

FILE NO. 16-289

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EXHIBIT B TO ORDINANCE NO. 1979

GREENTREE DEVELOPMENT PROJECT

Findings of Fact

Former Green Tree Golf Club

Leisure Town Road to the east; Orange Drive to the north and northwest; Sequoia Drive, and Yellowstone Drive to the west; and Green Tree Drive to the southwest

(APNs: 0133-120-190, 0133-120-340, 0134-020-180, 0134-020-240, 0134-020-290, 0134 020-300, 0134-020-310, 0134-020-320, 0134-020-330, 0134-020-340, 0134-020-350, 0134-020-360, 0134-020-380, 0134-020-450, 0134-020-460, 0134-033-010, 0134-033-370, 0134-033-380, 0134-033-400, 0134-180-030, 0134-180-040, 0134-181-130, 0134-181-140, 0134-183-140, 0134-183-150, 0134-310-010, 0134-332-100, 0134-332-180, 0134-480-110)

General Plan Amendment, Specific Plan, Rezoning, Development Standard Exception, Development Agreement, and Vesting Tentative Map

File No. 16-289

Code sections referenced below are from Vacaville Land Use and Development Code (LUDC), unless otherwise specified.

SUMMARY OF EVIDENCE

The decision-maker 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 AMENDMENTS

LUDC 14.04.034.040 Findings Required for Approval

A. In order to approve a General Plan amendment, the City Council shall find that:

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

Finding: The project meets this finding as noted below:

- A. *GOALS – The proposed General Plan Amendments will comply with the following goals:*

Land Use Element

- *Goal LU-1 – The amendments will preserve, promote, and protect the existing character and quality of life within Vacaville, because the amendments will not change existing land uses;*
- *Goal LU-2 – The amendments allow for the careful planning of new development by changing the location of previously approved land uses to different locations that comply with current policies;*
- *Goal LU-5 – The amendments will maintain the City’s Urban Growth Boundary because the changes will not change the existing boundary;*
- *Goal LU-6 – The proposed amendments will continue to ensure future development will pay its own way and not result in a financial burden to existing development or services;*
- *Goal LU-7 – The City has promoted public participation in the City’s planning processes by facilitating community meetings with affected property owners and other interested parties;*
- *Goal LU-8 – The City has coordinated with surrounding jurisdictions and other local and regional agencies that may affect Vacaville’s future development patterns and character, including the Solano Airport Land Use Commission, Solano County, PG&E and Solano Irrigation District;*
- *Goal LU-12 – The amendments will ensure that future development will provide high-quality housing in a range of residential densities and types;*
- *Goal LU-25 – The amendments provide for orderly and well-planned growth in the Greentree Specific Plan area; and*
- *Goal LU-27 – The amendments will be compatible with airport uses at the Nut Tree Airport and Travis Air Force Base, and the amendments conform to safety requirements.*

Housing Element

- *Goal H.1-G1 – The project will provide different housing types including single-family senior age restricted homes, and workforce higher density housing.*

Transportation Element

- *Goal TR-3 – The amendments will ensure the project provides roadway capacity for typical weekday peak hour traffic volumes without significant delay;*
- *Goal TR-4 – The amendments will ensure the project mitigates traffic impacts by paying Development Impact Fees for traffic improvements and by constructing project-specific level improvements needed for the project;*
- *Goal TR-5 – The amendments will ensure that Leisure Town Road is designed to meet circulation and access needs consistent with City Standards;*
- *Goal TR-7 – The amendments will ensure the project provides a balanced, multimodal transportation network that meets the needs of all users because the project will include a network of circulation for vehicles, pedestrians and bicycles; and*

- *Goal TR-9 – The amendments will ensure the project provides safe, pleasant, and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.*

Conservation and Open Space Element

- *Goal COS-1 – The amendments will continue to implement policies in the Greentree Specific Plan that will protect and enhance the habitat and natural community of the area;*
- *Goal COS-9 – The amendment will change land use patterns to reduce greenhouse gas emissions and improve the sustainability of residents by reducing travel time; and*
- *Goal COS-10 – The project will provide solar-ready homes for future residents, which promotes sustainable energy.*

Parks and Recreation Element

- *Goal PR-1 – The project will develop two high-quality public parks that provide varied recreational opportunities for residents;*
- *Goal PR-2 – The project will provide new parks and recreation facilities and will provide funding for maintenance costs;*
- *Goal PR-3 – The proposed North Park has been located to maximize safety, site efficiency, public safety, and convenient public access, and the South Park will provide a park to serve existing and future residents with easy access and parking; and*
- *Goal PR-5 – The City and Applicant coordinated with Vacaville Unified School District during the park planning process.*

Public Facilities and Services Element

- *Goal PUB-10 – The project will provide land for a future well site to help ensure that reliable water supply can be provided for future residents;*
- *Goal PUB-11 – As confirmed by the Utilities Department, the project will provide adequate water infrastructure facilities to meet current and future populations;*
- *Goal PUB-12 – The Community Development Department coordinated with the Utilities Department to ensure land use layouts will be served with public water facilities; and*
- *Goal PUB-14 – The Community Development Department coordinated with the Utilities Department to ensure the project provides the necessary wastewater conveyance for future residents by providing additional land for a sewer lift station in the project boundary.*

Safety Element

- *Goal SAF-1 – The project will be required to perform grading improvements to the project site to stabilize soil conditions for future roadways and residents;*

- Goal SAF-2 – The project will provide on-site stormwater retention basins for collecting, conveying, storing and disposing of stormwater to protect future development from flooding;
- Goal SAF-3 – As determined by the Public Works Department, the project will provide effective storm drainage facilities for future residents;
- Goal SAF-4 – As determined by the Public Works Department, the project will perform grading and infrastructure improvements consistent with City standards to ensure future residents and property are protected from flood risk; and
- Goal SAF-5 – As determined by the Fire Department, the project will provide sufficient measures to protect lives and property from wildfire hazards, such as fire breaks and buffers from open space areas, sprinklers for all future homes, and fire access roads to access any open space areas.

Noise Element

- Goal NOI-1 & NOI-2– The project will be designed to maintain an acceptable noise environment in all areas of the development; and
 - Goal NOI-4 – The project will be required to comply with construction noise control measures to help minimize noise from stationary sources.
- B. POLICIES – The proposed General Plan Amendments will comply with the following policies:

Land Use Element

- The change will preserve the predominantly single-family residential character in Vacaville, including the South of Sequoia neighborhood, and will provide other housing opportunities, such higher density workforce housing in the North of Sequoia Neighborhood (Policy LU-P1.3);
- The change will continue to implement design standards which will ensure aesthetically pleasing roadways using parkway strips, trees and other appropriate landscaping along major arterial and collector streets (Policy LU-P1.8);
- The change will incorporate design considerations for transit, pedestrian, and bicycle circulation for future residents (Policy LU-P3.5);
- The project will pay its fair share to construct the public roadways, sidewalks, sound walls, and public landscaping improvements throughout the subdivision (Policy LU-P6.1);
- The change will provide development that broadens the choice of type, size, and affordability of housing in Vacaville (Policy LU-P12.1); and
- The change will ensure the project provides a compatible transition between proposed land uses and existing land uses in the County (Policy LU-P12.3).

Housing Element

- The project will provide a mix of housing types (Policy H.1-115); and

- *The project provides land use patterns that conserve energy by providing pedestrian and bicycle-oriented circulation to reduce automobile trips (Policy H.1-119).*

Transportation Element

- *The change will provide additional right-of-way along Leisure Town Road to ensure that adequate roadway capacity is provided for the building of the General Plan (Policy TR-P4.3);*
- *The change will help implement the City's Complete Streets Policy by providing on-street bicycle lanes and provide roadway networks for transit vehicles (Policies TR-P7.4 and TR-P7.6);*
- *The change will provide a roadway network designed as a grid pattern to reduce circuitous travel patterns and improve access and circulation (Policy TR-7.7); and*
- *The change will provide separated pedestrian paths and trails for convenient, visible, and safe access (Policy TR-P9.2).*

Conservation and Open Space Element

- *The change promotes land use patterns that reduce the number and length of motor vehicle trips (Policy COS-P9.2).*

Parks and Recreation Element

- *The change will provide two new turn-key public parks for the enjoyment of both existing and future residents (Policy PR-P1.1, Policy PR-P2.5);*
- *The change will provide special use recreation facilities including a amphitheater and dog park (Policy PR-P1.5);*
- *The change will make open space more accessible by providing a pedestrian trail network between the park, neighborhoods and open space (Policy PR-P1.8);*
- *The project will be required to annex into a Lighting and Landscaping District to fund the future maintenance of the parking and landscape setbacks (Policy PR-P2.8);*
- *The parks will not be located along an arterial street (Policy PR-P3.2); and*
- *The parks will provide a combination of both active and passive recreational opportunities for all age levels, including walking, jogging, organized team sports, and informal group sports (Policy PR-P6.2).*

Public Facilities and Services Element

- *The project has designated water service corridor easements on the vesting tentative map and will provide land for a future well site (Policy PUB-12.4); and*
- *The project will dedicate land toward an existing lift station and will ensure that new homes provide adequate funding for all wastewater infrastructure and facilities (Policy PUB-14.3).*

Safety Element

- The change will ensure the development of a comprehensive system of drainage improvements to minimize flood hazards (Policy SAF-P2.1);
 - The change will ensure the areas around new detention basins provide dual purpose for pedestrian or bike paths (SAF-P2.4);
 - The project will dedicate storm drain easements on the vesting tentative map (Policy SAF-P3.4);
 - The project will ensure new homes are located one foot above the 200-year flood elevation (Policy SAF-P4.2);
 - The project will provide fire breaks adjoining open space areas with adequate access for emergency vehicles, and the project will provide fire-resistant ground cover in the sound berm, and fire-resistant roofing materials for new homes (Policy SAF-P5.2); and
 - The project has been reviewed by the Fire Department (Policy SAF-P5.6).
2. The proposed amendment would not be detrimental to the public health, safety, or welfare of the community;

Finding: The project meets this finding because (1) the amendments will improve the roadway alignment and width along Leisure Town Road to ensure future traffic lanes comply with City Standards; (2) the amendments will orient the parks along local streets to provide additional visibility for residents and public safety; (3) the amendments provide stormwater improvements to benefit of existing and future uses in the area; and (4) the amendments will not conflict with existing compatibility plans for the Nut Tree Airport and Travis Air Force Base.

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

Finding: The project meets this finding, because: (1) the project will change land use designations to increase the variety of residential land uses by providing 199 senior single-family homes and 950 higher density work force housing homes (2) the project will provide park and open space land to provide recreational opportunities for future residents; and (3) the project will provide 299,345 square feet of additional commercial opportunities to serve both existing and future residents.

4. 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 Plan; and

Finding: The project meets this finding, because: (1) the City facilitated ongoing Leisure Town Liaison meetings over the duration of processing the Project, two Parks and Recreation Commission meetings to review preliminary parks plans, an EIR Scoping Meeting, and three public hearings to provide public agencies, utility companies, and other community groups an opportunity to be involved with the project; (2) the application request was filed and processed in accordance with the Vacaville Land Use

and Development Code; (3) the project does not expand development beyond existing land uses that were previously identified in the adoption of the 1990 and 2015 General Plans; (4) the City conducted tribal consultation, and the changes are consistent with the 2015 General Plan, as amended; and (5) the Parks and Recreation Commission, Planning Commission and City Council held multiple hearings.

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

Finding: The project meets this finding as noted below:

- *The project has been designed to include a 50-foot buffer between existing Leisure Town residents and the proposed development. In addition, fencing is being designed to include low masonry topped with wrought iron in order for existing residents to maintain views.*
- *The eastern boundary of the site is bound by Leisure Town Road, beyond which lies residential uses within unincorporated Solano County designated Urban Residential and Public/Quasi-Public. The proposed amendment would place land uses along Leisure Town Road including a detention basin, residential, commercial, and open space.*
- *All surrounding uses are compatible with the project. The northern boundary of the site is bounded by an existing stormwater detention basin. The southern boundary includes a church and residential. The western boundary includes the Vacaville Automall and Highway 80.*

General Plan Amendment Conclusion

Based on the facts and findings above, the project meets the General Plan amendment findings.

ZONING MAP AMENDMENTS

LUDC 14.09.071.120 Findings Required for Approval

The City Council, when approving a zoning map amendment, shall adopt findings of fact.

A. These findings shall include, but not be limited to, the following:

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

Finding: The project will comply with the following General Plan goals:

Land Use Element

- *Goal LU-2 – The amendments allow for the careful planning of new development by changing the location of previously approved land uses to different locations that comply with current policies;*
- *Goal LU-5 – The amendments will maintain the City’s Urban Growth Boundary because the changes will not change the existing boundary;*

- *Goal LU-7 – The City has promoted public participation in the City’s planning processes by facilitating numerous meetings with affected property owners and other interested parties;*
- *Goal LU-8 – The City has coordinated with surrounding jurisdictions and other local and regional agencies that may affect Vacaville’s future development patterns and character, including the Solano Airport Land Use Commission, Solano County, PG&E and Solano Irrigation District; and*
- *Goal LU-12 – The amendments will ensure that future development will provide high-quality housing in a range of residential densities and types.*

Housing Element

- *Goal H.1-G1 – The project will provide different housing types including age restricted senior single-family homes, and higher density workforce housing.*

Transportation Element

- *Goal TR-5 – The amendments will ensure that Leisure Town Road and internal roadways are designed to meet circulation and access needs consistent with City Standards;*
- *Goal TR-7 – The amendments will ensure the project provides a balanced, multimodal transportation network that meets the needs of all users because the project will include a network of circulation for vehicles, pedestrians and bicycles; and*
- *Goal TR-9 – The amendments will ensure the project provides safe, pleasant, and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.*

Conservation and Open Space Element

- *Goal COS-9 – The amendment will change land use patterns that will reduce greenhouse gas emissions and improve the sustainability of residents by reducing travel time; and*
- *Goal COS-10 – The project will provide solar-ready homes for future residents, which promotes sustainable energy.*

Parks and Recreation Element

- *Goal PR-1 – The project will develop high-quality neighborhood parks that provides varied recreational opportunities for residents;*
- *Goal PR-2 – The project will provide new parks and recreation facilities and will providing funding for maintenance costs;*
- *Goal PR-3 – The parks have been located to maximize safety, site efficiency, public safety, and convenient public access; and*
- *Goal PR-5 – The City and Applicant coordinated with the Vacaville Unified School District during the park planning process.*

Public Facilities and Services Element

- Goal PUB-10 – The project will provide land for a future well site to help ensure that reliable water supply can be provided for future residents;
- Goal PUB-11 – As confirmed by the Utilities Department, the project will provide adequate water infrastructure facilities to meet current and future populations;
- Goal PUB-12 – The Community Development Department coordinated with the Utilities Department to ensure land use layouts will be served with public water facilities; and
- Goal PUB-14 – The Community Development Department coordinated with the Utilities Department to ensure the project provides the necessary wastewater conveyance for future residents by providing additional land for an existing sewer lift station in the project boundary.

Safety Element

- Goal SAF-1 – The project will be required to perform grading improvements to the project site to stabilize soil conditions for future roadways and residents;
- Goal SAF-2 – The project will provide on-site stormwater retention basins for collecting, conveying, storing and disposing of stormwater to protect future development from flooding;
- Goal SAF-3 – As determined by the Public Works Department, the project will provide effective storm drainage facilities for future residents;
- Goal SAF-4 – As determined by the Public Works Department, the project will perform grading and infrastructure improvements consistent with City standards to ensure future residents and property are protected from flood risk; and
- Goal SAF-5 – As determined by the Fire Department, the project will provide sufficient measures to protect lives and property from wildfire hazards, such as fire breaks and buffers from open space areas, sprinklers for all future homes, and fire access roads to access any open space areas.

Noise Element

- Goal NOI-4 – The project will be required to comply with construction noise control measures to help minimize noise from stationary sources.

Finding: The project will comply with the following General Plan policies:

Land Use Element

- The change will preserve the predominant single-family residential character in Vacaville, and will provide other higher density workforce housing opportunities, (Policy LU-P1.3);
- The change will continue to implement design standards with will ensure aesthetically pleasing roadways using parkway strips, trees and other appropriate landscaping along major arterial and collector streets (Policy LU-P1.8);
- The change will incorporate design considerations for transit, pedestrian, and bicycle circulation for future residents (Policy LU-P3.5);

- *The project will pay its fair share to construct the public roadways, sidewalks, walls, and public landscaping improvements throughout the subdivision (Policy LU-P6.1);*
- *The change will provide development that broadens the choice of type, size, and affordability of housing in Vacaville (Policy LU-P12.1);*
- *The change will ensure the project provides a compatible transition between proposed land uses and existing land uses in the County (Policy LU-P12.3); and*

Housing Element

- *The apartment project will provide a high-density housing site with a minimum 21 units per acre (Policy H.1-115); and*
- *The project provides land use patterns that conserve energy by providing pedestrian and bicycle-oriented circulation to reduce automobile trips (Policy H.1-119).*

Transportation Element

- *The change will provide additional right-of-way along Leisure Town Road to ensure that adequate roadway capacity is provided for the building of the General Plan (Policy TR-P4.3);*
- *The change will help implement the City's Complete Streets Policy by providing on-street bicycle lanes and provide roadway networks for transit vehicles (Policies TR-P7.4 and TR-P7.6);*
- *The change will provide a roadway network designed as a grid pattern to reduce circuitous travel patterns and improve access and circulation (Policy TR-7.7); and*
- *The change will provide separated pedestrian paths and trails for convenient, visible, and safe access (Policy TR-P9.2).*

Conservation and Open Space Element

- *The change promotes land use patterns that reduce the number and length of motor vehicle trips (Policy COS-P9.2);*
- *The change provides a design with streets oriented east-west to facilitate the maximization of south-facing roofs that best accommodate solar panels (Policy COS-P10.2); and*

Parks and Recreation Element

- *The change will continue to provide new park areas for existing and future residents (Policy PR-P1.1);*
- *The change will provide special use recreation facilities including an amphitheater and dog park (Policy PR-P1.5);*
- *The change will make open space more accessible by providing a pedestrian trail network between the park, neighborhoods and open space (Policy PR-1.8);*
- *The change will provide turn-key parks in conjunction with development in exchange for the payment of impact fees (Policy PR-P2.5);*
- *The project will be required to annex into a Lighting and Landscaping District to fund a portion of the future maintenance of the parks and landscape setbacks (Policy PR-2.8);*

- *The parks will not be located along an arterial street (Policy PR-3.2); and*
- *The neighborhood park will provide a combination of both active and passive recreational opportunities for all age levels, including walking, jogging, organized team sports, and informal group sports (Policy PR-6.2).*

Public Facilities and Services Element

- *The changes have been designed to prevent crime by locating walkways, open spaces, landscaping, parks, play areas, and other public spaces in areas that are visible from buildings and streets (Policy PUB-2.5);*
- *The project has designated water service corridor easements on the vesting tentative map and will provide land for a future well site as required by Figure PUB-4 of the General Plan (Policy PUB-12.4); and*
- *The project will dedicate and for an existing lift station and will ensure that new homes provide adequate funding for all wastewater infrastructure and facilities (Policy PUB-14.3).*

Safety Element

- *The change will ensure the development of a comprehensive system of drainage improvements to minimize flood hazards (Policy SAF-P2.1);*
- *The change will ensure the areas around new detention basins provide dual purpose for pedestrian or bike paths (SAF-P2.4);*
- *The change will maintain open space to prevent flooding of agricultural land (Policy SAF-2.5);*
- *The project will dedicate storm drain easements on the vesting tentative map (Policy SAF-3.4);*
- *The project will ensure new homes are located one foot above the 200-year flood elevation (Policy SAF-4.2);*
- *and*
- *The project has been reviewed by the Fire Department (Policy SAF-P5.6).*

Noise Element

- *The project will be required to implement noise control measures during construction (Policy NOI-P4.2).*

Finding: The project will comply with the Zoning Ordinance, because: (1) the applicant obtained a merit hearing authorization from City Council prior to submittal of the formal development application; (2) the applicant submitted a formal development application concurrently with other entitlements for the project; (3) the revised development standards provided in the Greentree Specific Plan will comply with the City's standards; and (4) the project provided notification for the amendment in accordance with the Zoning Ordinance.

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

Finding: The project meets this finding, because: (1) the amendments will change land use designations for land that was underutilized; (2) the amendments will improve the

roadway alignment and width along Leisure Town Road to ensure future traffic lanes comply with City Standards; (3) the amendments will orient the parks along local streets to provide additional visibility for residents and public safety; (4) the amendments provide stormwater improvements to benefit of existing and future uses in the area; and (5) the amendments will not conflict with existing compatibility plans for the Nut Tree Airport and Travis Air Force Base.

3. That the proposed amendment would maintain the appropriate balance of land uses within the City;

Finding: The project meets this finding, because: (1) the project will change land use designations to increase the variety of residential land uses by providing 199 senior single-family homes and 950 higher density work force housing homes (2) the project will provide park and open space land to provide recreational opportunities for future residents; and (3) the project will provide 299,345 square feet of additional commercial opportunities to serve both existing and future residents.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

Finding: The project meets this finding as noted below:

- *The project has been designed to include a 50-foot buffer between existing Leisure Town residents and the proposed development. In addition, fencing is being designed to include low masonry topped with wrought iron in order for existing residents to maintain views.*
- *The eastern boundary of the site is bound by Leisure Town Road, beyond which lies residential uses within unincorporated Solano County designated Urban Residential and Public/Quasi-Public. The proposed amendment would place land uses along Leisure Town Road including a detention basin, residential, commercial and open space.*
- *All surrounding uses are compatible with the project. The northern boundary of the site is bounded by an existing stormwater detention basin. The southern boundary includes a church and residential. The western boundary includes the Vacaville Automall and Highway 80.*

5. That the potential impacts to the City's inventory of residential lands have been considered; and

Finding: The project meets this criterion. The project is consistent with the City's General Plan. Any impacts to the City's inventory of residential lands have been analyzed by the Greentree Environmental Impact Report (FEIR) (SCH #2019049003).

6. That the proposed amendment is consistent with any development related application that is processed and approved concurrently with the amendment application.

Finding: The project meets this criterion, because the Zoning Map Amendments are consistent with the proposed changes to the General Plan Map and Greentree Specific Plan.

Zoning Map Amendment Conclusion

Based on the facts and findings above, the project meets the Zoning amendment findings.

SPECIFIC PLAN

LUDC 14.09.112.130.A Findings Required for Approval

The City Council, when approving a Specific Plan, shall adopt findings of fact.

A. These findings shall include, but not be limited to, the following:

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

Finding: The project will comply with the following General Plan goals:

Land Use Element

- *Goal LU-5 – The amendments will maintain the City’s Urban Growth Boundary because the changes will not change the existing boundary;*
- *Goal LU-7 – The City has promoted public participation in the City’s planning processes by facilitating meetings with affected property owners and other interested parties;*
- *Goal LU-8 – The City has coordinated with surrounding jurisdictions and other local and regional agencies that may affect Vacaville’s future development patterns and character, including the Solano Airport Land Use Commission, Solano County, PG&E and Solano Irrigation District;*
- *Goal LU-12 – The amendments will ensure that future development will provide high-quality housing in a range of residential densities and types;*

Housing Element

- *Goal H.1-G1 – The project will provide different housing types including age restricted senior single-family homes, and higher density workforce housing.*

Transportation Element

- *Goal TR-5 – The amendments will ensure that the planned roadways are designed to meet circulation and access needs consistent with City Standards;*
- *Goal TR-7 – The amendments will ensure the project provides a balanced, multimodal transportation network that meets the needs of all users because the project will include a network of circulation for vehicles, pedestrians and bicycles; and*
- *Goal TR-9 – The amendments will ensure the project provides safe, pleasant, and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.*

Conservation and Open Space Element

- Goal COS-9 – The amendment will change land use patterns that will reduce greenhouse gas emissions and improve the sustainability of residents by reducing travel time; and
- Goal COS-10 – The project will provide solar-ready homes for future residents, which promotes sustainable energy.

Parks and Recreation Element

- Goal PR-1 – The project will develop a high-quality parks that provide varied recreational opportunities for residents;
- Goal PR-2 – The project will provide new parks and recreation facilities and will providing funding for maintenance costs;
- Goal PR-3 – The proposed parks have been located to maximize safety, site efficiency, public safety, and convenient public access by providing three frontage streets for public parking and access; and
- Goal PR-5 – The City and Applicant coordinated with Park Planning staff and the Vacaville Unified School District during the park planning process.

Public Facilities and Services Element

- Goal PUB-10 – The project will provide land for a future well site to help ensure that reliable water supply can be provided for future residents;
- Goal PUB-11 – As confirmed by the Utilities Department, the project will provide adequate water infrastructure facilities to meet current and future populations;
- Goal PUB-14 – The Community Development Department coordinated with the Utilities Department to ensure the project provides the necessary wastewater conveyance for future residents by dedicating land for an existing sewer lift Station in the project boundary.

Safety Element

- Goal SAF-1 – The project will be required to perform grading improvements to the project site to stabilize soil conditions for future roadways and residents;
- Goal SAF-2 – The project will provide on-site stormwater retention basins for collecting, conveying, storing and disposing of stormwater to protect future development from flooding;
- Goal SAF-3 – As determined by the Public Works Department, the project will provide effective storm drainage facilities for future residents;
- Goal SAF-4 – As determined by the Public Works Department, the project will perform grading and infrastructure improvements consistent with City standards to ensure future residents and property are protected from flood risk; and
- Goal SAF-5 – As determined by the Fire Department, the project will provide sufficient measures to protect lives and property from wildfire hazards, such as fire breaks and buffers from open space areas, sprinklers for all future homes, and fire access roads to access any open space areas.

Noise Element

- Goal NOI-4 – The project will be required to comply with construction noise control measures to help minimize noise from stationary sources.

Finding: The project will comply with the following General Plan policies:

Land Use Element

- The change will preserve the predominant single-family residential character in Vacaville, and will provide other housing opportunities, such as higher density workforce housing (Policy LU-P1.3);
- The change will continue to implement design standards that will ensure aesthetically pleasing roadways using parkway strips, trees and other appropriate landscaping along major arterial and collector streets (Policy LU-P1.8);
- The change will incorporate design considerations for transit, pedestrian, and bicycle circulation for future residents (Policy LU-P3.5);
- The project will pay its fair share to construct the public roadways, sidewalks, sound walls, and public landscaping improvements throughout the subdivision (Policy LU-P6.1);
- The change will provide development that broadens the choice of type, size, and affordability of housing in Vacaville (Policy LU-P12.1);
- The change will ensure the project provides a compatible transition between proposed land uses and existing land uses in the County (Policy LU-P12.3); and

Housing Element

- The apartment project will provide a high-density housing site with a minimum 21 units per acre (Policy H.1-115); and
- The project provides land use patterns that concern energy by providing pedestrian and bicycle-oriented circulation to reduce automobile trips (Policy H.1-119).

Transportation Element

- The change will help implement the City's Complete Streets Policy by providing on-street bicycle lanes and provide roadway networks for transit vehicles (Policies TR-P7.4 and TR-P7.6); and
- The change will provide separated pedestrian paths and trails for convenient, visible, and safe access (Policy TR-P9.2).

Conservation and Open Space Element

- The change promotes land use patterns that reduce the number and length of motor vehicle trips (Policy COS-P9.2); and
- The change provides a design with streets oriented east-west to facilitate the maximization of south-facing roofs that best accommodate solar panels (Policy COS-P10.2).

Parks and Recreation Element

- *The project will provide special use recreation facilities including an amphitheater and dog park (Policy PR-P1.5);*
- *The change will make open space accessible by providing a pedestrian trail network between the park, neighborhoods and open space (Policy PR-1.8);*
- *The change will provide two turn-key public parks for existing and future residents in conjunction with development in exchange for the payment of impact fees (Policy PR-P1.1, Policy PR-P2.5);*
- *The project will be required to annex into a Lighting and Landscaping District to fund for the future maintenance of the parks and landscaping (Policy PR-2.8);*
- *The neighborhood park will not be located along an arterial street (Policy PR-3.2); and*
- *The neighborhood park will provide a combination of both active and passive recreational opportunities for all age levels, including walking, jogging, organized team sports, and informal group sports (Policy PR-6.2).*

Public Facilities and Services Element

The changes have been designed to prevent crime by locating walkways, open spaces, landscaping, parks, play areas, and other public spaces in areas that are visible from buildings and streets (Policy PUB-2.5).

Safety Element

- *The change will ensure the development of a comprehensive system of drainage improvements to minimize flood hazards (Policy SAF-P2.1);*
- *The change will ensure the areas around new detention basins provide dual purpose for pedestrian or bike paths (SAF-P2.4);*
- *The project will dedicate storm drain easements on the vesting tentative map (Policy SAF-P3.4);*
- *The project will ensure new homes are located one foot above the 200-year flood elevation (Policy SAF-P4.2); and*
- *The project has been reviewed by the Fire Department (Policy SAF-P5.6).*

Noise Element

- *The project will be required to implement noise control measures during construction (Policy NOI-P4.2).*

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

Finding: The project meets this finding, because: (1) the amendments will change land use designations for land that was underutilized; (2) the amendments will improve the roadway alignment and width along Leisure Town Road to ensure future traffic lanes comply with City Standards; (3) the amendments will orient the parks along local streets to provide additional visibility for residents and public safety; (4) the amendments provide stormwater improvements to benefit of existing and future uses in the area; and

(5) the amendments will not conflict with existing compatibility plans for the Nut Tree Airport and Travis Air Force Base.

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

Finding: The Greentree Specific Plan was designed to provide infrastructure facilities including water distribution (potable and non-potable), sanitary sewer collection system, storm drainage system and storm water detention, gas, electric, telephone, cable television and roads. For this project, the applicant is proposing to construct sewer, water and stormwater facilities within the public right-of-way. Other utilities such as gas, electricity, telephone and cable will be provided within Public Utility Easements located along each property frontage. The project will provide a series of large seasonal detention basins to protect future residents from potential flooding. As proposed and conditioned, the project will provide adequate public facilities to serve the range of development by the project.

4. The amendment would maintain an appropriate balance of land uses within the City; and

Finding: The project meets this finding, because: (1) the project will change land use designations to increase the variety of residential land uses by providing 199 senior single-family homes and 950 higher density work force housing homes (2) the project will provide park and open space land to provide recreational opportunities for future residents; and (3) the project will provide 299,345 square feet of additional commercial opportunities to serve both existing and future residents.

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

Finding: The project meets this finding as noted below:

- *The project has been designed to include a 50-foot buffer between existing Leisure Town residents and the proposed development. In addition, fencing is being designed to include low masonry topped with wrought iron in order for existing residents to maintain views;*
- *The eastern boundary of the site is bound by Leisure Town Road, beyond which lies residential uses within unincorporated Solano County designated Urban Residential and Public/Quasi-Public. The proposed amendment would place land uses along Leisure Town Road including a detention basin, residential, commercial, and open space; and*
- *All surrounding uses are compatible with the project. The northern boundary of the site is bounded by an existing stormwater detention basin. The southern boundary includes a church and residential uses. The western boundary includes the Vacaville Automall and Highway 80.*

Specific Plan Conclusion

Based on the facts and findings above, the project meets the Specific Plan findings.

DEVELOPMENT AGREEMENT FINDINGS

LUDC Section 14.17.210.020 (Development Agreement)

The decisionmaker has found that the Greentree Development Agreement meets the following findings:

A. When adopting a development agreement, the City Council shall make findings, including, but not limited to, the following:

1. The Development Agreement is consistent with the provisions of Division 14.17 of the Vacaville Land Use and Development Code.

Finding: The requested Development Agreement meets this finding, because: (1) the applicant submitted an application in accordance with Division 14.17 of the Code; and (2) the requested amendment followed the same procedures for public review and hearings as the project.

2. The Development Agreement would not be detrimental to the public health, safety, or welfare of the community.

Finding: The requested Development Agreement meets this finding, because: (1) the amendment outlines the applicant and city obligations; (2) the development agreement was found to not be detrimental to the public health, safety, or welfare of the community; (3) the project provides a diversity of single family lot sizes and higher density workforce housing; and (4) the project fulfills pressing land use needs in the City, namely the provision of additional housing and appropriate environments for moderate- and above-moderate-income housing and including workforce housing designed to attract business professionals.

Development Agreement Conclusion

Based on the findings of fact above, the project meets the criteria for adopting the requested Development Agreement.

VESTING TENTATIVE MAP

LUDC 14.11.152.050 Findings Required for Approval

The City Council, when approving a Vesting Tentative Map, shall adopt findings of fact.

A. These findings shall include, but not be limited to, the following:

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

Finding: The project will comply with the following General Plan goals:

Land Use Element

- *Goal LU-7 – The City has promoted public participation in the City’s planning processes by facilitating numerous meetings with affected property owners and other interested parties; and*
- *Goal LU-12 – The amendments will ensure that future development will provide high-quality housing in a range of residential densities and types.*

Housing Element

- *Goal H.1-G1 – The project will provide different housing types including single-family homes, duets, and multi-family apartments.*

Transportation Element

- *Goal TR-5 – The amendments will ensure that Greentree roadways are designed to meet circulation and access needs consistent with City Standards;*
- *Goal TR-7 – The amendments will ensure the project provides a balanced, multimodal transportation network that meets the needs of all users because the project will include a network of circulation for vehicles, pedestrians and bicycles; and*
- *Goal TR-9 – The amendments will ensure the project provides safe, pleasant, and convenient pedestrian paths, sidewalks, and trails to accommodate all segments of the population.*

Conservation and Open Space Element

- *Goal COS-9 – The amendment will change land use patterns that will reduce greenhouse gas emissions and improve the sustainability of residents by reducing travel time; and*
- *Goal COS-10 – The project will provide solar-ready homes for future residents, which promotes sustainable energy.*

Parks and Recreation Element

- *Goal PR-1 – The project will develop a high-quality neighborhood park that provides varied recreational opportunities for residents;*

- *Goal PR-2 – The project will provide new parks and recreation facilities and will providing funding for maintenance costs;*
- *Goal PR-3 – The proposed parks have been located to maximize safety, site efficiency, public safety, and convenient public access; and*
- *Goal PR-5 – The City and Applicant coordinated with Vacaville Unified School District during the park planning process.*

Public Facilities and Services Element

- *Goal PUB-10 – The project will provide land for a future well site to help ensure that reliable water supply can be provided for future residents;*
- *Goal PUB-11 – As confirmed by the Utilities Department, the project will provide adequate water infrastructure facilities to meet current and future populations;*
- *Goal PUB-12 – The Community Development Department coordinated with the Utilities Department to ensure land use layouts will be served with public water facilities; and*

Safety Element

- *Goal SAF-1 – The project will be required to perform grading improvements to the project site to stabilize soil conditions for future roadways and residents;*
- *Goal SAF-2 – The project will provide on-site stormwater retention basins for collecting, conveying, storing and disposing of stormwater to protect future development from flooding;*
- *Goal SAF-3 – As determined by the Public Works Department, the project will provide effective storm drainage facilities for future residents;*
- *Goal SAF-4 – As determined by the Public Works Department, the project will perform grading and infrastructure improvements consistent with City standards to ensure future residents and property are protected from flood risk; and*
- *Goal SAF-5 – As determined by the Fire Department, the project will provide sufficient measures to protect lives and property from wildfire hazards, such as fire breaks and buffers from open space areas, sprinklers for all future homes, and fire access roads to access any open space areas.*

Noise Element

- *Goal NOI-4 – The project will be required to comply with construction noise control measures to help minimize noise from stationary sources.*

Land Use Element

- *The change will provide other housing opportunities, such as higher density workforce housing (Policy LU-P1.3); and*
- *The change will continue to implement design standards with will ensure aesthetically pleasing roadways using parkway strips, trees and other appropriate landscaping along major arterial and collector streets (Policy LU-P1.8).*

Housing Element

- *The apartment project will provide a high-density housing development with a minimum 21 units per acre (Policy H.1-115); and*
- *The project provides land use patterns that conserve energy by providing pedestrian and bicycle-oriented circulation to reduce automobile trips (Policy H.1-119).*

Transportation Element

- *The change will help implement the City's Complete Streets Policy by providing on-street bicycle lanes and provide roadway networks for transit vehicles (Policies TR-P7.4 and TR-P7.6); and*
- *The change will provide separated pedestrian paths and trails for convenient, visible, and safe access (Policy TR-P9.2).*

Parks and Recreation Element

- *The change will continue to provide new park areas for existing and future residents (Policy PR-P1.1);*
- *The change will provide special use recreation facilities including a amphitheater and dog park (Policy PR-P1.5);*
- *The project will be required to annex into a Lighting and Landscaping District to fund for the future maintenance of the parks and landscaping (Policy PR-2.8); and*
- *The parks will provide a combination of both active and passive recreational opportunities for all age levels, including walking, jogging, organized team sports, and informal group sports (Policy PR-6.2).*

Public Facilities and Services Element

- *The changes have been designed to prevent crime by locating walkways, open spaces, landscaping, parks, play areas, and other public spaces in areas that are visible from buildings and streets (Policy PUB-2.5).*

Safety Element

- *The change will ensure the development of a comprehensive system of drainage improvements to minimize flood hazards (Policy SAF-P2.1);*
- *The project will dedicate storm drain easements on the vesting tentative map (Policy SAF-3.4);*
- *The project will ensure new homes are located one foot above the 200-year flood elevation (Policy SAF-4.2); and*
- *The project has been reviewed by the Fire Department (Policy SAF-P5.6).*

Noise Element

- *The project will be required to implement noise control measures during construction (Policy NOI-P4.2).*

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

Finding: The project site is physically suitable for the type and density of the proposed development because the project will introduce new single-family and multi-family residential, commercial services, open space, trails, and public parks in accordance with the standards specified in the Greentree Specific Plan.

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

Finding: The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory beyond that which has already been accepted as significant and unavoidable impacts of the adopted Findings and Statement of Overriding Consideration adopted with the Final Environmental Impact Report for Greentree Development (SCH No. 2019049003).

4. That the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, or welfare;

Finding: The project meets this finding, because: (1) the amendments will change land use designations for land that was underutilized; (2) the amendments will improve the roadway alignment and width along Leisure Town Road to ensure future traffic lanes comply with City Standards; (3) the amendments will orient the parks along local streets to provide additional visibility for residents and public safety; (4) the amendments provide stormwater improvements to benefit of existing and future uses in the area; and (5) the amendments will not conflict with existing compatibility plans for the Nut Tree Airport and Travis Air Force Base.

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 proposed subdivision design and improvements will not conflict with easements for access through the subdivision because the project provides adequate public right-of-way for pedestrian and vehicular circulation throughout the site; preserves existing open space to the north and south; maintains existing right-of-way boundaries and PG&E rights-of-way; and provide necessary easements for Solano Irrigation District and public utilities such as cable, gas and electricity.

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

Finding: The project will include dedications and improvements that are consistent with the General Plan, Zoning Ordinance and Development Code, because the project provides improvements that are consistent with the Greentree Specific Plan,

which was found to be consistent with the Vacaville General Plan; provides necessary public improvements to accommodate the demands of the subdivision; dedicates appropriate land for public facilities and utilities needed to serve the subdivision; complies with the minimum standards specified in the Dedication and Improvement Requirements Ordinance specified in Division 14.12 (Dedication and Improvement Requirements) of the Land Use and Development Code.

7. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the proposed subdivision 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 proposed improvements will be consistent with the Greentree Specific Plan and Vacaville General Plan, as amended by the project, which has been designed to ensure adequate public facilities are provided for the proposed development. As shown on the project plans and verified by the Public Works and Utilities Departments, the project will provide adequate public facilities to serve the proposed subdivision, which will not adversely impact existing neighborhoods.

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: Adequate roadways are planned as part of the project that will ensure provides improvements for adequate traffic circulation consistent with the General Plan Transportation Element.

Vesting Tentative Map Conclusion

Based on the facts and findings above, the project meets the Vesting Tentative Map findings.

Development Standard Exception

LUDC 14.12.040.170. Findings Required for Approval.

The City Council, when approving a Development Standard Exception, shall adopt findings of fact.

A. These findings shall include, but not be limited to, the following:

1. Waive or reduce all or part of the improvements for the ultimate geometric street section if an exception from all or part of the improvements would not be detrimental to public health, safety and welfare;

Finding: As proposed and conditioned, the project meets this finding, because: (1) adequate roadways have been designed in the Specific Plan to meet the circulation needs of the project, (2) the construction and certain maintenance of the units will be required to comply with the California Building Code and Fire Code; (3) the project location will be served by Public Safety services provided by the City of Vacaville; (4) the project will not impede any existing operations on adjoining properties; (5) as configured the streets have been designed to reduce through traffic in existing

neighborhoods, and (6) the project will provide adequate emergency access with the provision of an emergency vehicle access point.

2. Minor private improvements are proposed to a site that is partially or wholly developed and existing public improvements would adequately serve the proposed development; or

Finding: As proposed and conditioned, the project meets this finding, because: (1) adequate roadways have been designed in the Specific Plan to meet the circulation needs of the project, (2) the construction and certain maintenance of the units will be required to comply with the California Building Code and Fire Code; (3) the project will not impede any existing operations on adjoining properties; and (4) the project will provide adequate emergency access.

3. The Design Standard Exception action is not inconsistent with the City's General Plan, or any adopted plan line, specific plan, policy plan or with any other provision of this Division

Finding: The project is consistent with the Green Tree Specific Plan and will comply with the following General Plan goals:

Land Use Element

- *Policy LU-P1.4 – The project provides senior age-restricted units south of Sequoia Drive which will provide needed housing.*
- *Policy LU-P20-1 – The project provides senior housing options.*

Housing Element

- *Policy H.1-G1 – The project ensures a supply of housing of differing type, size, and styles to meet Vacaville's housing needs for the current and future residents and works within the community.*

Noise Element

- *Policy NOI-P1.2 – All noise created by transportation and non-transportation sources will be mitigated to comply with the noise level standards of Table NOI-3 (Land Use Compatibility Standards for Community Noise Environments) in the Vacaville General Plan.*

4. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;

Finding: The project will include 199 age restricted dwelling units that are compatible with existing adjacent senior residential development. The project also includes high density residential, attached single family residential, and other "missing middle" housing types not widely available within the City of Vacaville.

5. 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: Through the preparation of the EIR which included a Traffic Study, in addition to conditions of approval which include traffic calming elements, the project will be consistent with the City's Transportation policies.

Development Standard Exception Conclusion

Based on the facts and findings above, the project meets the Development Standard Exception Waiver findings.

PLANNED DEVELOPMENT FINDINGS

LUDC 14.09.111.070 Findings Required for Approval.

The City Council, when approving a Planned Development, shall adopt findings of fact.

A. These findings shall include, but not be limited to, the following:

1. That the proposed location of the planned development is in accordance with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Land Use and Development Code;

Finding: The project will comply with the following General Plan goals:

Land Use Element

- *Policy LU-P1.4 – The project provides age-restricted homes in the areas south of Sequoia Drive to protect the existing age-restricted homes from incompatible uses;*
- *Policy LU-P11.3 – The applicant has applied for a Planned Development permit for the 240-unit apartment complex;*
- *Goal LU-12 – The project will provide high-quality housing in a range of residential densities and types; and*
- *Policy LU-P20-1 – The project provides a variety of housing options in proximity to the City’s biotechnology core.*

Parks and Recreation Element

- *Policy PR-P2.4 – The project includes parks and trails, open space, and other recreational amenities and would pay applicable Park Development Impact Fees;*
- *Policy PR-P2.6 – In addition to 10.5-acres of new parks and trails, existing parks and recreational facilities will be available to serve the project site, including Stonegate Park;*
- *Policy PR-P3.3 – The locations of the parks encourage pedestrian and bicycle access;*
- *Policy PR-P2.5 – Two turnkey public parks of 6.0 acres and 4.5 acres, in addition to trails and other recreational amenities, are proposed;*
- *Policy PR-P2.7 – The project includes an approximately 299,000 commercial center within walking distance of homes; and*
- *Policy PR-P2.8 – The project will create a Lighting Landscaping and Maintenance District for Greentree.*

Housing Element

- *Policy H.1-G1 – The project ensures a supply of housing of differing types, sizes, and styles to meet Vacaville’s housing needs for current and future residents including people who work within the community.*

Noise Element

- *Policy NOI-P1.2 – All noise created by transportation and non-transportation sources will be mitigated to comply with the noise level standards of Table NOI-3 (Land Use Compatibility Standards for Community Noise Environments) in the Vacaville General Plan.*

Conservation and Open Space Element

- *Policy COS-A1.9 – The project will be subject to the General Plan tree mitigation ratios.*
- *Policy COS-P9.4 – The project provides high density residential development within walking distance of a proposed commercial center.*
- *Goal COS-10 – The project promotes sustainable energy because solar arrays will be included with some of the buildings.*

2. That the proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare;

Finding: As proposed and conditioned, the project meets this finding, because: (1) the construction and certain maintenance of the units will be required to comply with the California Building Code and Fire Code; (2) the project location will be served by Public Safety services provided by the City of Vacaville; (3) the project will not impede any existing operations on adjoining properties; and (4) the project will provide adequate emergency access around the perimeter of the building.

3. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;

Finding: The project will include 1,149 units consisting of the following densities and land uses: Residential Low Density (3.1-5 dwelling units/acre (du/ac)).; Residential Low Medium Density (5.1-8.0 du/ac); Residential Medium Density (8.1-14 du/ac); Residential Medium High Density (14.1-20 du/ac); Residential High Density (20.1-24 du/ac); Public Park; Open Space; Public / Institutional; General Commercial; and Mixed-Use Overlay.

4. That the standards of density, site area, and dimensions, site coverage, yard area, setbacks, height of structures, distances between structures, off-street parking, off-street loading facilities, and landscaping are generally compatible with surrounding neighborhoods;

Finding: The Greentree is master-planned development which includes a Specific Plan with a variety of development standards. The Specific Plan was prepared with the goal of creating and maintaining compatibility within the new development area and the existing land uses surrounding the project site.

5. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the site or will be made available as a condition of

approval to serve the proposed development, without adversely affecting the existing public facilities serving surrounding neighborhoods;

Finding: The Greentree project has been designed in consultation with various City staff and local agencies such as the Solano Irrigation District, the Solano County water Agency, and the Vacaville Unified School District. Changes to the project have been made and conditions of approval from City and outside agency staff have been prepared to ensure negative impacts to public facilities serving existing and surrounding neighborhoods do not occur.

6. 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: Through the preparation of the EIR which included a Traffic Study, in addition to conditions of approval which include traffic calming elements, the project will be consistent with the City's Transportation policies.

7. That the potential impacts to the City's inventory of residential lands has been considered.

Finding: The proposal is to redevelop a former golf course which did not include any residential units. The project includes 1,149 new housing units of varying types and sizes. The project will not negatively impact the City's inventory of residential lands.

Planned Development Conclusion

Based on the facts and findings above, the project meets the Planned Development findings.

THE GREENTREE PROJECT
SPECIFIC PLAN

Due to large file size, the Greentree
Specific Plan is available at the
following link:

<https://bit.ly/thegreentreeproject>

For a hard copy of please contact
the Community Development
Department at
(707) 449-5140.

