

## RESOLUTION NO. 2022-108

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING A PLANNED DEVELOPMENT PERMIT FOR THE GREENTREE PROJECT APARTMENTS

**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**, in conjunction with the Applicant’s processing of its applications and permits for the Project, FLT Equity, LLC, has submitted the application for the Planned Development Permit (hereafter, the “PD Permit”) for the following project:

Greentree Apartments  
Easterly of Orange Drive, westerly of Leisure Town Drive  
and north of Yellowstone Drive  
APNs: 133-120-190 and 133-120-340

**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 PD Permit; 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 PD Permit.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Vacaville, as follows:

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

**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 proposed PD Permit, 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 A, which is hereby incorporated by this reference into this Resolution as if fully set forth herein:

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

**Section 3.** Based on the foregoing findings, as set forth above and in Exhibit A hereto, and on the entire record for the Project, and subject to the Conditions of Approval for Greentree Apartments attached hereto as Exhibit B, the City Council hereby approves the PD Permit in the form of the Planned Development Permit for Greentree Apartments – Site Plan and Elevations, attached hereto as Exhibit C.

**I HEREBY CERTIFY** that the foregoing resolution was introduced and passed 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, Roberts, Wylie, Sullivan, Vice Mayor Stockton, Mayor Rowlett

NOES: None

ABSENT: None

ATTEST:

  
Michelle A. Thornbrugh, City Clerk

Exhibits:

- A. Greentree Development Project Findings of Fact
- B. Conditions of Approval for Greentree Apartments
- C. Planned Development Permit for Greentree Apartments, Site Plan, and Elevations

# EXHIBIT A TO RESOLUTION NO. 2022-108

## 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

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

### SUMMARY OF EVIDENCE

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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

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#### 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 two 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-11 – The amendments will preserve and enhance the existing character and sense of place in residential neighborhoods, because the amendments will not change existing land uses in Area Plan 1;*
- *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 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 two high-quality 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.*
- *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-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 predominant single-family residential character in Vacaville, including the South of Sequoia neighborhood, and will provide other housing opportunities, such as higher density workforce housing in the North of Sequoia Neighborhood (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 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 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-3.4);
  - The project will ensure new homes are located one foot above the 200-year flood elevation (Policy SAF-4.2);
  - 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 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**

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#### **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;*

- *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 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-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 measured 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 approval from City Council prior to submittal a 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 amendment 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**

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### **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-2 – The amendments allow for the careful planning of new development in Area Plan 2 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 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-12 – The Community Development Department coordinated with the Utilities Department to ensure land use layouts in Area Plan 2 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 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 measured 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);
- 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 a turn-key neighborhood park 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 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-3.4);*
- *The project will ensure new homes are located one foot above the 200-year flood elevation (Policy SAF-4.2);*
- *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 requirements of the Specific Plan, because: (1) the applicant obtained a merit hearing approval from City Council prior to submittal a 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 amendment 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 comply with 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.*
- *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.*

#### Specific Plan Conclusion

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

#### **DEVELOPMENT AGREEMENT FINDINGS**

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##### **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 has submitted an application in accordance with Division 14.17 of the Code; and (2) the requested amendment will follow 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 additionally the provision of 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**

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##### **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;*
- *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 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-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 measured 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);*
- *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 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 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 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);*
- *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);*
- *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 Vesting Tentative Map will comply with the goals, objectives and policies of the Land Use and Development Code, because the project was submitted in accordance with the requirements specified in Division 14.11 (Subdivisions) of the Land Use and Development Code. In addition, the project is consistent with the standards imposed by the Greentree Specific Plan; promotes the conservation of natural open space; provides improvements for adequate traffic circulation, utilities and public services; and promotes orderly growth and development.*

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 & multi-family residential, commercial services, open space, trails, 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 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 amendment 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 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

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##### **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.*

*As requested through the submittal of a Rezoning application, the project would be consistent with the Zoning Ordinance, because: (1) the new zones would allow the proposed development; (2) the City provided adequate notification and engaged the public about the project in accordance with Section 14.09.072.060 (Public Hearing and Notice) and Section 14.03.023.020 (Public Notice and Review) of the Code; (3) the applicant has applied for a Planned Development land use permit in accordance with Section 14.09.111.040 (Planned Development Required) of the Code; and (4) the Final EIR evaluated the potential environmental impacts and appropriate mitigation measures were prepared to address potential concerns.*

*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.*

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.*

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, it is anticipated that 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**

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##### **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.*
- *Policy LU-P20-1 – The project provides a variety of housing options with 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 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.*
- *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 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.*

### 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.*
- *As requested through the submittal of a Rezoning application, the project would be consistent with the Zoning Ordinance, because: (1) the new zones would allow the proposed development; (2) the City provided adequate notification and engaged the public about the project in accordance with Section 14.09.072.060 (Public Hearing and Notice) and Section 14.03.023.020 (Public Notice and Review) of the Code; (3) the applicant has applied for a Planned Development land use permit in accordance with Section 14.09.111.040 (Planned Development Required) of the Code; and (4) the Final EIR evaluated the potential environmental impacts and appropriate mitigation measures were prepared to address potential concerns.*

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;
3. *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.*
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;
5. *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.*
6. 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;
7. *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.*
8. 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;
9. *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.*
10. 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;
11. *Finding: Through the preparation of the EIR which included a Traffic Study, in addition to conditions of approval which include traffic calming elements, it is anticipated that the project will be consistent with the City's Transportation policies.*

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

13. *Finding: The proposal is to redevelop a former gold 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.

## EXHIBIT B TO RESOLUTION NO. 2022-108

<b>CONDITIONS OF APPROVAL FOR THE GREENTREE APARTMENTS PROJECT                      LOCATED EASTERLY OF ORANGE DRIVE, WESTERLY OF LEISURE TOWN DRIVE AND NORTH OF YELLOWSTONE DRIVE                      PLANNED DEVELOPMENT PERMIT                      October 11, 2022</b>			
<b>Condition No.</b>	<b>Conditions of Approval</b>	<b>When Required</b>	<b>Responsible Department</b>
1.	<p>Approval of this Apartment Project on Lot 7 of the Greentree Vesting Tentative Map (Subarea R7) is subject to the Project Approvals as listed in the Conditions of Approval for the Greentree Project, Including its Vesting Tentative Map, Development Agreement, Specific Plan and Final EIR and MMRP. The Owner/ Applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>A. Greentree Apartment Submittal Package dated November 19, 2021.</li> <li>B. Greentree Elevations, dated August 16, 2002.</li> <li>C. Greentree Specific Plan, dated August 2, 2022.</li> <li>D. Vesting Tentative Subdivision Map dated June 29, 2022.</li> <li>E. Greentree Final EIR, dated August 2022.</li> <li>F. Greentree Mitigation Monitoring and Reporting Program.</li> <li>G. Greentree Development Agreement, dated August 2022.</li> </ul> <p>The Project is approved for a Planned Development Permit to allow the construction and operation of a 240-unit residential apartment project. Implementation of the Project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, B	CD, P, E
2.	<p>Building plans, and all civil engineering, improvement, landscape and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Vacaville. Any modifications to the approved plans, project description or land use, except as modified by these conditions of approval, shall be subject to review and approval by the Director of Community Development and may require a separate Planning entitlement review process.</p>	G, I, B	CD, P, E, B
3.	<p>This approval shall expire as stipulated in the Development Agreement, unless construction plans and contract documents are approved and construction commenced and diligently pursued prior to the expiration date, or an application for a time extension is filed prior to the expiration date.</p>	B	CD, P

4.	The Project-Specific Conditions set forth herein shall run with the land and shall apply to the Project Applicant and to all future owners of the property. (Cohn v. County Board of Supervisors (1955) 135 Cal. App. 2d 180, 184)	OG	CD
5.	To assist staff's timely review of the Building Permit packet, plans submitted for Building Permits shall include a cover letter identifying the sheet numbers that correspond to each condition of approval. The Planning Division shall not approve any permits related to ground disturbing activities until compliance with the conditions of approval have been documented and confirmed by the Director.	B	CD
6.	The Owner/Applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City in accordance with the Development Agreement.	OG	CD, P, E, B PW, PR, F, PD
7.	The Owner/Applicant shall comply with all provisions the Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.	B	CD, E
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>			
8.	If applicable, the Owner/Applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD, E
9.	The Owner/Applicant shall be subject to all Project development impact fees as stipulated in the Development Agreement.	B	CD, P, PW, PR
<b>GRADING PERMIT REQUIREMENTS</b>			
10.	The Owner/Applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan which leads to disturbance of habitat.	G, I	CD, P, E
11.	The final location, design, height, materials, and colors of the retaining walls shall be subject to review and approval by the Community Development Department.	G, I, B	CD, P, E, F
<b>IMPROVEMENT PLAN REQUIREMENTS</b>			
12.	The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project.	B	CD, E
13.	The required public and private on-site improvements, including but not limited to street and frontage improvements including landscape and irrigation improvements on Orange Drive, shall be completed prior to issuance of the first Certificate of Occupancy for the project. All temporary and ultimate improvements to Yellowstone Drive and Leisure Town Road shall be completed in accordance with the Specific Plan Phasing Plan (Appendix B) and the Development Agreement.	I, O	CD, E

14.	Public and private on and off-site improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the Greentree Specific Plan and Development Agreement.	I	CD, PW, E
15.	<b><i>Abandonment of Easements and Right of Ways.</i></b> The Applicant shall prepare all the necessary documents to abandon the Gilley Way ROW. A temporary PUE will be required and will need to be maintained until such time as public utilities are connected outside of Residential Lot 7 (Subarea R7). Note: See Specific Plan Appendix B (Development and Infrastructure Phasing) and its attached Interim R7 Sewer Improvement Diagram.	I	E
16.	The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Vacaville <i>Standard Construction Specifications</i> .	I	CD, E
17.	The Owner/Applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service.	B	CD, P, E
18.	The Owner/Applicant shall be responsible for replacing any, and all damaged or hazardous public sidewalk, curb, and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	I, OG	CD, E
19.	The Owner/Applicant shall pay for, furnish, and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter for the project.	I	CD, E, EWR
20.	The Owner/Applicant shall provide sanitary sewer, water, and storm drainage improvements with corresponding easements, as necessary, in accordance with the Specific Plan and City of Vacaville Standard Construction Specifications and Improvement Standards. The storm drainage design shall provide for no net increase in run-off under post-development conditions.	G, I	CD, E, PW
21.	The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.  In addition to compliance with City ordinances, the Owner/Applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction.	G, I	CD, E
22.	During Construction, the Owner/Applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with the project’s Mitigation Measures. All on-site storm drains shall be cleaned immediately before the official start of the rainy season (October 15).	OG	CD, E

23.	The Owner/Applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public streets. Minimum ten foot (10.0') wide Public Utility Easements for underground facilities (i.e., Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public rights-of-way to the satisfaction of the City Engineer and consistent with the Vesting Tentative Map. The width of the public utility easements adjacent to public right of way may be reduced with prior approval from public utility companies.	I	CD, E
24.	The Owner/Applicant shall disclose to the renters in the rental lease agreement the following items:  1) The location of the Project is within the Travis Airforce Base Compatibility Zone D which may include airplane overflight.	OG	CD

**FIRE DEPT REQUIREMENTS**

<p>25.</p>	<p>The Owner/Applicant shall comply with the following Fire Department requirements:</p> <ol style="list-style-type: none"> <li>1. Approved address numbers shall be provided for each building. Such numbers shall contrast with their background and be readily visible from the street. CFC 505.1, NFPA 1, 10.13 and Vacaville Fire Dept. Policy.</li> <li>2. A Knox key box shall be located adjacent to the front door of the club house and near the fire riser room for each apartment building. An application is available at the Fire Department Administration Office. The applicant shall submit the application promptly to avoid delays in occupancy. Click to enter is required for access through any onsite gates.</li> <li>3. The applicant shall provide a minimum of one 2A-10: BC fire extinguisher per 1,500 square feet with a maximum of 75 feet travel distance from any location within the building. (Verify locations of extinguishers with the Fire Inspector prior to installation). (CFC Section 906.3 and Vacaville Fire Dept. Policy). All signage and labels shall be provided. Depending on the operations in the club house additional types and sizes may be required.</li> <li>4. In case a fire detection and/or suppression system is out of service for any length of time, a firewatch shall be assigned to monitor the premises. In addition, the contractor shall notify the Fire Department before a system is taken out of service and indicate specifically when the system is to be out of service and when it is to be restored. CFC 901.7, NFPA 101, 9.6.1.7. The Fire Department's guideline is attached hereto.</li> <li>5. The top of stored materials shall remain a minimum of 18" below sprinkler heads (CFC 315.3.1).</li> <li>6. A hazard rating diamond shall be posted in a visible area when hazardous materials are stored per NFPA 704.</li> <li>7. An automatic shut off in the main supply-air duct for smoke control shall be provided for air-moving systems supplying air exceeding 2,000 CFM. The actuation of smoke detectors within the air ducts shall interrupt the power source of the air-moving equipment and shall activate the building fire alarm system. Such duct detectors shall be supervised by the fire alarm system. (609) CMC. Demonstration of this operation will be required prior to occupancy.</li> </ol>	<p align="center">G, I, B</p>	<p align="center">CD, P, F</p>
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	<ol style="list-style-type: none"> <li>8. Driveways and fire apparatus access roads shall be at least 26 feet wide and able to hold 80,000 pounds.</li> <li>9. At each main driveway entrance to a multiple dwelling, there shall be posted and positioned an illuminated diagram or map of the complex, which lists the individual addresses of all units in the complex. It shall thereafter be unlawful for any owner, lessee, or other person in charge of the complex to fail to update and maintain said diagram(s) or map(s) in good working condition. Per Vacaville Fire Department's Local Amendments.</li> <li>10. A fire alarm shall be required per the most recent edition of NFPA 72, 13 and CFC.</li> <li>11. Fire lanes shall be required and have signage where needed. This will be decided during inspections.</li> <li>12. Deferred submittals to the Vacaville Fire Department shall be required for underground fire lines, fire hydrants, fire sprinklers and fire alarm.</li> <li>13. Fire flow shall meet the requirements of the CFC for the building type and size.</li> <li>14. FDC and PIV locations shall be approved by the Vacaville Fire Department prior to install.</li> <li>15. A Fire inspector shall be present during flushing of all fire lines and testing.</li> <li>16. Thrust blocks and kickers for fire line shall be inspected by a fire inspector prior to cover-up.</li> <li>17. An approved water supply and emergency vehicle access shall be completed prior to any combustible materials being allowed on the project site. Please contact Jill Childers at (707) 449-5482 for a clearance letter prior to receiving any combustible materials at this site.</li> </ol>		
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**LANDSCAPE/TREE PRESERVATION REQUIREMENTS**

26.	<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department and consistent with the Specific Plan. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>a. All on-site landscaping shall be maintained in a manner that safeguards the long-term health of the trees, shrubs, green screen vines, and other plants. In the event the Director identifies dead, dry or otherwise unmaintained landscaping, the applicant and the operator of the project shall take quick action (within 7 days) to address the issue(s) to the satisfaction of the Director.</p> <p>b. All landscaping shall be maintained in its approved location. Plants shall be maintained free from physical damage or injury arising from lack of water, chemical damage, insects and diseases. Plants showing such damage shall be replaced by the same or similar species.</p> <p>c. All areas within the site not used or specifically intended for structures, parking, or other necessary site improvements, shall be landscaped.</p> <p>d. Parking lot landscaping shall be consistent with the standards in the Specific Plan and include shade trees placed so as to cover fifty (50) percent shading of parking stalls within ten (10) years. Tree coverage shall be determined by the approximate crown diameter of each tree at ten (10) years. The proposed carports shall be sufficient to meet the intent of this condition to provide shaded parking spaces.</p> <p>e. Planting areas shall be kept free from weeds, debris and undesirable materials that may be detrimental to safety, drainage or appearance.</p> <p>f. Trees shall not be planted within 10 feet of water or sewer pipes.</p>	B, OG	CD (P)(E)
27.	Ground mounted equipment, including, but not limited to, air conditioning units electrical equipment, communications antennas, gas meters, storage tanks, and other such equipment, shall be screened by walls, fencing or landscaping to the satisfaction of the Director.	OG	CD

**TRAFFIC/ACCESS/CIRCULATION/PARKING REQUIREMENTS**

28.	A minimum of 444 parking spaces (including ten on-street parking spaces) inclusive of guest spaces shall be provided for the Project.	I, O	CD, P, E
29.	A minimum of 120 on-site bicycle parking spaces shall be provided for the project.	I, O	CD, P, E

30.	<i>Apartment Site Driveway from Leisure Town Road.</i> The Leisure Town Road driveway for the apartment site shall be designed as an emergency vehicle access only.	I	E
31.	<i>Apartment Site Driveway from Orange Drive.</i> The Orange Drive driveway for the apartment site shall be a right-in / right-out / left-in. The applicant shall design and construct a median, to the satisfaction of the City Engineer, to restrict lefts outs, at the applicants' expense.	I	E
<b>ARCHITECTURE/SITE DESIGN REQUIREMENTS</b>			
32.	<p>The Greentree Apartments project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This approval is for eleven (11) - three (3) story buildings. The Project will also include approximately 24,475 sq. ft. of common area open space and amenities including internal paseos and sitting areas, a fully accessible single-story 5,465 +/- sq. ft. club house, and pool and spa.</li> <li>2. The design, materials, and colors of the proposed Greentree Apartments buildings and clubhouse shall be consistent with the revised building elevations dated August 16, 2022, subject to the satisfaction of the Community Development Department.</li> <li>3. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.</li> </ol>	B	CD, P, B
33.	The final location, design, materials, and colors of the trash/recycling/compost enclosures shall be subject to review and approval by the Community Development Department.	B	CD, P, E

34.	<p><b><i>Walls and Fencing</i></b></p> <p>a. The Applicant shall construct masonry walls as shown on the site plan. Masonry walls shall be constructed on the City side of the property line, except where conflicting with public utility lines as shown on the Vesting Tentative Map. Private fences shall be constructed on the private side of the property line. The improvement plans shall include a wall plan showing the locations of walls, and construction details for the masonry wall in compliance with the Specific Plan and the Acoustical Report in Appendix 4.15-1 of the EIR. Final limits of the walls shall be approved by the City Engineer and will be determined during the improvement plan review process. Architectural elements of the masonry wall shall be shown on the landscape plans.</p> <p>b. Fence details and maintenance responsibilities shall be shown on the improvement plans.</p> <p>c. Fencing shall not conflict with the intersection and driveway sight distance triangles.</p>	I, B	CD, PW
35.	The final location, height, size, and design of any future signs shall be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the <u>Greentree Specific Plan Design Guidelines</u> . In addition, the Owner/Applicant shall obtain a sign permit prior to installation of the monument sign.	B	CD, P
<b>NOISE REQUIREMENTS</b>			
36.	Plans submitted for Building Permits shall include confirmation that construction plans will meet the City's Noise Ordinance, subject to review and approval by the Director.	B	CD
37.	<p>Based on the recommendations of the Noise Analysis prepared for the Greentree EIR, the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</p> <p>a) Locate outdoor activity areas in centrally located/interior areas where the residential construction provides acoustic shielding from roadway noise; or</p> <p>b) Construct soundwalls where called for according to the findings of the Acoustical Report.</p>	B	CD, P, B
38.	Hours of construction operation shall be consistent with the City of Vacaville Municipal Code.	B	CD, P, B

**MISCELLANEOUS REQUIREMENTS**

39.	The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements, as amended from time to time.	I, B, OG	CD, P, E
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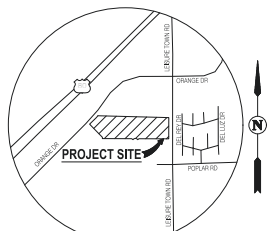
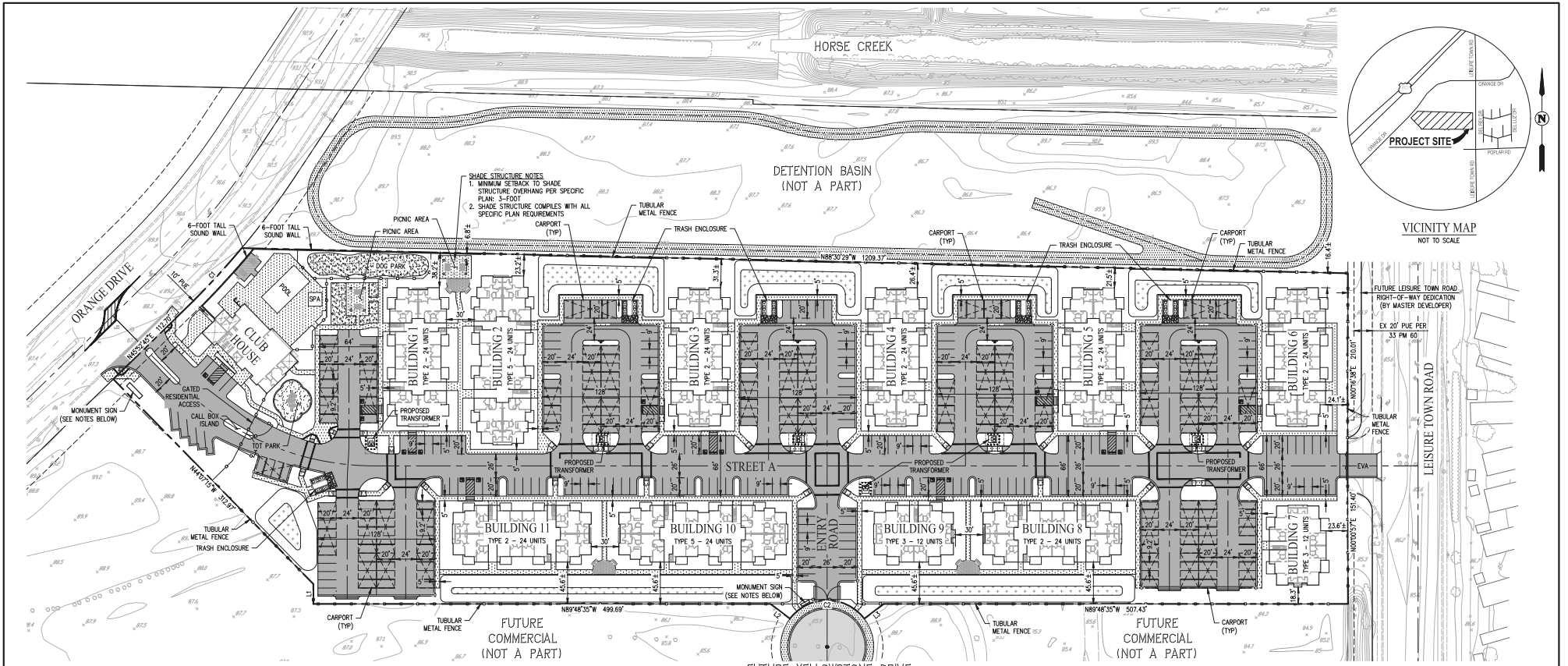
<b>MITIGATION MEASURES</b>			
40.	<b><i>Greentree Apartments Mitigation Monitoring Reporting Program (MMRP)</i></b> . The Owner/Applicant shall implement applicable mitigation measures consistent with the Greentree Specific Plan MMRP.	I, G, B, OG	CD, E, P, PW, FD, PD, PR
41.	At the two apartment buildings that are completely within the area with 10 per million or greater cancer risk, the developer shall install and maintain air filtration systems of fresh air supply either on an individual unit-by-unit basis, with individual air intake and exhaust ducts ventilating each unit separately, or through a centralized building ventilation system. The ventilation system shall include a properly installed and operated ventilation system with filters having a Minimum Efficiency Report Value of 13, which is expected to achieve an 80 percent reduction. A reduction of 80 percent in DPM would reduce cancer risk from I-80 at the closest of the apartment buildings (the most sensitive receptor location) from 12.9 to 3.1 in a million, well below the single-source threshold of 10 in a million. At the two apartment buildings that are partially within the area with 10 per million or greater cancer risk, the developer shall locate the air intakes as far outside the area with 10 per million or greater risk from I-80 as possible.	B, OG	PW

**CONDITIONS**

See attached tables of conditions for which the following legend applies.

<b>RESPONSIBLE DEPARTMENT</b>		<b>WHEN REQUIRED</b>	
CD	Community Development Department	I	Prior to approval of Improvement Plans
P	Planning Division	M	Prior to approval of Final Map
E	Engineering Division	B	Prior to issuance of first Building Permit
B	Building Division	O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		
F	Fire Department		

# EXHIBIT C TO RESOLUTION 2022-108



### GENERAL NOTES:

- DEVELOPER/APPLICANT:** RL EQUITY, LLC C/O RED TAIL LAND DEVELOPMENT, LLC 2082 MICHELSON, FOURTH FLOOR IRVINE, CA 92612 (951) 853-6222 RUSS SHAW, PLS 4837
- CIVIL ENGINEER:** CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322 KEVIN LAPP, PRC 84929
- SOILS ENGINEER:** ENCO, INC. 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000 MACT TONG, GE 2300
- TOPOGRAPHIC SOURCE:** GEOMAPS, INC. 3392 MATHER FIELD ROAD RANCHO CORDOVA, CA 95670 (916) 361-9133
- CONTOUR INTERVAL:** 1' - FOOT BASED ON NAVD88 (EXISTING & PROPOSED)
- BENCHMARK:** CITY OF VACAVILLE BENCHMARK NO. C23011 2" BRASS DISK IN THE CENTERLINE OF GILLEY WAY AT THE MOST WESTERLY BC STAMPED "CITY OF VACAVILLE 1989 REC 28167" ELEVATION 86,829 FEET (NAVD88)
- FLOOD ZONE:** ZONE A & ZONE X REFER TO FLOOD INSURANCE RATE MAP PANEL 060950301E (MAY 4, 2009) PANEL 060950301E (MAY 4, 2009) NO BASE FLOOD ELEVATION DETERMINED
- SITE ADDRESS:** GILLEY WAY VACAVILLE, CA 95687
- ASSESSORS PARCEL NO.:** 133-120-190, 133-120-340
- LAND USE:** EXISTING GENERAL COMMERCIAL PROPOSED: RESIDENTIAL HIGH DENSITY (201 - 24 DU/AC)

### GENERAL NOTES (CONTINUED):

- ZONING:** EXISTING: GENERAL COMMERCIAL (G2) & RECREATION COMMERCIAL (R2) PROPOSED: RESIDENTIAL HIGH DENSITY (RH)
- EXISTING SITE AREA:** 10.77± AC
- GROSS DENSITY:** 240 DWELLING UNITS/10.77 ACRES = 22.3 DWELLING UNITS/AC
- SITE COVERAGE PER SPECIFIC PLAN REQUIREMENTS:** 68.3% TOTAL (90% MAX)
- EXISTING CONDITIONS:** ALL EXISTING TREES, UTILITIES AND BUILDING STRUCTURES WITHIN THE DEVELOPMENT AREA ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- STREETS/ROADS:** ALL STREETS/ROADS WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- PUBLIC UTILITIES:** ALL UTILITIES WITHIN THE PUBLIC RIGHT OF WAY OR WITHIN A PUBLIC UTILITY EASEMENT WILL BE PUBLIC AND WILL BE PUBLICLY OWNED AND MAINTAINED.
- PRIVATE UTILITIES:** ALL UTILITIES WITHIN THE DEVELOPMENT (INCLUDING STREET LIGHTS) WILL BE PRIVATE AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- UTILITY PROVIDER:** SEWER: CITY OF VACAVILLE WATER: CITY OF VACAVILLE STORM DRAIN: CITY OF VACAVILLE GAS & ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE: AT&T CABLE TV: COMCAST
- LANDSCAPE:** ALL LANDSCAPING WITHIN THE DEVELOPMENT WILL BE PRIVATE AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- PROPOSED GRADING IS PRELIMINARY.** FINAL GRADING IS SUBJECT TO FINAL DESIGN.
- MAXIMUM CUT OR FILL SLOPE IS 2:1.**
- BOUNDARY IS PER FIELD SURVEY.**
- MONUMENT SIGNAGE SHALL BE CONSISTENT WITH THE GREENTREE SPECIFIC PLAN MASTER SIGNAGE PROGRAM.**

	PARKING REQUIRED		PARKING PROVIDED	
	UNITS	RATIO	NUMBER OF SPACES	NUMBER OF SPACES
STUDIO & 1 BEDROOM UNIT	96	1 STALL / DU	384	240 COVERED / 144 UNCOVERED
2+ BEDROOM UNIT	144	2 STALLS / DU	288	0 COVERED / 55 UNCOVERED
GUEST PARKING (ONSITE)		1 STALL / 4 DU	60	0 COVERED / 10 UNCOVERED
GUEST PARKING (OFFSITE)				240 COVERED / 210 UNCOVERED
<b>TOTAL SPACES</b>			<b>444</b>	<b>(449 TOTAL)</b>

- NOTES:**
- REQUIRED PARKING IS BASED ON THE GREENTREE SPECIFIC PLAN DESIGN GUIDELINES TABLE 7-4, NORTH OF SEQUOIA.
  - 10 UNCOVERED PARALLEL PARKING STALLS ALONG YELLOWSTONE DRIVE BETWEEN THE PROJECT AND VILLAGE WAY ARE COUNTED TOWARDS THE APARTMENT PROJECT FOR USE BY GUESTS.
  - CONSISTENT WITH THE GREENTREE SPECIFIC PLAN AND ITS GOALS TO INCORPORATE CAL GREEN RESIDENTIAL VOLUNTARY MEASURES SECTION A4.106.8.2, 15% OF THE TOTAL ONSITE PARKING SPACES, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).
  - BOTH RESIDENT AND GUEST/VISITOR PARKING IS ASSUMED TO BE ASSIGNED.
  - AS REQUIRED BY THE CITY, NUMBERS ASSIGNED TO PARKING SPACES SHALL NOT MATCH THE ADDRESS OF THE APARTMENT UNIT TO WHICH IT ASSIGNED.
  - SOLAR COLLECTION SYSTEMS WILL BE ADDED AND INCLUDED ON CARPORT STRUCTURES TO ACHIEVE ALL REQUIRED STATE AND LOCAL ORDINANCES RELATED TO SOLAR COLLECTION.

LINE TABLE			CURVE TABLE			
NO	BEARING	LENGTH	NO	RADIUS	DELTA	LENGTH
L1	N00°11'26"E	21.76'	C1	875.00'	5°45'19"	87.89'
L2	N52°36'06"W	26.72'	C2	51.00'	105°35'02"	93.98'
L3	N52°58'56"E	26.72'				

### LEGEND

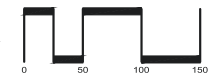


### SHEET INDEX

SHEET NO.	SHEET TITLE
C1	SITE PLAN
C2	EXISTING TOPOGRAPHY
C3	UTILITY PLAN
C4	GRADING PLAN
C5	FIRE ACCESS PLAN
C6	PARKING PLAN
C7	STORMWATER CONTROL PLAN

## SITE PLAN PLANNED DEVELOPMENT GREENTREE APARTMENTS

CITY OF VACAVILLE SOLANO COUNTY CALIFORNIA  
SCALE: 1" = 50' DATE: AUGUST 23, 2022



SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANG.COM

SHEET NO.  
**C1**  
OF C7 SHEETS

DATE PLOTTED: 8/23/2022 10:58:52 AM





ELEVATION A



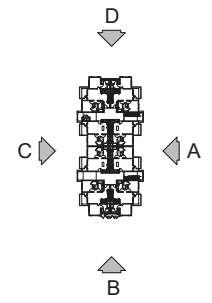
ELEVATION C

**GENERAL NOTES**

REFER TO SHEETS A1 & 6 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

MATERIALS LEGEND

- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



BUILDING 1 TYPE 2 ELEVATIONS

**A2.2**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

**MATERIALS LEGEND**

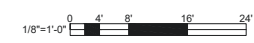
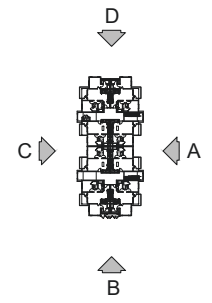
- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



ELEVATION B



ELEVATION D



BUILDING 1 TYPE 2 ELEVATIONS

**A2.3**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860





**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

**MATERIALS LEGEND**

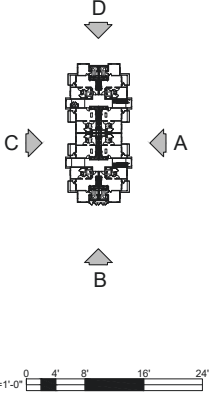
- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



ELEVATION A



ELEVATION C



BUILDING 3, 4, 5, 8, & 11 TYPE 2 ELEVATIONS

**A2.4**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

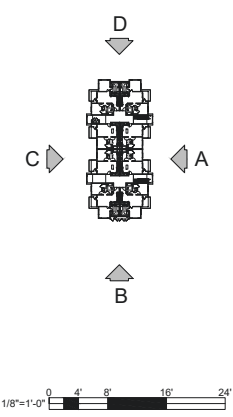


ELEVATION B

- MATERIALS LEGEND**
- 1 STUCCO
  - 2 STUCCO OVER FOAM TRIM
  - 3 DECORATIVE GABLE VENT
  - 4 VINYL WINDOW
  - 5 GAF TIMBERLINE - BARKWOOD ROOF
  - 6 WOOD FASCIA
  - 7 CORNICE WITH STUCCO OVER FOAM
  - 8 METAL GUARDRAIL
  - 9 STONE VENEER
  - 10 SOUND BARRIER



ELEVATION D



BUILDING 3, 4, 5, 8 & 11 TYPE 2 ELEVATIONS

**A2.5**

**GREEN TREE APARTMENTS**  
 RED TAIL ACQUISITIONS, LLC  
 2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

VACAVILLE, CALIFORNIA

DATE: 08-23-2022  
 JOB NO.: 2018-402  
**AO ARCHITECTS**  
 144 NORTH ORANGE ST., ORANGE, CA 92866  
 (714) 639-9860



**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

**MATERIALS LEGEND**

- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



ELEVATION A



ELEVATION C

BUILDING 6 TYPE 2 ELEVATIONS

**A2.6**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

DATE: 08-23-2022  
JOB NO.: 2018-402

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860





**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

**MATERIALS LEGEND**

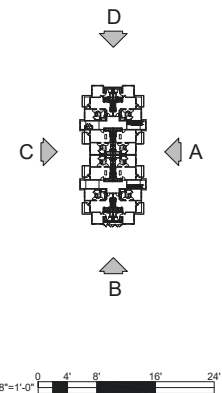
- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



ELEVATION B



ELEVATION B



BUILDING 6 TYPE 2 ELEVATIONS

**A2.7**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

**MATERIALS LEGEND**

- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



ELEVATION B



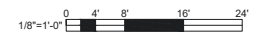
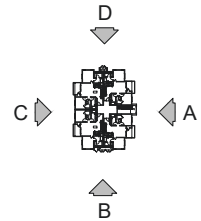
ELEVATION A



ELEVATION D



ELEVATION C



BUILDING 7 TYPE 3 ELEVATIONS

**A3.2**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

**MATERIALS LEGEND**

- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



ELEVATION B



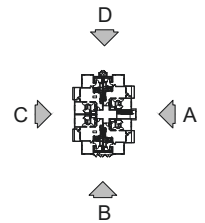
ELEVATION A



ELEVATION D



ELEVATION C



BUILDING 9 TYPE 3 ELEVATIONS

**A3.3**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860





**GENERAL NOTES**

REFER TO SHEETS A7 & D FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED



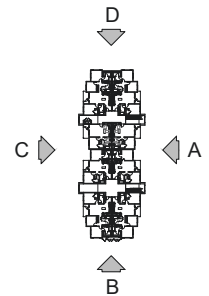
ELEVATION A

**MATERIALS LEGEND**

- 1 STUCCO
- 2 STUCCO OVER FOAM TRIM
- 3 DECORATIVE GABLE VENT
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 CORNICE WITH STUCCO OVER FOAM
- 8 METAL GUARDRAIL
- 9 STONE VENEER
- 10 SOUND BARRIER



ELEVATION C



1/8"=1'-0" 0 4' 8' 16' 24'

BUILDING 2 & 10 TYPE 5 ELEVATIONS

A4.2

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



**GENERAL NOTES**

REFER TO SHEETS A7.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

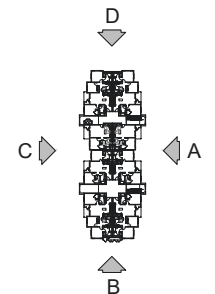


ELEVATION B

- MATERIALS LEGEND**
- 1 STUCCO
  - 2 STUCCO OVER FOAM TRIM
  - 3 DECORATIVE GABLE VENT
  - 4 VINYL WINDOW
  - 5 GAF TIMBERLINE - BARKWOOD ROOF
  - 6 WOOD FASCIA
  - 7 CORNICE WITH STUCCO OVER FOAM
  - 8 METAL GUARDRAIL
  - 9 STONE VENEER
  - 10 SOUND BARRIER



ELEVATION D



BUILDING 2 & 10 TYPE 5 ELEVATIONS

**A4.3**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 08-23-2022  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860

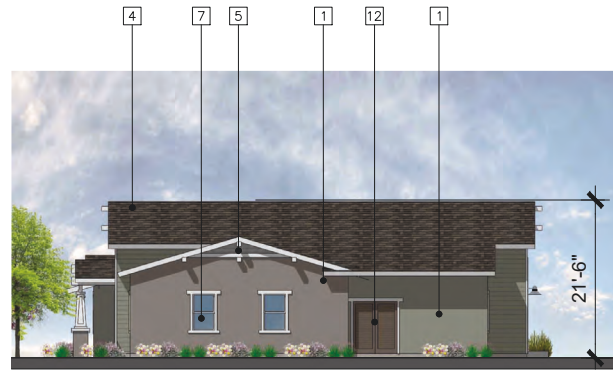




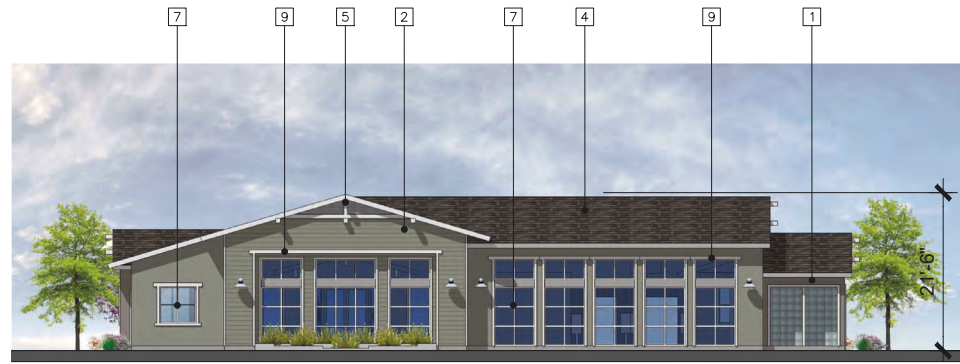
**GENERAL NOTES**



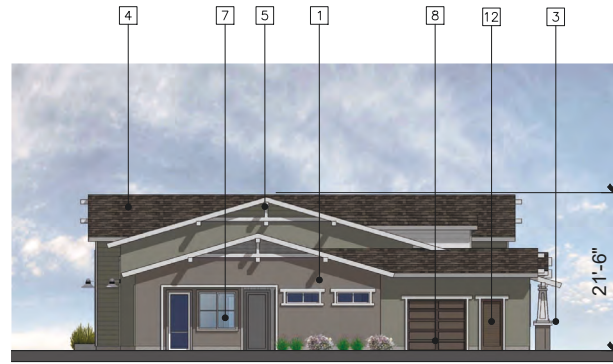
ELEVATION B



ELEVATION A

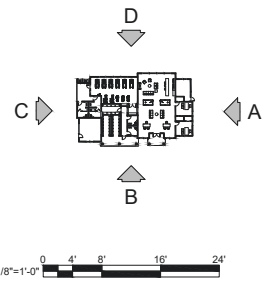


ELEVATION D



ELEVATION C

- MATERIALS LEGEND**
- 1 STUCCO
  - 2 HORIZONTAL SIDING
  - 3 DECORATIVE COLUMN
  - 4 ASPHALT SHINGLE ROOF
  - 5 GABLE VENT
  - 6 COMPOSITE WOOD RAILING
  - 7 VINYL WINDOW
  - 8 ALUMINUM SECTIONAL GARAGE DOOR
  - 9 DECORATIVE TRIM
  - 10 DECORATIVE SHUTTER
  - 11 METAL RAILING
  - 12 UTILITY DOOR



COMMUNITY ROOM ELEVATION

**A5.1**

**GREEN TREE APARTMENTS**

VACAVILLE, CALIFORNIA

RED TAIL ACQUISITIONS, LLC  
2082 MICHELSON, 4TH FLOOR, IRVINE, CA 92612

DATE: 11-19-2021  
JOB NO.: 2018-402

**AO ARCHITECTS**  
144 NORTH ORANGE ST., ORANGE, CA 92866  
(714) 639-9860



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