

RESOLUTION NO. 2017-029

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE APPROVING THE
ROBERTS' RANCH SPECIFIC PLAN**

WHEREAS, the City of Vacaville has received an application for a Specific Plan in relation to the following property described as Roberts' Ranch:

South of the Brighton Landing Specific Plan area and bordered by Leisure Town Road on the west and Fry Road on the south.

APNs: 138-030-090, -010, -011, and -012

WHEREAS, the Planning Commission of the City of Vacaville has conducted a public hearing on February 21, 2017, regarding the proposed Environmental Impact Report, Adoption of Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Plan, Annexation Request, Pre-zoning, Specific Plan, Development Agreement, Vesting Tentative Map, and Planned Development with Park Design Review, and voted 5 – 0 – 2 to recommend that the City Council approve said actions; and

WHEREAS, the City Council conducted a public hearing and heard testimony from staff and other interested parties at a public hearing on March 28, 2017, and has considered the factual information, as contained in the written record and in the testimony given at the public meetings and hearings; and

WHEREAS, the City Council has reviewed the Roberts' Ranch Specific Plan in accordance with Chapter 14.09.112 of the Land Use and Development Code, and finds:

1. That the Specific Plan is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code; *For example, Specific Plan Chapter 10 discusses the Specific Plan's conformance with the General Plan; the Specific Plan serves as the zoning controls for the Specific Plan area; and the Specific Plan has been prepared consistent with the policies found in Development Code Chapter 14.09.112.*
2. That the Specific Plan would not be detrimental to the public health, safety, or welfare of the community; *For example, the Specific Plan would increase recreational opportunities for surrounding communities and would provide additional lands to fulfill the City's long-range plan for community park type facilities that would otherwise not be achieved because of recent changes in the size and proposed design for the community park site near the northeast corner of Leisure Town Road and Elmira Road. The Specific Plan provides a diversity of single family lot sizes. The Specific Plan assists with the implementation of the City's General Plan Land Use Plan and Land Use policies that support the orderly development of the East of Leisure Town Growth Area. The Specific Plan fulfills pressing land use needs in the City, namely the provision of additional housing and additionally, the provision of appropriate environments for moderate- and above-moderate-income housing and including housing designed to attract business executives and professionals. The Specific Plan provides a site for a future public*

middle school in order to support the development of school facilities in the New Growth Areas.

3. That the Specific Plan includes provisions which ensure that adequate public facilities will be available to serve the range of development described in the plan; *For example, the Specific Plan's phasing plan has been designed to provide adequate public facilities for each phase of development and Specific plan Section 9.3.2 requires that each future design review confirm that adequate public facilities will be available for future development within the plan area. Also, the project will contribute to public facilities through impact fees and will join a community facilities district to support police and fire services. Infrastructure and public services needs have been assessed to ensure adequate funding is in place to provide the necessary improvements without overburdening the current infrastructure and services. As part of the Specific Plan implementation process, the Master Utility Plan for the project will be reviewed with the submission of each phase to make sure the required infrastructure improvements are provided.*
4. That the Specific Plan would maintain an appropriate balance of land uses within the City; *The Specific Plan contains land uses consistent with the General Plan's land use diagram that the City has determined represents an appropriate balance of land uses.*
5. That the anticipated land uses on the subject site are compatible with existing and future surrounding uses. *The Specific Plan contains land uses consistent with the General Plan's land use diagram that the City has determined that the mix of uses within the Specific Plan area would be compatible with existing and surrounding land uses. For example, the Specific Plan incorporates adequate agricultural buffers and has a circulation plan designed to provide multi-modal connections to existing and future adjacent neighborhoods.*

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vacaville does hereby approve the Roberts' Ranch Specific Plan, attached as Exhibit A, subject to the findings above and subject to the mitigation measures and conditions of approval adopted for the Roberts' Ranch Specific Plan Environmental Impact Report and development project actions.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 28th day of March, 2017, by the following vote:

AYES:	Councilmembers Hunt, Mashburn, Rowlett, Vice Mayor Harris and Mayor Augustine
NOES:	None
ABSENT:	None

ATTEST:


Michelle A. Thornbrugh, City Clerk

Exhibit A – Roberts' Ranch Specific Plan