

CITY OF FAIRFIELD

RESOLUTION NO. 2020-15

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD APPROVING A GENERAL PLAN AMENDMENT (GPA2017-002), AND ADOPTING A MITIGATED NEGATIVE DECLARATION (ER2017-019) FOR THE DEVELOPMENT OF A 79 LOT RESIDENTIAL SUBDIVISION ON A 11.44 ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE LOPES AND GOLD HILL ROAD INTERSECTION (APNS: 0180-080-290,0180-080-320, 0180-080-330)

WHEREAS, on July 27, 2017, a General Plan Amendment (GPA2017-002), Zone Change (ZC2017-002), Environmental Review (ER2017-019), Tentative Subdivision Map (TS2017-003) Design Review (DR2017-006) and Community Design Plan (DR2017-007) application for a proposed subdivision and subsequent development of 79 lots located at the northeast corner of Gold Hill Road and Lopes Road (the “Project”) was properly filed with the Department of Community Development in accordance with the rules and regulations governing the official filing of such applications; and

WHEREAS, the Planning Commission has held a duly noticed public hearing on August 28, 2019. The City staff presented substantial factual information regarding the proposed Project in staff reports and through oral presentations before the Commission, and the Planning Commission considered all public testimony and information presented during the public hearing regarding this application; and

WHEREAS, the Planning Commission, at the public hearing, voted 5-0 to deny the Development Review, Community Design Plan, and Tentative Subdivision Map, and recommended the City Council deny the General Plan Amendment and Zone Change, and find the project exempt under Section 15270 of CEQA; and

WHEREAS, City staff presented substantial factual information regarding the Gold Hill Village 3 project in staff reports and through oral presentations before City Council; and

WHEREAS, at a duly noticed public hearing on January 21, 2020, the City Council considered the information provided by staff, the applicant, and the testimony of members of the public; and

WHEREAS, City staff has reviewed the Economic Development Element and determined that the change from Mixed Use/Community Commercial to Low-Medium Density Residential will not be a significant impact on the City’s Economic Development compliance, in that there are still available sites for new commercial development for the City to meet goals and policies outlined in the General Plan; and

WHEREAS, the City Council has reviewed the proposed revisions to the General Plan Land Use Diagram and finds these revisions beneficial and consistent with the purpose and intent of the General Plan; and

WHEREAS, the proposed Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act ("CEQA"), Public Resources Code Sections 21000, et seq., and the State CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000, et seq. The City Council has independently reviewed the Mitigated Negative Declaration (ER2017-019) and Mitigation Monitoring Program for the Project and all comments received. Based on the whole of the record before it, the City Council has determined the following findings exist to support the adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program, to wit:

- (a) City staff prepared an Initial Study of the potential environmental effects of the proposed Project pursuant to CEQA Guidelines § 15025(a). Staff determined that there were potential significant impacts in six environmental impact categories: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Tribal Cultural Resources, and Noise. In the Biological Resources, Cultural Resources, and Tribal Cultural Resources categories, the potential environmental effects generally relate to the potential discovery of unanticipated resources. In the Air Quality, and Noise categories, potential effects generally relate to short-term construction impacts and to the project's proximity to I-680. All other issue areas had either no impacts or less than significant impacts. For each potential significant impact, City staff determined that revisions to the project, which will be imposed as mitigation measures, reduce the potential impact to a less than significant level.
- (b) City staff provided public notice of the public comment period and the intent to adopt the Mitigated Negative Declaration as required by law.
- (c) There is no substantial evidence, in light of the whole record before the City Council, that the Project, as conditioned, will have a significant effect on the environment. Feasible mitigation measures have been incorporated into the Project that reduce potential significant effects to a less than significant level.
- (d) The Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council.
- (e) The Mitigation Monitoring Plan set forth in the Mitigated Negative Declaration has been prepared in accordance with law.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FAIRFIELD HEREBY RESOLVES:

Section 1. The Mitigated Negative Declaration as attached hereto is hereby adopted.

Section 2. The General Plan Amendment as contained in the attached General Plan Exhibit is hereby approved.

PASSED AND ADOPTED this 21st day of January, 2020, by the following vote:

AYES: COUNCILMEMBERS: PRICE/ BERTANI / MOY / TIMM / VACCARO

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

MAYOR

ATTEST:

CITY CLERK