

CITY OF FAIRFIELD

ORDINANCE NO. 2021-22

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD AMENDING THE ZONING MAP
OF THE CITY OF FAIRFIELD TO DESIGNATE THE ZONING OF THE NORTH TEXAS STREET
“TEARDROP PARCEL” AS REGIONAL COMMERCIAL (CR) CONSISTENT WITH THE FAIRFIELD
GENERAL PLAN**

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

SECTION 1. Statement of Intent

- A. The City of Fairfield has an adopted Zoning Map to address development consistent with the Fairfield General Plan and City policy.
- B. From time to time, it is necessary to revise the Zoning Map to correct errors and omissions and bring the Zoning Map into consistency with the General Plan.
- C. On October 13, 2021, the Planning Commission was presented with the revisions to the Zoning Map contained herein and, after holding a duly noticed public hearing, voted to recommend that the City Council approve the proposed revision.
- D. The City has held a duly noticed public hearing on the proposed revision to the Zoning Map in accordance with the rules and regulations regarding such.

SECTION 2. Chapter 25, Article I, Section 25.12.3 of the Fairfield City Code, also known as the City of Fairfield Zoning Map, is hereby amended as shown on the Sectional Zoning Map Exhibit (ZC2021-004) attached hereto as Exhibit A.

Pursuant to Section 25.47 of the Zoning Ordinance, the council finds as follows:

- A. The proposed Zoning Map changes are consistent with the goals, policies, and actions of the General Plan; and
- B. The proposed Zoning Map changes would not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and
- C. Anticipated development on the site permitted by the new zoning designation is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations; and
- D. The proposed Zoning Map changes are in compliance with the provisions of the California Environmental Quality Act (CEQA) Based on the information presented by staff, the Planning Commission has determined that the proposed amendments to the text of the Zoning Ordinance are exempt from CEQA review under Section 15061(b)(3) and Section 15305, as it represents a minor change to land use limitations and can be seen with

certainly there will not be a significant effect on the environment. The proposed change implements the existing General Plan land use designation. Land uses permitted under the proposed CR Zoning are similar to surrounding land uses. Environmental impacts from any specific proposed development on the property would be evaluated at the time a proposal is considered by the City.

SECTION 3. A summary of this ordinance shall be printed and published twice in the Daily Republic, a newspaper of general circulation, printed and published in the City of Fairfield.

SECTION 4. The council hereby makes the following findings pursuant of the CEQA:

The zone change for the North Texas Street Teardrop Parcel is exempt under Section 15061(b)(3) and Section 15305, as it represents a minor change to land use limitations and can be seen with certainty there will not be a significant effect on the environment. The proposed change implements the existing General Plan land use designation. Land uses permitted under the proposed CR zoning are similar to surrounding land uses. Staff anticipates future development on the site in question would also be exempted as an infill parcel under CEQA.

SECTION 5. This ordinance shall be effective 30 days following its adoption by the council. A summary of this ordinance shall, within 15 days after passage, be published in accordance with Section 36933 of the Government Code of the State of California with the names of the councilmembers voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Fairfield on the 16th day of November 2021; and

PASSED AND ADOPTED this 7th day of December 2021, by the following vote:

AYES: Councilmembers: PRICE / BERTANI / MOY / PANDURO / TIMM / TONNESEN / VACCARO

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

MAYOR

ATTEST:

CITY CLERK