

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. 16-17**

**A RESOLUTION OF THE PLANNING COMMISSION  
RECOMMENDING ADOPTION OF CEQA FINDINGS OF FACT, ADOPTION OF A  
STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTION OF A  
MITIGATION MONITORING PLAN, AND CERTIFICATION OF THE FINAL  
ENVIRONMENTAL IMPACT REPORT FOR THE PROPEL VALLEJO GENERAL  
PLAN 2040 AND THE SONOMA BOULEVARD SPECIFIC PLAN**

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BE IT RESOLVED by the Planning Commission of the City of Vallejo as follows,

WHEREAS, a Notice of Preparation of an Environmental Impact Report for the Propel Vallejo General Plan 2040 and the Sonoma Boulevard Specific Plan Project was issued on November 4, 2014; and

WHEREAS, a Notice of Completion of a Draft Environmental Impact Report was published on July 25, 2016 in compliance with the California Environmental Quality Act and the City of Vallejo Municipal Code; and

WHEREAS, the Draft Environmental Impact Report was circulated for a 45-day period which ended on September 7, 2016; and

WHEREAS, the Draft EIR analyzed the potential development of the City of Vallejo as envisioned in 'Propel Vallejo', which includes the General Plan 2040, the Sonoma Boulevard Specific Plan Project, and two alternatives; and

WHEREAS, on August 30, 2016, the Planning Commission held a duly noted public hearing to receive and provide comments on the adequacy of the DEIR; and

WHEREAS, the Final EIR was published on October 25, 2016; and

WHEREAS, on November 2, 2016, the Planning Commission reviewed and considered the Final EIR and recommends that the City Council certify it; making a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effects (*Guidelines* Section 15091) and that there are specifically identified expected benefits from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project (*Guidelines* Section 15093); and

WHEREAS, the Final EIR identified certain significant and unavoidable impacts on the environment caused by the project; and

WHEREAS, the Planning Commission finds that where more than one reason for approving the project and rejecting alternatives is given in its findings or in the record, and where more than one reason is given for adopting the Statement of Overriding Considerations, the Council would have made its decision on the basis of any one of those reasons; and

WHEREAS, the Planning Commission recommends that the City Council, in accordance with CEQA, declare that, despite the occurrence of significant environmental effects that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, there exist certain overriding economic, social, and other considerations for approving the project that justify the occurrence of those impacts; and

WHEREAS, the Planning Commission recommends, and City Council is required pursuant to CEQA (*Guidelines* Section 15021), to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects keeping in mind the obligation to balance a variety of public objectives; and

WHEREAS, CEQA (*Guidelines* Section 15043) affirms the Planning Commission's recommendation and the City Council's authority to approve this project even though it may cause significant effects on the environment so long as appropriate findings are made, and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF VALLEJO DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission has reviewed and considered the information contained in the Final Environmental Impact Report for the 'Propel Vallejo' General Plan 2040 and the Sonoma Boulevard Specific Plan ("Final EIR"), which encompasses the Draft EIR and the Final Response to Comments, and is Exhibit A to this resolution, prior to acting on the project.

SECTION 2. The Final EIR reflects the City's Planning Commission's independent judgment. The Planning Commission has exercised independent judgment in accordance with Public Resources Code 21082.1(c)(3) in retaining its own environmental consultant in the preparation of the EIR, as well as reviewing, analyzing, and revising material prepared by the consultant. Having received, reviewed, and considered the information in the Final EIR, as well as any and all other information in the record, the Planning Commission hereby makes findings pursuant to and in accordance with Sections 21081, 21081.5, and 21081.6 of the Public Resources Code

SECTION 3. Exhibit B (Infeasibility of Project Alternatives) The Planning Commission has considered alternatives to the Project and finds that there are no feasible alternatives that accomplish the Project objectives, and based on substantial evidence in the record that the Project is the best alternative that can be feasibly implemented in light of relevant economic, legal, social, technological, and other reasons, as discussed therein. (Public Resources Code 21002).

SECTION 4. Exhibit C (Findings of Fact) contains the city's findings as required under Section 15093 of the *CEQA Guidelines* in support of the city's Statement of Overriding Considerations.

SECTION 5. Exhibit D, (Statement of Overriding Considerations) contains the City's articulation of the reasons why relating to accepting adverse impacts of the project due to the benefits of the project outweighing the significant environmental effects of the Project, as required under CEQA Guidelines 15091.

SECTION 6. Exhibit E (Mitigation Monitoring and Reporting Plan) of this Resolution provide the mitigation and reporting plan to minimize, monitor, and report environmental effects caused by the project to ensure implementation of feasible mitigation measures identified in the EIR.

SECTION 7. Upon consideration of all of the above, and the evidence presented at the hearing, the Planning Commission has balanced the economic, legal, social, technological, and other benefits of the project against the unavoidable environmental risks that may result, and finds that the specific economic, legal, social, technological, and other benefits outweigh the unavoidable adverse environmental effects. The Planning Commission finds the adverse environmental effects of the project to be "acceptable".

SECTION 8. After considering the EIR and in conjunction with making these findings, the Planning Commission hereby finds that pursuant to Section 15092 of the *CEQA Guidelines* that approval of the project will result in significant effects on the environment, however, the City eliminated or substantially lessened these significant effects where feasible, and has determined that remaining significant effects are found to be unavoidable under Section 15091 and acceptable under Section 15093.

SECTION 9. The Planning Commission finds that the project as a whole is consistent with the concurrent adoption of the General Plan 2040, and that approval of the Project is in the public interest and is necessary for the public health, safety, and welfare.

BE IT FURTHER RESOLVED THAT based on the foregoing, the Planning Commission recommends that City Council adopt the Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring Program and Infeasibility of Project Alternatives, and further recommends that the City Council certify the Final EIR for the Project,

ADOPTED by the Planning Commission of the City of Vallejo, State of California, at a special meeting on the 2nd day of November, 2016, by the following vote to-wit:

AYES: Chair Graden, Vice-Chair Kinney, Commissioners Cortez, Schussel,  
Matulac, Platzer  
NOES: None  
ABSTAIN: None  
ABSENT: Commissioner Scoggin



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LANDIS GRADEN, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:



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DINA TASINI, SECRETARY  
City of Vallejo Planning Commission