

RESOLUTION NO. 2017-028

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ROBERTS' RANCH SPECIFIC PLAN AND DEVELOPMENT PROJECT, ADOPTING A MITIGATION MONITORING AND REPORTING PLAN (MMRP), AND ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

WHEREAS, the City of Vacaville received an application for the Roberts' Ranch Specific Plan and Development Project, which consists of 785 single-family units on approximately 248 acres; neighborhood stroller parks; open space lands; a school site; and an integrated trail system that connects with the adjacent planned and existing City neighborhoods and trail system and the planned Jepson Parkway; and including a 500-foot agricultural buffer along a portion of the eastern boundary of the project. The project area is described as:

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

APNs: 0138-030-090, -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 and Statement of Overriding Considerations (Exhibit A, attached), Mitigation Monitoring and Reporting Plan (Exhibit B, attached), 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, including adoption of the Active Park Alternative described and analyzed in the EIR as a feasible alternative to the originally proposed project; and

WHEREAS, the City Council conducted a public hearing on the EIR and project on March 28, 2017 and received testimony from staff, applicants and all interested persons, and reviewed the information contained in the Final EIR and project record and finds that:

EIR Findings:

1. Changes or alterations have been incorporated into the project which mitigate or avoid the significant effects on the environment, including adoption of the Active Park alternative as the proposed project, and as incorporated into the Mitigation Monitoring and Reporting Plan to be adopted for the project; and
2. Those changes or alterations that are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; and
3. That specific economic, legal, social, technological, or other considerations identified in detail in the attached Exhibit A, Findings of Fact and Statement of Overriding Considerations, make infeasible certain mitigation measures or the alternatives identified in the Final EIR; and

4. The benefits of the proposed project outweigh the unavoidable adverse environmental effects; thus, the adverse effects of the project are found to be acceptable as detailed in the attached Exhibit A, Findings of Fact and Statement of Overriding Considerations; and

That the reasons why the significant effects which cannot be mitigated are found to be acceptable to support approval of the project are based upon information provided in the EIR and information in the project record as described in Exhibit A, Findings of Fact and Statement of Overriding Considerations; and

WHEREAS, the City Council conducted a public hearing on the EIR and project on March 28, 2017 and received testimony from staff, applicants and all interested persons, and reviewed the information contained in the Final EIR and project record.

NOW, THEREFORE, be it resolved that the City Council of the City of Vacaville does resolve, declare, determine and order the following:

1. The City Council certifies the EIR as set forth in Exhibit A, incorporated herein by this reference;
2. Adopts CEQA findings of fact for the Active Park Alternative and readopts CEQA findings related to the 2015 Vacaville General Plan Update and Energy and Conservation Strategy as set forth in Exhibit A and Exhibit C incorporated herein by this reference;
3. Adopts a statement of overriding considerations for the Active Park Alternative and readopts the statement of overriding considerations for the 2015 Vacaville General Plan Update and Energy and Conservation as set forth in Exhibit A and Exhibit C;
4. Adopts the Mitigation, Monitoring, and Reporting Program attached hereto as Exhibit B;
5. Approves the Active Park Alternative.

NOW, THEREFORE BE IT RESOLVED that:

The City Council of the City of Vacaville does hereby certify that the Roberts' Ranch Specific Plan Final EIR has been completed in compliance with CEQA; and

The City Council has reviewed and considered the information contained in the EIR prior to approving the Roberts' Ranch Specific Plan and Development Project; and

The Final EIR for the Roberts' Ranch Specific Plan and Development Project reflects the independent judgment of the City of Vacaville acting as lead agency for the project.


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

Exhibits:

A – Roberts' Ranch Findings of Fact and Statement of Overriding Considerations.

B – Roberts' Ranch Mitigation Monitoring and Reporting Plan

C – General Plan & ECAS Findings of Fact and Statement of Overriding Considerations

