

**THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA
RESOLUTION No. 2020-## AT MEETING HELD SEPTEMBER 08, 2020
RECOMMENDATION TO THE ALAMEDA COUNTY BOARD OF SUPERVISORS TO ADOPT THE
INITIAL STUDY / MITIGATED NEGATIVE DECLARATION FOR THE
FAIRVIEW SPECIFIC PLAN UPDATE**

**Introduced by Commissioner _____
Seconded by Commissioner _____**

WHEREAS, the County of Alameda has completed an update of the 1997 Specific Plan for the unincorporated community of Fairview; and

WHEREAS, the County has determined that the Specific Plan Update is a “project” under the California Environmental Quality Act and is thus subject to environmental review; and

WHEREAS, the County, acting as the Lead Agency as defined in Public Resources Code (PRC) §21067, prepared an Initial Study for the Project to ascertain whether the Project may have a significant effect on the environment; and

WHEREAS, the Initial Study disclosed that all potential environmental impacts from the Project would be less than significant with the incorporation of mitigation measures, and there was no substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, on the basis on the Initial Study, County staff determined that a Mitigated Negative Declaration should be prepared for the Project; and

WHEREAS, a Public Review Draft Initial Study / Mitigated Negative Declaration (IS/MND) was prepared pursuant to CEQA Statute and Guidelines and was filed with the State OPR Clearinghouse on May 20, 2020; and

WHEREAS, the Public Review Draft and circulated for review and comment by the general public and public agencies for 51 days; and

WHEREAS, the County utilized its website, social media, email notices, and other means to notify interested parties of the opportunity to review and comment on the Draft during the public review period;

WHEREAS, the Fairview Municipal Advisory Council conducted a hearing on July 7, 2020 in order to receive oral public comment on the Draft IS/MND prior to the close of the comment period; and

WHEREAS, responses to comments were prepared following the end of the 51-day public review period, and edits to the Draft IS/MND were disclosed in a Final IS/MND document; and

WHEREAS, the Fairview Municipal Advisory Council conducted a hearing on August 4, 2020 and recommended that the Board of Supervisors adopt the Final IS/MND; in order to receive public comment on the Draft IS/MND prior to the close of the comment period; and

WHEREAS, the Alameda County Planning Commission further considered the Final IS-MND at a public hearing on September 8, 2020; and

WHEREAS, the Mitigation Measures identified in the IS/MND are incorporated by reference into the Public Review Draft Specific Plan and will be included in the text of the Final Specific Plan following its adoption; and

WHEREAS, the proposed updates to the Specific Plan have thus been reviewed in accordance with the provision of the California Environmental Quality Act; and

WHEREAS, the Planning Commission is authorized and obligated to make recommendations to the Board of Supervisors on matters related to planning and zoning; and

NOW THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION DOES HEREBY RECOMMEND THAT:

1. The Board of Supervisors accept the Initial Study and Mitigated Negative Declaration (IS/MND) as the appropriate and proper CEQA determination for adopting the Fairview Specific Plan; and
2. The Board of Supervisors find that the IS/MND has been prepared in compliance with CEQA, the State CEQA Guidelines, and the County's CEQA procedures; and
3. The Board of Supervisors adopt the Mitigated Negative Declaration (including the Initial Study, responses to comments received, and final revisions), based on the fact that it adequately identifies and addresses the potential environmental impacts of the Specific Plan, and that feasible mitigation measures have been incorporated into the Specific Plan.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

EXCUSED:

ABSENT:

ABSTAINED:

**ALBERT LOPEZ, PLANNING DIRECTOR AND SECRETARY
ALAMEDA COUNTY PLANNING COMMISSION**