

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE CITY OF ALAMEDA PLANNING BOARD ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A 2.0 MEGAWATT PHOTOVOLTAIC SOLAR FACILITY ON AN 11-ACRE PORTION OF THE DOOLITTLE LANDFILL SITE LOCATED NORTHWEST OF THE INTERSECTION OF DOOLITTLE DRIVE AND HARBOR BAY PARKWAY (APN 074-1040-01) (PLN19-0601)

WHEREAS, on December 12, 2019, Alameda Municipal Power (AMP) submitted an application for a Use Permit to allow the construction and operation of a 2.0 Megawatt Photovoltaic Solar Facility on an approximately 11-acre portion of the Doolittle landfill site located northwest of the intersection of Doolittle Drive and Harbor Bay Parkway ("Project"); and

WHEREAS, on February 3, 2020, the application was deemed complete; and

WHEREAS, the project site is designated as Parks and Public Open Space by the General Plan; and

WHEREAS, the project site is located within the M-2, General Industrial Zoning District, and pursuant to Section 30-4.12(c) of the Alameda Municipal Code (AMC), an above ground public utility facility is conditionally permitted in the M-2, General Industrial Zone; and

WHEREAS, the Planning, Building, and Transportation Department conducted an environmental assessment for the Project, and, based on such assessment, decided to prepare an Initial Study and Mitigated Negative Declaration (IS/MND) in accordance with the California Environmental Quality Act (CEQA), including, without limitation, CEQA Guidelines sections 15070 et seq. On February 6, 2020, the City provided notice of its intent to adopt the mitigated negative declaration to the public, other agencies, and the county clerk. The IS/MND was available for public review and inspection from February 6, 2020 through March 9, 2020 at Alameda City Hall, 2263 Santa Clara Avenue, Rm. 190, Alameda, CA; and

WHEREAS, the IS/MND reflects the independent judgment and analysis of the City, as lead agency under CEQA and, based upon the information contained in the IS/MND, any comments received thereon, and the whole record before the City, there is no substantial evidence that the Project, together with Conditions of Approval, including without limitation, mitigation measures identified in the IS/MND and the Mitigation Monitoring and Reporting Program (MMRP) adopted herein, will have a significant effect on the environment; and

WHEREAS, the Planning Board held a duly noticed public hearing to receive public testimony on the MND and MMRP on March 9, 2020, examined pertinent documents, and considered the testimony and written comments received.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board makes the following findings:

In accordance with CEQA Guidelines section 15070 et seq., the City of Alameda, as the lead agency under CEQA, prepared an IS/MND for the Project. The IS/MND has been prepared in the manner required and authorized under CEQA, and the Planning Board has considered the MND and MMRP, together with the Initial Study and comments received, all of which are incorporated by reference as though fully set forth herein, prior to making a decision on the Project. The Planning Board finds and determines, based on its independent judgment and analysis, that the MND adequately addresses the potential environmental impacts of the Project and complies with CEQA. Also in conformance with CEQA, the City has prepared an MMRP for reporting or monitoring the measures the City hereby has either required or made a condition of approval to the Project to mitigate or avoid significant environmental effects, which is adopted together with the IS/MND, and is attached as Exhibit A to this Resolution; and

BE IT FURTHER RESOLVED that, based on its independent judgment and analysis, the Planning Board adopts the MND and MMRP and finds, on the basis of the initial study and comments received, that the Project's effects can be mitigated to the extent that there is no substantial evidence in light of the whole record that the Project will have a significant effect on the environment; and

BE IT FURTHER RESOLVED that the custodian and location of the documents and other materials that constitute the record of proceedings upon which the Planning Board's decision is based is City of Alameda Planning, Building & Transportation, 2263 Santa Clara Avenue, Room 190, Alameda, CA; and

BE IT FURTHER RESOLVED that a notice of determination shall be filed and posted within 5 working days following approval of the Project.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Planning Board of the City of Alameda during the Regular Meeting of the Planning Board on the 9th day of March, 2020, by the following vote to wit:

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