

**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
FAIRVIEW SPECIFIC PLAN UPDATE**

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

WHEREAS, the County of Alameda initiated an update of the 1997 Specific Plan for the unincorporated community of Fairview in 2015; and

WHEREAS, a working group of Fairview residents and stakeholders was convened in 2015 and 2016 to discuss revisions to the Plan; and

WHEREAS, the County retained a consulting team in 2017 to prepare the updated plan and perform the requisite environmental review; and

WHEREAS, the working group formed in 2015 continued to convene during 2017 and 2018 to provide policy and program guidance on the Plan Update; and

WHEREAS, an Administrative Draft Fairview Specific Plan (ADFSP) was published in March 2019; and

WHEREAS, the Fairview Municipal Advisory Council (FMAC) considered the Plan at its regular meetings on April 2, 2019; June 4, 2019; and August 7, 2019; including opportunities for public comment at each meeting; and

WHEREAS, written comments on the Plan from FMAC members, the general public, other agencies, and multiple stakeholder groups, were received throughout a comment period extending from March through September 2019; and

WHEREAS, an opportunity for additional public comment was provided through a community open house on October 26, 2019; and

WHEREAS, a redlined second Administrative Draft Plan, including an Addendum listing responses to each oral and written comment received on the March 2019 Draft, was published in November 2019; and

WHEREAS, a FMAC meeting was convened on January 4, 2020 to review and discuss the redlined draft, with feedback provided on outstanding issues; and

WHEREAS, a supplemental comment period was provided in January and February 2020; and

WHEREAS, a third Administrative Draft was produced in March 2020, substantially incorporating the comments received over a year of community review; and

WHEREAS, the FMAC convened a hearing on May 5, 2020 to review the third Administrative Draft, recommended additional revisions at that time, and further recommended release of the Administrative Draft as a Public Review Draft, inclusive of all revisions made between March 2019 and May 2020

WHEREAS, a Public Review Draft Plan was posted to the County's website on May 20, 2020 and notice of the opportunity to review the Plan was provided to interested agencies and parties; and

WHEREAS, the FMAC convened additional hearings on July 7 and August 4, 2020 to take public comment on the Public Review Draft, and recommended additional revisions at those hearings; and

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

WHEREAS, the County determined that a Mitigated Negative Declaration was the appropriate and proper environmental analysis, given that the addition of specified mitigation measures would result in the project having no significant effect on the environment; and

WHEREAS, a Draft Initial Study/ Mitigated Negative Declaration (IS/MND) was filed with the State clearinghouse on May 20, 2020; and circulated for public comment for a period of 51 days, including a public hearing before the FMAC during the comment period; and

WHEREAS, a Final IS/MND was prepared, including Responses to Comments on letters and oral testimony and revisions to the Draft IS/MND; and

WHEREAS, the FMAC recommended adoption of the Final IS/MND and updated Fairview Specific Plan by the Board of Supervisors at its August 4, 2020 meeting, inclusive of an updated Addendum; and

WHEREAS, the Alameda County Planning Commission is authorized and obligated to make recommendations to the Board of Supervisors on matters related to Planning and Zoning, including adoption of the Specific Plan; and

WHEREAS, the Alameda County Planning Commission recommended adoption of the Final IS/MND for the Fairview Specific Plan to the Board of Supervisors in its prior motion;

NOW THEREFORE, BE IT RESOLVED THAT the Alameda County Planning Commission Recommends Adoption of the Updated Fairview Specific Plan by the Board of Supervisors, finding that:

1. The Administrative Draft Fairview Specific Plan substantially responds to the planning issues in the Fairview community and will provide effective policies, programs, and standards to protect

the quality of life, reduce hazards, conserve the natural environment, mitigate impacts on essential services, and retain community character.

2. The Administrative Draft Fairview Specific Plan has been prepared in conformity with provisions of the California Government Code for Specific Plans.
3. The Administrative Draft Fairview Specific Plan is consistent with and implements the Alameda County General Plan.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

EXCUSED:

ABSENT:

ABSTAINED:

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