

**CITY OF CLOVERDALE  
CITY COUNCIL**

**RESOLUTION NO. 009-2021**

**A RESOLUTION OF THE CITY OF CLOVERDALE CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION  
AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE TAYLOR LYNN APARTMENTS  
PHASE 2 AT 669 – 679 S. CLOVERDALE BOULEVARD (APN 116-180-002; -013; -014;-015)**

**WHEREAS**, an application for a Design Review, General Plan Land Use Map Amendment and Zoning Map Amendment to construct 21 multi-family dwelling units, one detached single-family dwelling and related site improvements on the project site was submitted by the applicant; and

**WHEREAS**, the site is currently designated Low Density Residential (LDR) on the City's adopted General Plan Land Use Map which allows for a maximum density of 4 dwelling units per acre, however this amendment of the General Plan Land Use Map to High Density Residential (HDR) for the 1.41-acre project site is consistent with the density of the 22 dwelling unit project; and

**WHEREAS**, the project will facilitate growth on existing infill lands, provide for jobs-housing balance, be adequately served by existing utilities and services, provide for new public improvements including sidewalks, and will not result in noise levels that exceed the thresholds established in the General Plan and therefore has been determined to be consistent with the goals, policies and implementation measures of the General Plan; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with the State guidelines and City environmental regulations, require that certain projects be reviewed for environmental impacts and that environmental documents be prepared;

**WHEREAS**, an Initial Study was prepared for the Project dated December 16, 2019 (Attachment A), to determine whether additional environmental review is required. Pursuant to CEQA Guidelines Section 15064 the City determined that with the incorporation of mitigation measures any impacts to the environment would be reduced to a less than significant level and posted a Notice of Intent to adopt a Mitigated Negative Declaration for the Project with the Sonoma County Clerk and was open for public comment from December 23, 2019 through January 23, 2020 during which time no public comments were received; and

**WHEREAS**, the Initial Study also sets forth a number of mitigation measures to reduce all potentially significant impacts to a less-than-significant level and adoption of a Mitigated Negative Declaration has been recommended to satisfy CEQA requirements for the Taylor Lynn Apartments Phase 2 Project; and

**WHEREAS**, the City of Cloverdale prepared a Mitigation Monitoring and Reporting Program (MMRP) as required by CEQA (see Exhibit B) that identifies the Mitigation Measures as well as agencies and organizations responsible for implementing the various mitigation measures; and

**WHEREAS**, on August 4 and November 10, 2020, the Planning Commission held properly noticed public hearings on the Project, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code; and

**WHEREAS**, Staff Reports dated August 4, 2020 and November 10, 2020, and incorporated herein by reference described and analyzed the Project and related MND and MMRP for the Planning Commission and recommended adoption of the MND and MMRP and approval of the project by the City Council; and

**WHEREAS**, on November 10, 2020, the Planning Commission adopted Resolution No. 009-2020 recommending adoption of the MND and MMRP and approval of the project by the City Council; and

**WHEREAS**, on January 27, 2021, the City Council held a properly noticed public hearing on the Project, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, a Staff Report dated January 27, 2021, and incorporated herein by reference described and analyzed the Project and related MND and MMRP for the City Council and recommended adoption of the MND and MMRP and approval of the project by the City Council.

**NOW, THEREFORE BE IT RESOLVED** that the foregoing recitals are true and correct and are part of this resolution.

**BE IT FURTHER RESOLVED** that the City Council makes the following findings to support the determination that a Mitigated Negative Declaration is required under CEQA for the project. These findings are based on information contained in the Initial Study, the staff report, and all other information contained in the record before the City Council. These findings constitute a summary of the information contained in the entire record. The detailed facts to support the findings are set forth in the Mitigated Negative Declaration and elsewhere in the record. Other facts and information in the record that support each finding that are not included below are incorporated herein by reference:

1. The City Council has independently reviewed and considered the Initial Study/Mitigated Negative Declaration, the associated staff report and other associated information and materials pertinent to the project contained therein, prior to acting upon or approving the Project.
2. The Initial Study/Mitigated Negative Declaration adequately described the environmental impacts of the proposed project. On the basis of the whole record before it, the City Council finds that there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment.
3. The Initial Study/Mitigated Negative Declaration and MMRP have been completed in compliance with CEQA and the CEQA Guidelines.
4. The Initial Study/Mitigated Negative Declaration and MMRP are complete, adequate and reflects the City's independent judgment and analysis as to the environmental effects of the proposed project.

**NOW, THEREFORE BE IT RESOLVED** the above recitals are true and correct and incorporated herein by reference; and

**NOW, THEREFORE BE IT FURTHER RESOLVED** that the City Council of the City of Cloverdale does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Taylor Lynn Apartments Phase 2 Project as noted in the recitals above.

Resolution No. 009-2021 was duly adopted on this the 27<sup>th</sup> day of January 2021, by the following roll call vote:

**AYES:** (3) **Councilmembers Bagby and Wolter, and Vice Mayor Cruz**  
**NOES:** (2) **Councilmember Lands and Mayor Turner**  
**ABSTAIN:** (0)  
**ABSENT:** (0)

**APPROVED:**

  
Jason Turner (Jan 31, 2021 12:03 PST)

Jason Turner, Mayor

**ATTEST:**



Irene Camacho-Werby, City Clerk

**Attachments:**

Exhibit A – CEQA Initial Study and Mitigated Negative Declaration  
Exhibit B – Mitigation Monitoring and Reporting Program

I, IRENE CAMACHO-WERBY, City Clerk of the City of Cloverdale, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 009-2021 adopted by the City Council of the City of Cloverdale on the 27th day of January 2021.

  
Irene Camacho-Werby, City Clerk

