

**CITY OF CLOVERDALE  
CITY COUNCIL  
RESOLUTION NO. 018-2022**

**A RESOLUTION OF THE CITY OF CLOVERDALE CITY COUNCIL ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR A CONDITIONAL USE PERMIT, DESIGN REVIEW AND DEVELOPMENT AGREEMENT TO CONSTRUCT AN ALL INCLUSIVE COMMUNITY WELLNESS CENTER (THE ALEXANDER VALLEY WELLNESS CENTER) ON THE 2.8-ACRE PROJECT SITE LOCATED AT S. CLOVERDALE BOULEVARD AND CITRUS FAIR DRIVE (APN 001-440-049)**

**WHEREAS**, an application for a Major Design Review and Conditional Use Permit was submitted by the applicant together with a Development Agreement to construct a 47,639 square foot, three-story community wellness center on the 2.8-acre project site at the corner of S. Cloverdale Blvd. and Citrus Fair Drive; and

**WHEREAS**, the City Council adopted the Station Area/Downtown Plan in 2010 as a guide for integrating the City and passenger rail service to the Cloverdale Depot, the Plan was instrumental in the creation of the Transit Oriented Development General Plan land use designation and zone district, and the project site is located within the Plan area and one-half mile of the Cloverdale Depot; and

**WHEREAS**, the site is designated Transportation Oriented Development (TOD) on the City's adopted General Plan Land Use Map, which provides high density residential and employment destination uses that directly contribute riders for the SMART passenger rail station and is intended for a community where transit serves wholly or partially as a substitute for automobile use; and

**WHEREAS**, the site is located in the Transit Oriented Development (TOD) Zoning District on the City's adopted Zoning Map wherein major medical services is a permitted use subject to Conditional Use Permit approval; 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 23, 2019, 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**, on February 1, 2022, the Planning Commission 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 February 1, 2022, and incorporated herein by reference described and analyzed the Project and related Initial Study and Mitigated Negative Declaration for the Planning Commission and recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) and approval of the Project; and

**WHEREAS**, the Planning Commission considered the Initial Study, Mitigated Negative Declaration and MMRP and all above-referenced reports, recommendations, and testimony before making a recommendation on the Project.

**WHEREAS**, on February 1, 2022, the Planning Commission adopted Resolution No. 004-2022 recommending adoption of the MND and MMRP and approval of the project by the City Council; and

**WHEREAS**, on February 23, 2022, 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 February 23, 2022, 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 Alexander Valley Wellness Center Project as noted in the recitals above.

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Resolution No. 018-2022 was duly adopted on this the 23<sup>rd</sup> day of February 2022, by the following roll call vote: (3 ayes, 1 noes)

AYES in favor of (3):	Mayor Lands, Vice Mayor Wolter, Councilmember Palla
NOES: (1)	Councilmember Bagby
ABSTAIN: (1)	Cruz
ABSENT:	

Approved:



Todd Lands, Mayor

Attested:



Myra Lazio, Deputy City Clerk

Attachments:

Exhibit A – CEQA Initial Study and Mitigated Negative Declaration

Exhibit B – Mitigation Monitoring and Reporting Program

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