

RESOLUTION NO 2367**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
CERTIFYING AS ADEQUATE THE FINAL ENVIRONMENTAL
IMPACT REPORT FOR THE VISTA SOLEDAD
COMMUNITY SUBDIVISION**

WHEREAS, Michael A. Dadasovich, Kathleen D. Dadasovich, Michael Hat, and Sharon Hat are the owners of property adjacent to the City of Soledad identified herein as Project Area 1, which contains Assessor's Parcel Numbers 257-101-37 and 39 and is located west of West Street and east of San Vicente Road; and,

WHEREAS, the City of Soledad is acting as the project proponent for properties located adjacent to the city identified herein as Project Areas 2, 3a, 3b, and 3c, which contain Assessor's Parcel Numbers 257-101-38, 257-091-08, 09 and 10, 257-081-06, and 257-082-05 and 06, and are located south of Project Area 1, west of West Street and San Vicente Road, and southeast and northwest of Highway 101; and,

WHEREAS, Michael A. Dadasovich, Kathleen D. Dadasovich, Michael Hat, and Sharon Hat have applied to the City of Soledad through Westvail, Inc. for rezoning and zoning map amendment, annexation, and approval of a tentative subdivision map for Project Area I to allow for the development of single-family residential, commercial, and public/institutional land uses; and,

WHEREAS, the City of Soledad proposed a worst-case development scenario based on the existing land use designation and proposed zoning designation for Project Area 2, and is applying for rezoning and zoning map amendment and annexation to ensure consistency with the general plan and to allow for the development of multi-family residential land uses; and,

WHEREAS, the City of Soledad proposed a worst-case development scenario based on the existing land use designations and proposed zoning designations for Project Areas 3a, 3b, and 3c, and

WHEREAS, the FEIR consists of the Soledad General Plan Update 1993 and the corresponding Soledad General Plan Update 1993 Program EIR certified in August 1993, the Vista Soledad Community Draft Environmental Impact Report prepared in January 1994, and such additional oral and written comments on this document as the City Council of the City of Soledad may choose to incorporate into the FEIR; and,

WHEREAS, the FEIR analyzes and evaluates a series of proposed actions for approval and development of a mixed-use development project on property (Project Area 1) under the ownership of Michael A. Dadasovich, Kathleen D. Dadasovich, Michael Hat, and Sharon Hat, which proposed actions include rezoning and zoning map amendments, a request for annexation, and vesting tentative map approval; and,

WHEREAS, the FEIR analyzes in detail the proposed development plans for Project Area 1, including associated public and private improvements and identifies the potential significant adverse environmental impact of the proposed project; and,

WHEREAS, the FEIR analyzes and evaluates a series of proposed actions by the City of Soledad for Project Area 2, which analyze a worst-case development scenario, including associated public and private improvements and identifies the potential significant adverse environmental impacts of the proposed project; proposed actions include rezoning and zoning map amendments and a request for annexation of this project area; and,

WHEREAS, the FEIR analyzes and evaluates a series of proposed actions by the City of Soledad for Project Areas 3a, 3b, and 3c, which analyze a worst-case development scenario; proposed actions include rezoning and zoning map amendments.

WHEREAS, the FEIR identifies and recommends mitigation measures for such potential significant adverse environmental impacts which will reduce such potential significant adverse environmental impacts to a level of insignificance in various phases of planning, development, and construction of the proposed project and also identifies unavoidable significant adverse environmental impacts which cannot be fully mitigated; and,

to work out differences with the school districts on adequate mitigation, and continued the public hearing until July 25, 1994; and,

WHEREAS, the Planning Commission of the City of Soledad held a public hearing on the proposed project on July 26, 1994, and recommended that the City Council of the City of Soledad certify the FEIR as adequate.

NOW, THEREFORE, be it hereby resolved by the City Council of the City of Soledad as follows:

1. This resolution is hereby adopted by the City Council of the City of Soledad, which finds and certifies that the FEIR for the Vista Soledad Community Subdivision has been completed in compliance with the requirements of CEQA and constitutes a FEIR under CEQA which is adequate for review and consideration, in the manner provided for in CEQA and the regulations issued thereunder; and,
2. This resolution is hereby adopted by the City Council of the City of Soledad, which finds and certifies that the FEIR for the Vista Soledad Community Subdivision was presented to the City Council of the City of Soledad and that the City Council of the City of Soledad reviewed and considered the information contained in the FEIR prior to approving the proposed project.
3. This resolution is hereby adopted by the City Council of the City of Soledad, which finds and certifies that the FEIR for the Vista Soledad Community Subdivision reflects the independent judgment of the City of Soledad.
4. This resolution is hereby adopted by the City Council of the City of Soledad, which finds and certifies that based on the findings set out in the CEQA Certification and Findings, attached as an exhibit to related resolutions regarding the annexation of Project Area 1 and 2 and the vesting tentative subdivision map approval of Project Area 1, that an appropriate statement of overriding considerations be adopted for all identified unavoidable significant adverse environmental impacts, and that all mitigation measures set forth in the FEIR for the Vista Soledad Community Subdivision be adopted as

AYES, and in favor thereof, Councilmembers: John Holguin, Ben Jimenez, Jr., Richard Ortiz, Mayor Pro Tem Fabian Barrera, Mayor Fred Ledesma.

NAYES, Councilmembers: None

ABSENT, Councilmembers: None


MAYOR OF THE CITY OF SOLEDAD

ATTEST:


CITY CLERK OF THE CITY OF SOLEDAD