

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND ADOPTING AN ADDENDUM TO THE TERMINAL ONE RESIDENTIAL PROJECT FINAL EIR (SCH# 2014112050) AND MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVAL OF A MAJOR AMENDMENT TO A PLANNED AREA PLAN AND ASSOCIATED MAJOR DESIGN REVIEW; VESTING TENTATIVE MAP; AND CONDITIONAL USE PERMIT FOR THE LATITUDE RESIDENTIAL SUBDIVISION (FORMERLY KNOWN AS THE TERMINAL 1 RESIDENTIAL PROJECT), PLN22-171)

I. GENERAL FINDINGS

A. Introduction. Terminal One Development LLC ("Applicant") is proposing to construct up to 154 single-family dwelling units of varying sizes from approximately 1,800 SF to 2,700 SF square feet, 30 junior accessory dwelling units, and associated common areas and amenities on approximately 10-acres of the 13.8-acre site in the City of Richmond, Contra Costa County, California ("Revised Project"). Required Project approvals include: (1) adoption of an addendum to the Final Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP); (2) Major amendment to an approved Planned Area Plan with associated Major Design Review; (3) Vesting Tentative Map; and (4) Conditional Use Permit for certain land uses in the -S, Shoreline Overlay District (collectively referred to as the "Project Approvals").

B. Environmental Review Process. On July 5, 2016, the City Council of the City of Richmond adopted Resolution No. 63-16 certifying the Terminal 1 Residential Project Environmental Impact Report ("EIR") (SCH# 2014112050) and Adopting a Mitigation Monitoring and Reporting Program ("MMRP"). Pursuant to CEQA Guidelines Section 15164, the City has prepared an Addendum, attached as **Exhibit A**, affirming that the analysis contained in the Terminal 1 Residential Project EIR adequately addresses the potential physical impacts associated with the Revised Project. The Addendum to the EIR was prepared in compliance with the requirements of the California Environmental Quality Act, the State CEQA Guidelines, the City of Richmond Guidelines and Procedures for the Implementation of the California Environmental Quality Act; and based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Sections 15162 and 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred; specifically:

a. There have not been any substantial changes in the project that require major revisions of the EIR because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

b. There have not been any substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows any of the following: (a) the project will have one or more significant effects not discussed in the EIR; (b) significant effects previously examined will be substantially more severe than shown in the EIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative; and

C. Administrative Record. The administrative record, upon which all Findings related to the Project Approvals of the Revised Project are based, includes the following:

1. Terminal 1 Residential Project Final EIR and all documents referenced in or relied upon by the FEIR.
2. Addendum to the Latitude Residential Subdivision (formerly known as the Terminal 1 Residential Project) EIR and all documents referenced in or relied upon by the EIR Addendum.
3. All information (including written evidence and testimony) provided by City Staff to the Design Review Board, Planning Commission and the City Council relating to the EIR and Addendum, the Project Approvals, and the Project.
4. All information (including written evidence and testimony) presented at or in preparation of any City public hearing related to the Revised Project, Project Approvals and the Addendum to the EIR.
5. For documentary and information purposes, all City-adopted land use plans and ordinances, including without limitation the general plan, specific plans and ordinances, together with environmental review documents, findings, mitigation monitoring programs and other documentation relevant to the project site.
6. The Mitigation Monitoring and Reporting Program ("MMRP") for the Terminal 1 Residential Project EIR, as Revised for the Latitude Residential Subdivision.
7. All other documents composing the record pursuant to Public Resources Code section 21167.6(e).

The custodian of the documents and other materials that constitute the record of the proceedings upon which the City's decisions are based is the Director of Community Development or their designee. Such documents and other materials are located at City Hall, Planning Division, 450 Civic Center Plaza, Richmond, California, 94804.

D. Findings. On October 26, 2022, the Design Review Board held a duly noticed public hearing to review the Major Design Review for the Revised Project Planned Area Plan Amendment and voted unanimously to recommend approval subject to additional conditions, attached as **Exhibit F**. On November 21, 2022, the Planning Commission conducted a duly noticed public hearing on the Revised Project recommending denial of the PA Plan Amendment and Vesting Tentative Map to the City Council. After considering public testimony and materials in the staff report, including the Addendum to the Final EIR (State Clearinghouse# 2014112050), the MMRP and findings in support of the Major Amendment to a PA Plan, Vesting Tentative Map, and Conditional Use Permit, the City Council, in its independent and objective judgment, finds that the Addendum is adequate and sufficient in all respects and the findings set forth below are appropriate and support adoption of the Addendum to the Final EIR and the MMRP and approval of the Revised Project Approvals. These findings are made pursuant to CEQA and the Richmond Municipal Code. These findings support the adoption of the Addendum and MMRP and include the findings to support the approval of the Major Amendment to PA Plan with associated Major Design Review, Vesting Tentative Map, and Conditional Use Permit.

II. CEQA FINDINGS.

The City of Richmond is the Lead Agency with respect to the Revised Project pursuant to Section 15367 of the CEQA Guidelines. The following findings support the City Council in the adoption of the Addendum and MMRP:

- A.** The Addendum has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and the City of Richmond's Guidelines and Procedures for Implementation of CEQA, and reflects the independent judgment and analysis of the City.
- B.** The City hereby adopts and makes conditions of approval of the Revised Project all of the mitigation measures that are within the responsibility and jurisdiction of the City that are identified in the CEQA Findings for the Terminal 1 Residential Project EIR.
- C.** The City finds based upon the evidence submitted and as demonstrated by the analysis included in the Addendum that none of the conditions described in

Sections 15162 and 15163 of the State CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred.

- D. The City hereby adopts the MMRP for the Latitude Residential Subdivision Project, attached as **Exhibit A**.

III. **PLANNED AREA PLAN MAJOR AMENEMENT FINDINGS**

Pursuant to Section 15.04.810.040, in approval of a major amendment to a Planned Area Plan, attached as **Exhibit C**, the City Council makes the following findings supported by statements of fact.

- A. The proposed development is consistent with the General Plan, including the height, density, and intensity limitations that apply unless these limitations are to be amended;**

Staff Statement: **Criterion Conditionally Satisfied.** The Revised Project is consistent with the proposed Medium Density Residential land use classification, including the allowable density. The project density of 15 du/ac is within the specified range of 10 to 40 du/ac. With approval of the Major Amendment to the Planned Area Plan, the various development standards for the RM-1 base zoning district are modified, attached as **Exhibits C and D**.

- B. The subject site is physically suitable for the type and intensity of the proposed land use;**

Staff Statement: **Criterion Satisfied.** The project site is a vacant infill site located in an urbanized area with existing drainage, sewer, water, and infrastructure improvements. The Project site is suitable for residential development because it is located in close proximity to other residential uses and has existing services and utilities available to serve the development.

- C. Adequate transportation facilities and public services, as defined in the General Plan and in the design standards established in the Subdivision Regulations exist or will be provided in accordance with the conditions of Planned Area Plan approval to serve the proposed development; and the approval of the proposed development will not result in a reduction of transportation service for all modes of travel or public services so as to be a detriment to public health, safety, or welfare;**

Staff Statement: **Criterion Conditionally Satisfied.** The Revised Project will facilitate multimodal travel (i.e., pedestrian and bicycle infrastructure). Specifically, the Revised Project includes sidewalks, multi-use paths, as well as pedestrian scale lighting, and a new segment of the Bay Trail. Per condition of approval No. 4, the Revised Project will adhere to the transportation-demand management ordinance to reduce the miles travelled by single-use occupancy vehicles.

- D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;**

Staff Statement: **Criterion Satisfied.** Existing land uses surrounding the project site comprise predominantly park and open space, water-related, and residential uses. The Revised Project will establish a new residential subdivision and include improvements for a new public park and Bay Trail segment. The Revised Project will improve vehicular, pedestrian, and bicycle infrastructure and connections near the site. The proposed residential use is consistent with existing uses in the surrounding area since there are several existing and proposed residential developments in the area, including detached and attached single-family homes. Therefore, the Revised Project is compatible with the existing surrounding uses, and anticipated future residential development in the area.

- E. The development generally complies with applicable design guidelines; and**

Staff Statement: **Criterion Satisfied.** The amendments to the Planned Area Plan specify development standards for the Revised Project that the project design will conform to. The Revised Project will utilize the PA Plan amendments and Development Guideline

Modules. As noted in condition of approval No. 73 and the PA Plan, the applicant will be subject to subsequent design review of the architectural plans, landscaping, lighting, and signage.

F. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the following factors will be considered:

1. Appropriateness of the use(s) at the proposed location.

Staff Statement: **Criterion Satisfied.** The Revised Project will provide medium density, market-rate housing, including ten percent (10%) affordable units at the moderate-income level, which the City needs to meet its Regional Housing Needs Allocation. Without the Planned Area Plan amendment, this type of housing could not be provided under the base Zoning District's regulations. Several of the surrounding residential developments in the area were also developed as Planned Area districts that included deviations from development standards such as setbacks, height, and minimum lot size. The Brickyard Cove area is characterized by various residential unit types, including detached single family homes built on land and over the water, and attached single family and mid-rise condominiums. Therefore, the proposed Revised Project land uses are appropriate for its location.

2. The mix of uses, housing types, and housing price levels.

Staff Statement: **Criterion Satisfied.** The Revised Project proposes 154 residential units (single family and duets), with 30 junior accessory dwelling units. Amenities will be provided, including a community recreation building, public park, and commercial retail space. Given the varying unit sizes and types, the residential units will be made available to a range of home buyers, including restricting ten (10%) percent of the units affordable at the moderate-income level.

3. Provision of units affordable to persons and families of low and moderate income or to lower income households.

Staff Statement: **Criterion Conditionally Satisfied.** The Revised Project is required to comply with the City's Inclusionary Housing Ordinance and build its inclusionary units on-site. The Revised Project proposes to build 10% of the total units as affordable units at the Moderate-income level. In the 5th Cycle Housing Element, the City was assigned 410 units at the moderate-income level. As of December 31, 2021, no units had been built that were deed restricted at this income level. For the 6th Cycle Housing Element, the number of moderate-income units increased to 638. The Revised Project will help the City provide this missing affordable unit type and would create more affordable ownership opportunities.

4. Provision of infrastructure improvements.

Staff Statement: **Criterion Satisfied.** The Revised Project will provide for utilities and public services that will not exceed the capacity of existing and planned public services and infrastructure. The Revised Project includes the installation of new water, stormwater, and sanitary sewer infrastructure, as needed. In addition, the project will include improvements to Dornan Drive, Brickyard Cove Road and the Bay Trail, which will improve vehicular, pedestrian, and bicycle infrastructure and connections near the project site.

5. Provision of open space.

Staff Statement: **Criterion Satisfied.** The Revised Project will include landscaped common areas that the Homeowners Association ("HOA") will maintain. In addition to landscaping, the Revised Project will provide a new Bay Trail segment that will run along the shoreline. The Revised Project will also create a new Wharf Park and greenbelt open to the public, expanding public access to the shoreline.

6. Compatibility of uses within the development area.

Staff Statement: **Criterion Satisfied.** The Revised Project proposes residential, open space and commercial/retail uses which are compatible uses in creating a new complete residential community.

7. Creativity in design and use of land.

Staff Statement: **Criterion Satisfied.** The Revised Project will redevelop a vacant, former industrial brownfield site with a residential subdivision that includes amenities such as a commercial building, a Wharf park, Bay Trail segment and greenbelt that will be accessible to the public. The compact development pattern will ensure that the desired medium density is achieved.

8. Quality of design, and adequacy of light and air to the interior spaces of the buildings.

Staff Statement: **Criterion Conditionally Satisfied.** The Planned Area Plan sets the tenants of the building design, and the unit and building plans will be subject to subsequent design review by the Design Review Board of the architectural plans to ensure that the design is of quality. All units would have landscaped areas between units, including yards.

9. Overall contribution to the enhancement of neighborhood character and the environment of Richmond in the long term.

Staff Statement: **Criterion Satisfied.** The Revised Project will improve the aesthetic and economic value of the site, adjacent properties, the neighborhood, and the City shoreline by revitalizing an unimproved vacant site. It will help fulfill the City's need for additional housing and provide public amenities such as the wharf park, greenbelt, and new Bay Trail segment.

IV. DESIGN REVIEW FINDINGS

Pursuant to Section 15.04.810.030 and 15.04.805.050, in approval of the Major Design Review for the PA Plan Amendment, the City Council makes, as recommended by the Design Review Board (DRB), the following findings and statements of facts that the Revised Project is consistent with:

1. The General Plan and any applicable specific plans;

Staff Statement: **Criterion satisfied.** The project site is designated Medium Density Residential land use classification in the General Plan which provides for single and multi-family housing types, including garden apartments, bungalows, townhouses, and stacked flats. In addition, the PA Plan includes single family residences, duplexes, and junior accessory dwelling units and is consistent with other applicable goals in the General Plan (see policies LU4.1, CR1.6, and CN2.2) related to enhanced pedestrian and bicycle connectivity, enhanced access to the shoreline, and creation of new open areas. The project would be compatible with development in the surrounding area.

2. Any applicable design guidelines;

Staff Statement: **Criterion conditionally satisfied.** Although there are no design guidelines in this area, the location, size, design, and characteristics of the project are compatible with the surrounding area. In addition, an addendum to the Environmental Impact Report and Mitigation Monitoring and Reporting Program has been prepared, which identifies mitigation measures necessary to reduce any potentially environmental impacts to a less-than-significant level.

3. Any approved tentative map, Use Permit, Variance, or other planning or zoning approval that the project required; and

Staff Statement: **Criterion Conditionally Satisfied.** The project is subject to a Conditional Use Permit (CUP) since the proposed development is within 100 feet of the San Francisco Bay shoreline, consistent with the Shoreline District Overlay. The applicant is requesting consideration of a CUP, PA Plan amendment and tentative map from the City Council.

4. The design review criteria in Section 15.04.805.040 (Design Review Criteria).

The project must satisfy these criteria to the extent they apply.	Criteria Met?
A. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, reflects design integrity and the relationship of form and function in a coherent manner.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
B. The project design evidences a sense of place; does not overwhelm or adversely impact adjoining properties; and respects prevailing setbacks and the scale of neighboring buildings and how they relate to the street.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
C. The project's design elements, materials, signage, and landscaping are internally consistent, fully integrated with one another, and applied in a manner that is visually consistent with the proposed architectural design.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
D. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
E. The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
F. Landscaping is designed to be compatible with and enhance the architectural character of the buildings on site. Proposed planting materials avoid conflicts with views, lighting, and signage.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Staff Statement: **Criterion conditionally satisfied.** The Revised Project provides residential buildings, a community building and neighborhood serving retail/cafe, and enhanced public open space (new waterfront park, restored and repurposed Terminal One pier and Bay Trail extension) designed to create a residential neighborhood and public spaces that provide opportunities for residents and visitors to connect with the natural environment. It enhances a currently vacant site into a residential development that preserves the existing neighborhood.

V. VESTING TENTATIVE MAP FINDINGS

Pursuant to Section 15.04.702.100 in approval of the Vesting Tentative Map attached as **Exhibit E**, the City Council makes the following findings and statements of facts for approval:

A. Consistency. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and other applicable provisions of the City’s Municipal Code.

Statement of Fact: **Criterion Conditionally Satisfied.** The Revised Project is consistent with the Medium Density Residential land use designation under the General Plan, as well as with applicable General Plan goals and policies.

The following list highlights a selection of the General Plan goals and policies that the Revised Project supports or accomplishes:

- The Revised Project would meet future housing needs within City limits through infill development in an area already served by community facilities, utilities, and transportation systems. (Goal LU-K)
- The Revised Project would develop a new safe, high-quality, distinctive waterfront park along the shoreline and stabilize an existing wharf. (Goal PR2)
- The Revised Project would construct a new shoreline segment of the Bay Trail providing for an expanded multi-modal circulation system. (Goal CR1)

B. Physically Suitable. The site is physically suitable for the type of development and the proposed density of the development.

Statement of Fact: **Criterion Conditionally Satisfied.** The 13.8 acres proposed for development are physically suitable for development of the proposed subdivision and park. The Project site is served by existing streets, existing services and utilities are available to serve the development.

The Medium Density Residential land use designation has a density range of 10 to 40 dwelling units per acre. The resulting subdivision would create a 172-parcel subdivision with 154 residential parcels, 11 common interest parcels, 1 commercial parcel, and 6 parcels to be dedicated to the City for Brickyard Cove Road, Bay Trail, and a public park. The proposed density of development falls within the 10 to 40 dwelling units per acre at 15 du/acre.

C. No Environmental Damage. The proposed subdivision, together with the provisions for its design and improvement, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an Environmental Impact Report (EIR) was prepared and a finding was made that specific economic, social, or other considerations make the mitigation measures or Project alternatives infeasible, pursuant to Section 21081(a)(3) of the Public Resources Code.

Statement of Fact: **Criterion Conditionally Satisfied.** As specified in the Addendum to the EIR, attached as **Exhibit A**, the Revised Project could result in some significant impacts to the environment related to air quality, biological resources, cultural resources, and noise; however, with implementation of the mitigation measures in the MMRP, all impacts would be reduced to less-than-significant levels. In addition, the Revised Project is on a previously disturbed site.

D. Public Health Problems. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.

Statement of Fact: **Criterion Conditionally Satisfied.** The design of the subdivision is not likely to cause any serious public health problems because the Project consists of development of a typical residential housing development consisting of 154 residential lots and will be constructed to meet all applicable building and safety codes. The proposed subdivision would result in the redevelopment of the site to a medium density residential development, including improvements to Dornan Drive, Brickyard Cove Road and the Bay Trail. In addition, the Revised Project will implement mitigation measures designed to reduce potentially significant impacts to less-than-significant levels.

The Addendum to the Final EIR addresses the Revised Project's potential to affect the public health in several ways (e.g., generation of emissions, noise, etc.) and the Addendum to the Final EIR determined that with mitigation, the Revised Project would have no significant impacts. The surrounding land uses are also residential, consistent with the Revised Project.

E. No Conflict with Easements. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The City may approve a map if it finds that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to ones previously acquired by the public.

Statement of Fact: **Criterion Satisfied.** The design of the subdivision and future improvements for development of the property will not conflict with easements required for access through or use of the property within the proposed subdivision. Condition of approval No. 68 requires the applicant to vacate all easements within the project site that are in conflict with the development.

F. Availability of Water. Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.

Statement of Fact: **Criterion Not Applicable.** The Project proposes up to 154 residential dwelling units and 30 junior accessory dwelling units, which is below the 500-dwelling unit threshold requiring a Water Supply Assessment to be prepared.

VI. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 15.04.805.040, in approval of a Conditional Use Permit for developments within the S, Shoreline Overlay District, the Project Plans attached as **Exhibit B**, the City Council makes the following findings and statements of facts for the proposed application as it is consistent with:

A. The location of the proposed conditional use is in accordance with the General Plan and any applicable specific plan and the land use designations for the project site;

Supporting Statement of Facts: **Criterion Satisfied.** The General Plan land use and the zoning designation of the project site in this S (Shoreline Overlay) zone (which is the area within 100-feet of the shoreline) is Medium Density Residential and PA Planned Area. The Revised Project would construct a residential subdivision, public park and a new Bay Trail segment. The proposed residential, trail, and park uses are consistent with the General Plan and the zoning district of the project site. The proposed improvements will also contribute to public access of the shoreline. The Revised project will stabilize the existing wharf and create a new waterfront park opening up this now fenced and vacant shoreline property for the public to enjoy.

B. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;

Supporting Statement of Facts: **Criterion Satisfied.** The residential and park uses would complement the surrounding neighborhood that is comprised mostly of residential and open space uses by creating a new residential subdivision with similar characteristics as the surrounding development and a new waterfront park for public use.

C. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions;

Supporting Statement of Facts: **Criterion Satisfied.** The proposed residential, Bay Trail, and park uses would not create nuisances. The recreational uses proposed along the shoreline areas are not associated with emission of odors, or producing large amounts of dust, gas, noise, vibration, smoke, heat, or glare. Security lighting along the street, parks and trail areas will be required to comply with the RMC provisions for lighting, that do not create glare and dark skies compliant.

D. The proposed use complies with all applicable provisions of Article XV; and

Supporting Statement of Facts: **Criterion Conditionally Satisfied.** The residential and park uses will comply with all applicable provisions of the City's zoning code as specified in the PA Plan Amendment. In addition, the construction and operation of the uses would comply with all relevant mitigation measures identified in the Addendum to the Final EIR and MMRP.

E. The site of the proposed use is adequately served by highways, streets, water, sewer, and other public facilities and services.

Supporting Statement of Facts: **Criterion Satisfied.** The proposed development of a public park would be publicly accessible and adequately served by Dornan Drive and Brickyard Cove Road. The Project also proposes a new Bay Trail segment, and multi-use paths for direct access of the bicyclists and pedestrians to the new waterfront park from adjacent residential developments.

VII. THOROUGH AND FULL REVIEW

In making the findings listed above and the recommendations set forth below, the City Council has thoroughly reviewed the land use program, and site plan, as further described in the PA Plan Amendment and associated Major Design Review, as well as the Vesting Tentative Map, and Conditional Use Permit and has fully considered modifications to these elements of the Revised Project to address issues raised by the DRB, by the

Addendum to the FEIR and comments of the public on the Addendum and the Revised Project.

VIII. SEVERABILITY

Should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

IX. APPROVALS

The City Council hereby adopts the Addendum to the Terminal 1 Residential Project Final EIR (SCH# 2014112050), adopt findings pursuant to Public Resources Code Section 21081, and other findings contained herein, adopt the Mitigation Monitoring and Reporting Program, and approve a Major Amendment to a Planned Area Plan with associated Major Design Review, Vesting Tentative Map, and Conditional Use Permit for the Latitude Residential Subdivision Project (formerly Terminal 1 Residential Project), PLN22-171, subject to the Conditions of Approval in **Exhibit F**.

Exhibit A: Addendum to Final EIR with Mitigation Monitoring and Reporting Program
Exhibit B: Project Plans
Exhibit C: PA Plan Amendment
Exhibit D: Development Guideline Module
Exhibit E: Vesting Tentative Map
Exhibit F: Conditions of Approval

I certify that the foregoing resolution was passed and adopted by the City Council of the City of Richmond at a regular meeting held on December 6, 2022 by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Clerk of the City of Richmond
(SEAL)

Approved:

Mayor

Approved as to form:

City Attorney