

RESOLUTION NO. 2013-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, ADOPTING AN INITIAL STUDY AND NEGATIVE DECLARATION FOR AMENDMENTS OF THE ZONING ORDINANCE TO STREAMLINE THE PERMITTING REQUIREMENTS FOR CERTAIN BUSINESS USES

WHEREAS, the applicant, the City of Rohnert Park, filed Planning Application No. PL2013-007ZO proposing to amend specified sections of the Rohnert Park Municipal Code ("RPMC") by amending Chapter 17.06 the Land Use Regulations and Chapter 17.07 Land Use Footnotes/Special Provisions of the City of Rohnert Park Zoning Ordinance;

WHEREAS, the proposed amendments to Articles I through V of Chapter 17.06 Land Use Regulations and Chapter 17.07 Land use Footnotes/Special Provisions of the Zoning Ordinance would make certain uses that currently require a conditional use permit be permitted uses or uses permitted with an administrative permit, simplifying the approval process for those uses that have been found consistent with neighboring uses in the zoning districts where they are located;

WHEREAS; pursuant to the California Environmental Quality Act, an Initial Study was prepared for the project and on the basis of substantial evidence in the whole record, there is no substantial evidence that the project will have a significant effect on the environment, therefore a Negative Declaration has been prepared which reflects the lead agency's independent judgment and analysis.

WHEREAS, on April 25, 2013, the Planning Commission held a public workshop on the proposed amendments to the proposed Land Use Regulations sections of the Zoning Ordinance.

WHEREAS, pursuant to California State Law and the Rohnert Park Municipal Code, a public notice was published in the Press Democrat for a minimum of 20 days prior to the first public hearing; and

WHEREAS, on May 23, 2013, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal;

WHEREAS, the City Council has reviewed and considered the information contained in the staff report and the Zoning Ordinance Amendment materials.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rohnert Park as follows:

SECTION 1. Findings for Adoption of the Initial Study and Negative Declaration

The City Council hereby approves the Initial Study and Negative Declaration for amendments of the Zoning Ordinance to streamline the permitting requirements for certain businesses based on the following:

1. An Initial Study (Exhibit A) was prepared for the project and indicates the project will not have a significant effect on the environment therefore a Negative Declaration (Exhibit A) has been prepared which reflects the lead agency's independent judgment and analysis. The City provided the public review period for the Negative Declaration for the duration required under CEQA. The City Council finds that on the basis of substantial evidence in the whole record, there is no substantial evidence from which it could be fairly argued that the project will have a significant effect on the environment. The record of the proceedings on which this decision is based shall be maintained by the City of Rohnert Park Planning Division, which documents and other materials are located at City Hall, 130 Avram Avenue, Rohnert Park, California.
2. The project would not result in an impact to endangered, threatened or rare species or their habitats, including but not limited to plants, fish, insects, animals and birds. There are no native species or plants, no unique, rare, threatened, or endangered species of plants, no sensitive native vegetation that will be affected by these Zoning Ordinance amendments.
3. The Development Services Director is hereby directed to file a Notice of Determination with respect to the IS/ND with the County Clerk of the County of Sonoma.

DULY & REGULARLY ADOPTED this 25th day of June, 2013.



CITY OF ROHNERT PARK


Pam Stafford, Mayor

ATTEST:



JoAnne Buergler, City Clerk

Exhibit A: Initial Study

AHANOTU: AYE BELFORTE: AYE MACKENZIE: AYE CALLINAN: AYE STAFFORD: AYE
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

EXHIBIT A

Attached



INITIAL STUDY & NEGATIVE DECLARATION

BACKGROUND

1. Project Title: Amendments to the Zoning Ordinance
2. Lead Agency Name and Address: City of Rohnert Park
Development Services
130 Avram Avenue
Rohnert Park, CA 94928
3. Contact Person and Phone Number: Marilyn Ponton
Development Services Manager
City of Rohnert Park
707.588.2231
4. Project Location: Applies to property City wide
5. Project Sponsor's Name and Address: City of Rohnert Park
Development Services
130 Avram Avenue
Rohnert Park, CA 94928
6. General Plan Designation: N/A
7. Zoning: N/A
8. Project Description Summary: This proposal is to revise Chapter 17.06 Land Use Regulations sections of the Zoning Ordinance. These are uses that are permitted in various zoning districts throughout Rohnert Park. The primary purpose is to simplify the approval process for new uses where appropriate. This will accomplish the following:
 - The approval time for a new business or an existing business relocating in Rohnert Park will be simplified. Rather than requiring a Conditional Use approval process, the use will either be subject to administrative approval or be a permitted use.
 - This process will save the business proponent the cost of the Conditional Use Permit process fee of \$1,000.
 - Simplifying the approval process indicates to the business owner that Rohnert Park is encouraging new businesses to locate in the City or an existing business to expand.

SOURCES

The following documents are referenced information sources utilized by this analysis:

2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact." A more detailed assessment may be found on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gases | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Energy & Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

1 DETERMINATION

On the basis of this initial study:

- ☒ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier General Plan EIR pursuant to applicable standards, and (b) have been avoided

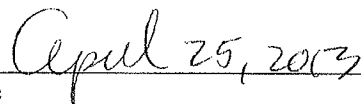
or mitigated pursuant to that earlier General Plan EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Rohnert Park, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. There is no substantial evidence before the lead agency that the subsequent project may have a significant effect on the environment.
3. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
4. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Rohnert Park finds and determines that:
 - a. no substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. that there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.



Signature



Date

Marilyn Ponton AICP Development Services Manager City of Rohnert Park
Printed Name For

2 **BACKGROUND AND INTRODUCTION**

The City of Rohnert Park is in the process of amending the Chapter 17 Zoning Ordinance of the Municipal Code. The amendment will apply to uses permitted in the Residential, Commercial, Industrial, Mixed-Use and Public/Institutional zoning Districts. The goal is to simplify the approval process for uses allowed in these zoning classifications.

3 **PROJECT DESCRIPTION**

In the residential, commercial, industrial, mixed-use and public/institutional zoning districts, many of the uses require Conditional Use approval. This process involves a public hearing before the Planning Commission which is a cost to a perspective business owner and can result in a considerable delay of time before the business can open and commence operation. The City has found that many of the uses that require Conditional Use approval have little or no impact on the surrounding area or uses and there is no justification for the Conditional Use requirement. These are uses that can be approved as a permitted use or a use that requires an Administrative Permit. Under an Administrative Permit, adjacent property owners are notified of the proposal and if they express concern, the application is referred to the Planning Commission for its consideration. If none of the adjacent property owners express concern, the use is approved by the City. It should be noted that a high percentage of these new businesses occupy existing buildings and do not involve the construction of new buildings.

4 DISCRETIONARY ACTION

Implementation of the proposed project would require the following discretionary actions by the City of Rohnert Park Planning Commission:

5 ENVIRONMENTAL CHECKLIST

The following section adapts and completes the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist is used to describe the impacts of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Create a new source of substantial light or glare which would	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
adversely affect day or nighttime views in the area?				

a-d Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

II. AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-c There is very little land in Rohnert Park under agricultural use. Any that does exist would be developed under a Specific Plan with CEQA documentation for the Specific plan.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-e Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

IV. BIOLOGICAL RESOURCES

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significant Impact</i>	<i>No Impact</i>
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-f Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

V. CULTURAL RESOURCES

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

a-d Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

VI. GEOLOGY AND SOILS

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
based on other substantial evidence of a known fault?				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-f Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

VII. GREENHOUSE GAS EMISSIONS¹

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the atmosphere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Legislative Context

California Global Warming Solutions Act of 2006 (AB 32)

In September 2006, the Governor signed AB 32, the California Global Warming Solutions Act (Health and Safety Code Section 38500 et. seq.). The Act codifies the executive order for reduction of statewide GHG emissions to 1990 levels by the year 2020. This change, which is estimated to be a 25 to 35 percent reduction from current emission levels, will be accomplished through an enforceable statewide cap on GHG emissions that was phased in starting in 2012.

SB 375

On September 30, 2008, Governor Schwarzenegger signed Senate Bill (SB) 375 into law. This legislation links transportation and land use planning with the CEQA process to help achieve the GHG emission reduction targets set by AB 32.

Even before the passage of AB32 and SB375, the City of Rohnert Park initiated actions to reduce GHG emissions and become more sustainable overall. These actions include:

- California 2010 Building Code
- Energy Efficiency Ordinance 2007-779. This ordinance also established Title 14-Sustainability, in the Municipal Code (March 2007)

- City Council adopted resolution 2004-111, which set a goal for GHG reductions of 20 percent by the year 2010 for internal City operations (baseline year 2000) (May 2004)
- City Council adopted resolution 2005-233, which sets a goal of green house gas reductions of 25 percent by the year 2015 for community-wide use, private and public (baseline year 1990) (July 2005)

This project is not a building that would be covered under the Cal Green.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-h Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
j. Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-j Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

X. LAND USE AND PLANNING

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
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<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Conflict with any applicable habitat conservation plan or natural community's conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-c Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XI. MINERAL RESOURCES

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-b Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XII. NOISE

Would the project result in:

<i>Issues</i>	<i>Potential ly Significa nt Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-f Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XIII. POPULATION AND HOUSING

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significant Impact</i>	<i>No Impact</i>
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-c Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significant Impact</i>	<i>No Impact</i>
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-d Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XV. RECREATION

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significant Impact</i>	<i>No Impact</i>
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-b Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XVI. TRANSPORTATION AND CIRCULATION

Would the project:

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significant Impact</i>	<i>No Impact</i>
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
a. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-f Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
the project's projected demand in addition to the provider's existing commitments?				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
g. Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-g Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

<i>Issues</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant With Mitigation Incorporated</i>	<i>Less- Than- Significan t Impact</i>	<i>No Impact</i>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

a-d Almost all of the uses that would be covered under this amendment to the Zoning Ordinance would be occupying existing space within a commercial or industrial building. A business occupying an existing building would usually be exempt from CEQA under Categorical Exemption Class 1 Section 15301 Existing Facilities.